

State: NEW HAMPSHIRE (QAP 2013)		New Hampshire Housing Finance Authority
Measure	Evidence	
HOUSING LOCATION: Site and Neighborhood Standards		
A1. Mandatory restrictions prohibiting increases in racial and economic (or low-income) concentration	≈ [TR] Tenant Anti-Displacement and Relocation Policy. Permanent displacement of tenants is strongly discouraged. The Authority reserves the right to reject any applications that fail to minimize permanent displacement of tenants. Any proposed temporary or permanent relocation of tenants should generally meet standards equivalent to the federal Uniform Relocation Act (p. 13).	
A2. Scoring that discourages racial and economic concentration.	≈ 10 points to projects in towns with no other previously approved affordable family housing (p. 18).	
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	≈ [TR] Projects may be denied if the proposed project's characteristics or location is considered infeasible or inappropriate. Examples could include construction in the 100-year floodplain, projects with severe topographical impediments that would make development abnormally expensive or risky (either from a construction/engineering perspective or from a property management perspective), or those with a location or density that is not appropriate for senior or family residential use (p. 16). ≈ (-) 3 additional points if the projects noted in A8 (those receiving 10 points) are also located in a QCT (p. 20).	
A7. Scoring or requirements that preference siting near mass transit.	No.	
A8. Focus on and operationalization of a neighborhood revitalization plan.	≈ 10 points to projects in existing downtown, substantially developed area or neighborhood infill site, or adaptive reuse of existing buildings. These points are equally available for urban and nonurban sites, provided the site is served by existing public/community water, and/or sewer, and roads OR to projects which are located in formally designated community revitalization areas (e.g. HUD Enterprise Zones, Main Street Programs, historic districts, designated blighted	

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.

	areas or otherwise targeted areas). The minimum size improvement zone for this scoring category is generally a one-block area, but cannot have been specifically created for the benefit of the proposed project. The formal designation must come from an official act by a government agency, such as a City Council or Town Board (p. 20).
B1. Local participation in site selection is limited to statutory minimum. ²	⚡ (-) Up to 20 points for projects which have a proposed and likely contribution of “outside” sources of funds, including subsidies, loans and land donations. Authority resources, developer fee loans and low income housing tax credit equity are specifically not eligible for consideration (p. 19). [Although this doesn’t explicitly mention local funds, it does read the same way as other provisions that have been noted as having potentially negative provisions incentivizing local funding contributions.]
HOUSING ACCESS: Affirmative Marketing, Priority Groups	
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.	⚡ 3 points to projects where the managing general partner is a Public Housing Authority (or affiliate) that owns and manages public housing or housing with project based Section 8 vouchers (p. 18).
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	No.
F1. Incentives for larger family units.	⚡ 15 points to family projects with greater than or equal to 25% of the units having 2 or more bedrooms (p. 17).
F2. Incentives targeting families/families with children	⚡ [Tiebreaker] If a family project is tied with a senior project, the family project is favored (p. 15). ⚡ 20 points to projects that do not have the over 55 (elderly definition) (p. 17).
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	⚡ 5 point to projects with ≥20% of the total units reserved for very low income (<=50% MAI) (p. 17). ⚡ 15 points to projects which have a new rental assistance subsidy for at least 66% of the units, for at least 5 years. PHA project based Section 8 units are not eligible, unless the rent subsidies are a new allocation to the PHA specifically for the proposed project. This point category is not available to existing projects requiring minimal rehabilitation (p. 19).
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	⚡ The 2008 HERA Law requires the Authority to report tenant data to HUD annually, including tenant race, ethnicity, family

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

	composition, age, income, use of rental assistance or other similar assistance, disability status, and monthly rental payments. To comply with this requirement, owners must submit all tenant data electronically to the Authority. This will be done no less than annually through a secured website or other method as required by the Authority. Tenant data collection requirements can be found at the Authority website (p. 26).
--	---

OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 185 (Scoring systems is such that points can be gained or lost.) 80 point minimum.

Notes:

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	No.
O2. Scoring that promotes units for special needs populations.	≈ 15 points to projects that provide supportive housing to the homeless (p. 18).
O3. Scoring to promote home ownership.	No.
O4. Provisions affirmatively furthering fair housing laws.	≈ [TR] Tenant Selection – Fair Housing Policy. Any project financed in whole or in part with tax credits or Authority funds shall not provide any preference for resident selection from a specific town or community. As per tax credit law, tax credit units must be available to the general public and marketing and rent-up must comply with federal Fair Housing Law. Project design and construction must comply with the Fair Housing Act, and the architect must certify compliance as a condition of the final allocation (p. 13).