

<b>State: ARKANSAS (QAP 2014)</b>	Arkansas Development Finance Authority (ADFA)
<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.	No.
A3. <b>Mandatory requirements</b> for development in high-opportunity areas	No.
A4a. <b>Scoring</b> that encourages development in high-income areas.	No.
A4b. <b>Scoring</b> that encourages development in high opportunity areas.	⚡ Up to 10 points given after the site visit which will evaluate site location for accessibility and proximity to services/amenities (grocery stores, schools, medical facilities, and public transportation). Applicant should identify the name, driving directions, and distance to the nearest grocery store, medical facility, and pharmacy. Scoring criteria will also include site suitability regarding topography, proximity to nuisances (railroad tracks, highly travelled roads, manufacturing production plants) and environmental issues (p. 24). [Vague]
A5. <b>Scoring</b> or <b>requirements</b> that preference siting near high-quality schools.	No.
A6. <b>Scoring</b> that discourages development in distressed neighborhoods. <sup>1</sup>	<p>⚡ (-) [Set aside] Projects located entirely in any one of the low-income counties designated in the State Consolidated Plan will be awarded 20% of all tax credits (p. 5).</p> <p>⚡ (-) 15 points for projects located in one of the 16 low-income counties specified in the State Consolidated Plan (p. 20).</p> <p>⚡ (-) [Set aside] If there is a shortage of developments in low-income counties (as noted above) the balance (to equal 20% of all credits) will be allocated to projects in QCTs (p. 5).</p> <p>⚡ (-) 5 points for projects located in QCTs or a DDA [no mention made of this in concert with community revitalization plan] (p. 20).</p> <p>⚡ (-) Up to 8 points for project that have a rental assistance contract from USDA Rural Development or HUD (p. 22). [Not clear whether this is for new or existing rental assistance.]</p>
A7. <b>Scoring</b> or	⚡ Public transportation mentioned as an amenity in A4b.

<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.

<b>requirements</b> that preference siting near mass transit.	
A8. <b>Focus</b> on and operationalization of a neighborhood revitalization plan.	✖ 3 points to a project that is located in a QCTS if it contributes to a concerted community revitalization plan (p. 25). Applicant must submit a copy of the Community Revitalization Plan and such Plan must specifically address the need for affordable housing. [No other parameters given.]
B1. Local participation in site selection is limited to statutory minimum. <sup>2</sup>	✖ (-) Applicant must submit a letter (in addition to statutory notification) from the highest elected official in the area the project will be located in. At a minimum, the letter of support shall address the need for affordable housing in the area and support for the specific project. Rescission of the letter will not automatically disqualify project but ADFA may consider the rescission as a factor in determining tax credit awards (p. 7).
<b>HOUSING ACCESS: Affirmative Marketing, Priority Groups</b>	
C1. Mandatory requirements ensuring affirmative marketing.	No.
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 in high-opportunity areas.	No.
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	✖ [TR] Applicants must provide written documentation to the local PHAs of its intent to develop low-income multi-family rental development including the project narrative, location, and unit descriptions (p. 15).
F1. Incentives for larger family units.	✖ Up to 15 points for development of special needs [noted in O2] housing can include development of housing for large families (3+bedrooms) (100% of units=13 points, 25% of units=8 points, 10% of units=4 points). (p. 21).
F2. Incentives targeting families/families with children	✖ 1 point for housing that markets to single parent HHs with children. Majority of units must be a minimum of 2-bedroom (p. 21).
G1. Scoring that promotes units for lowest-income households ( <i>outside high-poverty areas</i> ).	✖ 3 points for projects with units dedicated to serve tenants with incomes <30% AMI (with rents restricted accordingly). Number of units must be at least 5% of total units (p. 24).
<b>REPORTING REQUIREMENTS</b>	
H1. Racial/demographic reporting requirements.	No.

### **OVERALL ASSESSMENT**

TOTAL POINTS POSSIBLE: 115 points (Scoring systems is such that points can only be gained.)

- *Brief, less detailed QAP.*

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

Notes:

10 points for specified counties where a tax credit award has not been made in the last 3 years (p. 21).

<b>OTHER CATEGORIES</b>	
O1. Scoring that promotes units for persons with disabilities.	See O2.
O2. Scoring that promotes units for special needs populations.	≈ Up to 13 points for development of special needs housing (SROs, transitional housing, elderly housing, scattered-site, assisted-living). Applicant must describe the disabled population to be served, the population's needs, and the services to be provided (including service frequency) (p. 21). [Also see F1] (100% of units=13 points, 25% of units=8 points, 10% of units=4 points).
O3. Scoring to promote home ownership.	≈ 1 point for housing intended for eventual tenant ownership after first Compliance Period (p. 22).
O4. Provisions affirmatively furthering fair housing laws.	≈ [Threshold Req] Applicant must include evidence of completion of the AR Fair Housing Commission training by a principal of the development team (p. 13).  ≈ ADFA requires that occupancy of all housing financed or otherwise assisted by ADFA be open to all persons regardless of race, color, religion, sex, handicap, familial status or national origin and all other protected classes under federal law (p. 27).