

State: NEVADA (QAP 2014)	State of Nevada Housing Division (NHD)
Measure	Evidence
HOUSING LOCATION: Site and Neighborhood Standards	
A1. Mandatory restrictions prohibiting increases in racial and economic (or low-income) concentration	≈ NHD will monitor the distribution of tax credit projects across the state as well as in particular submarkets, and may need to make choices between two credible applications based on the number of Tax Credit projects in a particular market or area of the State. Recently approved projects should be afforded the opportunity to lease-up without direct competition from another Tax Credit project (p. 9). [not too strong but potentially related]
A2. Scoring that discourages racial and economic concentration.	No.
A3. Mandatory requirements for development in high-opportunity areas	≈ Sites will be evaluated on the basis of suitability and overall marketability including, but not limited to, schools, shopping, public transportation, medical services, parks/playgrounds; conformance with neighborhood character and land use patterns; site suitability regarding slope, noise (e.g., railroad tracks, freeways), environmental hazards, flood plain or wetland issues (p. 9).
A4a. Scoring that encourages development in high-income areas.	≈ 1 point to projects located in a non-CDBD eligible Census tract (p. 54).
A4b. Scoring that encourages development in high opportunity areas.	≈ 2 points for projects located within ¼ mile of at least three of the following: grocery, pharmacy, bank, school, day care (family projects), parks, community centers, medical facilities, library, place of worship, post office (p. 59). 1 point for projects located within ¼ mile of a designated pedestrian/bicycle path aside from sidewalks (p. 59).
A5. Scoring or requirements that preference siting near high-quality schools.	No.
A6. Scoring that discourages development in distressed neighborhoods. ¹	<p>≈ (-) 1 point to projects that involve the acquisition and rehabilitation of an at-risk property listed in the National Housing Trust Publication (p. 54).</p> <p>≈ (-) 5 points to projects that include a PBRA contract for at least 25% of the units. 8 points to projects that include the acquisition/rehabilitation of a foreclosed, vacant, or abandoned building, or the reuse/conversion of an existing building. 5 points to projects that include the acquisition/rehabilitation of an existing multi-family or scattered-site project that will preserve existing affordable housing. 3 points for projects that include the preservation of existing LIHTC units. Must demonstrate that the existing rents are at least 20% under comparable market rents for units within the PSA as defined in the market study (p. 61).</p> <p>(-) 30% basis boost may be authorized for projects located in</p>

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.

	NHD targeted high foreclosure housing areas (p. 72).
A7. Scoring or requirements that preference siting near mass transit.	≈ 1 point for projects located within ¼ mile of a local transit route or school bus stop (school bus stop for family projects only) (p. 59).
A8. Focus on and operationalization of a neighborhood revitalization plan.	≈ 1 point to projects located in an area covered by a State or local revitalization plan/strategy (p. 54). ≈ 1 point for projects that serve as a stimulus for other development in the vicinity or that provide a needed residential population that may support nearby local businesses in the area and thus promote a more vibrant neighborhood environment (must submit with the application a letter from the Director of the local jurisdiction's Community Development Department or their equivalent, stating the above and their support) (p. 59).
B1. Local participation in site selection is limited to statutory minimum. ²	≈ (-) [Threshold]. Applicants must provide evidence of local jurisdiction support in the form of letters of support from the executive officer or governing body of all applicable local jurisdictions (p. 53).
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.	No.
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	No.
F1. Incentives for larger family units.	No.
F2. Incentives targeting families/families with children	No.
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	≈ 4 points for housing most in need in Washoe County (Reno) – 100% of rent restricted units at or below 40% of the AMI (family units) or at or below 45% of AMI for senior projects and/or project provides supportive services for homeless persons (p. 61). ≈ Up to 12 points for max low-income targeting in which 100% of units are at 30% income rent level or below). Project must submit evidence of project based vouchers or committed tenant based rental assistance to be eligible for these points. Fewer points for units at higher income rent

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

	<p>levels (p. 65).</p> <p>✖ 2 points for projects that restrict at least 20% of the units for occupation by households with incomes at or below 50% of AMI for the jurisdiction within which the project is located for at least 30 years (p. 66).</p> <p>30% basis boost may be authorized for projects that provide deep income targeting defined as projects where at least 50% of the total units will be rent restricted and occupied by households with incomes at or below 50% AMI for the jurisdiction within which the project is located and at least 20% of the total units are rent restricted and occupied by households with incomes at or below 40% AMI for the jurisdiction within which the project is located for the entire extended compliance period (p. 72).</p>
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	No.

OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 149 (Scoring systems is such that points can only be gained.)

- *Few provisions having to do with affirmative marketing, or prioritizing persons on public housing waiting lists.*
- *Relatively weak QAP provisions in the above priority areas.*

Notes:

Set-asides include non-profit (10%) and USDA Rural Development (10%). Remaining credits split across Clark County (Las Vegas), Washoe County (Reno), and Other Nevada Counties. Each of these three geographic areas have their own application pool. Applications may be submitted for anyone of the following categories: housing for individuals, housing for persons with children, senior housing (55+), and housing for persons with special needs³, assisted living development, mixed-income/mixed-use residential projects, housing for eventual tenant ownership, and housing for veterans. Projects are ranked within each set-aside and geographic sub-account.

Each application will be scored based upon the three scoring categories: (1) Standard Scoring Factors; (2) Project Type Factors; (3) Special Scoring Factors (p. 53).

Up to 7 points awarded based upon the level of additional resources, funding leveraged by Tax Credits or effective use of conventional financing. Eligible financing includes a donation of land from any governmental or private source or a parcel of land transferred at a nominal cost from a governmental unit or private source of a long-term lease of at least 50 years provided to the Applicant/Co-Applicants at a nominal or discounted costs from a governmental unit (federal, state or local) or from the local PHA, CDBG program funds, HUD 202 or 811, Federal Home Loan Bank Affordable Housing Program, Established local government housing development funds

³ For this category, at least 20% of units must serve 1+ of identified special needs populations: persons with physical disabilities, developmental disabilities, mental illness as defined by the National Institute of Mental Health, permanent supportive housing for persons and families who are homeless, victims of domestic violence, persons with HIV/AIDS, transitional housing for persons released from incarceration, including persons paroled or on probation, persons with substance abuse behavior and currently in recovery or treatment, persons with Alzheimer's disease or Dementia (p. 19-20).

(i.e., HOME, LIHTF, or RDA), Bureau of Indian Affairs, 3rd Party (non-related) and non-mortgage funds or grants (p. 68-9). [Some of this could be interpreted as negative provisions for B1 and A6, depending on funding source and how it connects to local participation and subsidy layering respectively.]

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	See O2 (disabled pops covered under Special Needs).
O2. Scoring that promotes units for special needs populations.	<p>≈ One of the identified application categories is housing for special needs populations. Services and care provided to Special Needs populations must be provided for the initial 15- year IRS mandated period of affordability. At least 20% of units must serve special needs populations (p. 19-20).</p> <ul style="list-style-type: none"> • Applicants submitting an application for a Special Needs project must demonstrate min. 3 years of experience providing a service or assistance to persons with special needs (p. 45). • Special Need Applications ranked on the following factors: (1) the number of months of experience will be weighted by 70%; (2) the number of housing units developed will be weighted by 30%. 10 points to the highest score and 5 points to second highest (p. 62-3).
O3. Scoring to promote home ownership.	<p>≈ One of the identified application categories is housing for eventual tenant ownership. For this category, all of the restricted rental units in the project must be made available for eventual ownership. Residential units must be single-family structures, consisting of 1:4 units, and/or townhomes. Project must make the units in the project available for purchase by the existing tenants upon the termination of the 15-year compliance period (p. 22).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>≈ [Mandatory Req] All projects must comply with federal fair housing laws, regulations and design requirements for handicapped accessibility including standards specified by the American with Disabilities Act (ADA) and Section 504 where applicable. Applicant is responsible for ensuring that the completed project meets all federal fair housing law, regulations and design requirements. By submitting the application, Applicant/Co-Applicants agrees to comply with all of fair housing, accessibility and general use requirements under applicable law. Failure to do so will result in a revocation of the Carryover Tax Credit allocation (p. 35).</p> <p>≈ [Mandatory Req] NHD recommends Fair Housing Accessibility training for Project Sponsors in Nevada on compliance with federal accessibility requirements. NHD requires that appropriate representatives of the project development team attend the training provided on accessible design standards. A statement that a professional seminar was attended or CPE credits were</p>

	attained should be a part of the application (p. 35).
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