

State: NORTH DAKOTA (QAP 2014)		North Dakota Housing Finance Agency (NDHFA)
Measure	Evidence	
HOUSING LOCATION: Site and Neighborhood Standards		
A1. Mandatory restrictions prohibiting increases in racial and economic (or low-income) concentration	No.	
A2. Scoring that discourages racial and economic concentration.	⚖ Up to 10 points deducted for geographic location based on the relationship (i.e., percentage) of the set-aside units selected within a location as compared to the total units selected, taking into consideration the population of the community where the tax credit property is proposed. (Max deduction take for projects where tax credit units comprise 40+% of all units in the area) (p. 19).	
A3. Mandatory requirements for development in high-opportunity areas	No.	
A4a. Scoring that encourages development in high-income areas.	No.	
A4b. Scoring that encourages development in high opportunity areas.	No.	
A5. Scoring or requirements that preference siting near high-quality schools.	No.	
A6. Scoring that discourages development in distressed neighborhoods. ¹	No.	
A7. Scoring or requirements that preference siting near mass transit.	No.	
A8. Focus on and operationalization of a neighborhood revitalization plan.	⚖ 5 points to properties located in a QCT or city revitalization area as established by resolution or other legal action by the city and the development of which contributes to a concerted community revitalization plan (p. 16).	
B1. Local participation in site selection is limited to statutory minimum. ²	⚖ (-) [Threshold Requirement] Local Support Letter from a City-Governing Body (Commission/Council). This letter of support shall identify the number and type of units requested and the exact location of the proposed property (p. 10). ⚖ (-) Up to 4 points to projects that provide signed, firm commitments for contributions or incentives from local government, private parties and/or philanthropic, religious or charitable organizations, excluding entities with an identity of interest or with a significant role in the property (e.g. contractors, accountants, architects, engineers, consultants,	

¹ 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.

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

	etc.) (point value based on how large a percentage the local contribution is of total development costs, max points for contributions $\geq 10\%$ of total costs.) (p. 19).
HOUSING ACCESS: Affirmative Marketing, Priority Groups	
C1. Mandatory requirements ensuring affirmative marketing.	≈ For projects that receive points for serving special needs populations, compliance monitoring activities will include reviewing marketing efforts targeted at the specific special needs population (p. 17).
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> .	≈ [Threshold Requirement] The application package must include a signed written commitment from the Applicant to inform the PHA of vacancies and to give priority to households on PHA waiting lists who apply for occupancy (p. 10).
F1. Incentives for larger family units.	≈ 10 points to properties in which 20% or more of the total units are 3+ bedrooms (p. 18).
F2. Incentives targeting families/families with children	No.
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	≈ Up to 20 points for projects that serve the lowest income group possible. Points awarded to properties with a minimum percentage of units having gross rents based upon 50% or less of AMI. The units set aside in this category must be occupied by households within the applicable income limits. Elections made in this category will be incorporated into the Land Use Restrictive Agreement and will be binding for the 15-year compliance period (unless extended) (p. 15-16).
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	No.

OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 109. (Scoring systems is such that points can be gained or lost.)
Projects must receive a minimum score of 55 points to be considered.

Notes:

Eligible basis is reduced by federal grants, residential rental units which are above the average quality standard of the low-income units, any historical rehabilitation credits, and non-residential rental property. A property located in a QCT or HUD designated DDA is eligible for credits up to 130% of eligible basis. Also eligible for consideration for this boost are: (1) projects designed to primarily serve special needs populations, i.e. homeless or those requiring permanent supportive services; (2) projects that target 20 percent or more of the units at 30 percent of area median income or less; (3) projects within tribal reservations, including the Trenton Indian Service Area; (4) new construction projects on in-fill lots a) with existing structures which need to be demolished or b) require substantial environmental remediation;

and (5) projects in rural areas without sufficient soft financing to be financially feasible in low market rent areas. Proposed rents (including utility allowance) must be the lesser of a) FMRs or b) a minimum of 20% below Housing Tax Credit rent ceilings, either of which will be enforced through a land use restriction agreement (LURA). Developments with a project based federal rent subsidy are not eligible (p. 2).

Set-asides: non-profit (10%), Indian Reservation (10%) (p. 15).

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	See O2.
O2. Scoring that promotes units for special needs populations.	<p>⌘ Up to 11 points to projects which set aside a percentage of total units for persons with special needs including: (1) Chronic or persistent mental illness, (2) Drug dependency, (3) Developmental disabilities, (4) Physical disabilities (accessible units), (5) Homeless, or (6) Frail Elderly. Up to 3 additional points to projects that meet this requirement and ensure that special needs units are physically accessible and 2+ (p. 16-17).</p>
O3. Scoring to promote home ownership.	<p>⌘ 5 points to projects that contain a commitment to set aside at least 5% of the tenant paid rent, for home ownership. The owner will enter into a binding contract with tenants of set-aside units at move-in agreeing to a rebate of the rent, payable to a lender, for a home selected by the tenant as a credit toward down payment, closing costs, etc. The accrual of rent to be rebated must be for the tenant's entire term of occupancy within a property (unit transfers should not void the rebate) and the vesting period can be no longer than 3 years of continuous occupancy within the property. It is intended that the rebate be paid only if the household moves directly into homeownership upon termination of the rental agreement (p. 18).</p> <p>⌘ Properties intended for eventual tenant ownership will receive 2 points (p. 18).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>⌘ All housing receiving tax credits must be open to all persons regardless of race, color, national origin, religion, creed, sex, disability, or familial status; Properties containing facilities that are available to the general public must meet the ADA requirements and if federal assistance is involved, must also comply with Section 504 of the Rehabilitation Act of 1973. The property must also comply with the Fair Housing Amendments Act of 1988. (p. 5).</p> <p>⌘ [Threshold Requirement] The application package must include a completed and signed Fair Housing Act Accessibility Checklist (p. 10).</p>