

State: NEW YORK CITY (QAP 2013)	City of New York, Department of Housing Preservation and Development (HPD)
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.	No.
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	<p>⚠ (-) [Preference] Projects that attract or retain HPD subsidies (p. 13).</p> <p>⚠ (-) Up to 22 points awarded for Targeted Areas – Scored on whether the project is located in a geographic area defined by HPD as an area of special need or where HPD determines the project will have a strong impact in that it will encourage further development or redevelopment in the community, such as inclusionary housing zoning or Urban Renewal Areas (p. 19). [also applies to A8]</p> <p>⚠ (-) Up to 22 points for Preservation Projects – Projects that preserve existing affordable housing that either: a) have, and continue to use if possible, project-based rental assistance and/or operating subsidy; b) have a loan made prior to 1984 from any of the following loan programs: HUD 202/811, 221(d)3 or (d)4 or 236; c) an HPD LIHTC Preservation Program where HPD has approved a resyndication plan (p. 20).</p>
A7. Scoring or requirements that preference siting near mass transit.	No.
A8. Focus on and operationalization of a neighborhood revitalization plan.	⚠ Up to 22 points awarded for Targeted Areas – Scored on whether the project is located in a geographic area defined by HPD as an area of special need or where HPD determines the project will have a strong impact in that it will encourage

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.

	further development or redevelopment in the community, such as inclusionary housing zoning or Urban Renewal Areas (p. 19). [may also apply as a negative in A6]
B1. Local participation in site selection is limited to statutory minimum. ²	No.
HOUSING ACCESS: Affirmative Marketing, Priority Groups	
C1. Mandatory requirements ensuring affirmative marketing.	No.
C2. Scoring that incentivizes affirmative marketing.	⚡ Marketing Requirements – All projects, including “standalone” projects, are subject to HPD’s marketing requirements including the selection of initial tenants through an HPD supervised lottery (p. 16).
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.	⚡ Point awarded [specific number unclear] based on whether the sponsor has committed in writing to the Agency to designate at least 20% of the low-income units in which special priority will be given to households on the waiting list for public housing (p. 19).
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	⚡ Up to 16 points for projects where at least 10%, 20% or 30% of the low-income units are two bedrooms or larger. Points are awarded on a sliding scale basis (p. 18).
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	⚡ [Preference] Projects that produce affordable standard housing units for low and moderate-income persons. Priority will be given to those projects that include a high percentage of low-income units, and to those that provide rents affordable to persons of very low income (p. 13). ⚡ Up to 16 points for projects that set aside at least 10% of residential rental units for homeless ³ persons provided that Section 8 or comparable subsidy is available (p 18). ⚡ Up to 16 points for projects that either elect the 20/50-threshold test, or otherwise set aside at least 20%, 30% or 40% of units as very low income units (50% of median or lower). Points are awarded on a sliding scale based on the actual percentages (p. 18).
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	⚡ HUD now requires based on Section 2835(d) of the Housing and Economic Reform Act of 2008, that each State agency

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

³ For this purpose, "homeless" shall be defined to mean either homeless singles or families referred by HPD, the NYC Department of Human Resources (HRA) or the NYC Department of Homeless Services (DHS).

	administering tax credits under section 42 of the Internal Revenue Code of 1986 (low-income housing tax credits or LIHTC) to furnish HUD, not less than annually, information concerning the race, ethnicity, family composition, age, income, use of Section 8 rental assistance or other similar assistance, disability status, and monthly rental payments of households residing in each property receiving such credits through such agency. Accordingly, owners must provide the additional information as part of the annual certification submission on a revised tenant income certification, or through other forms or processes as HPD may require (p. 32-3).
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OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 100 points.

Notes:

HPD's allocation authority covers the entire City of New York, including the five counties of New York, Kings, Queens, the Bronx, and Richmond. However, selection criteria will target the use of credits to those neighborhoods with the greatest need (p. 5). [Despite this statement, it is not readily apparent from the scoring system how it will favor neighborhoods with the greatest need.]

Point amounts are given broadly (e.g., 22 for project characteristics, 16 for project occupancy, etc. with multiple options for obtaining points within each of these broad categories. It is unclear from the QAP how points are weighted across option areas within a category.

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	No.
O2. Scoring that promotes units for special needs populations.	<p>✖ [Preference] Projects that create permanent housing for special populations (homeless families with children, homeless individuals, the homeless mentally ill, other homeless groups, persons with AIDS, and mentally and/or physically disabled), and provide training and/or support services necessary to make the transition to independent living (p. 13).</p> <p>≈ Up to 16 points for Projects that set aside 35% or more of units for Special Needs groups⁴ and provide evidence of adequate provision of support services for the intended population by including a letter of interest from a social service agency stating that the agency has reviewed the project and determined that the applicant will be eligible for operating subsidies and/or supportive housing services through the agency (p. 18-19).</p>
O3. Scoring to promote home ownership.	✖ [Preference] Projects that convert City owned land or buildings to private ownership including, among other options, eventual tenant ownership (p. 13).

⁴ Special needs groups include homeless persons and families, persons who are mentally ill or disabled, persons with AIDS, substance abusers, and survivors of domestic violence and their families.

	<p>≈ Up to 22 points for Tenant Ownership - Scored on whether the sponsor has committed in writing to the Agency that the project is intended for eventual tenant ownership at the end of the extended use compliance period. To receive points, the applicant must include a plan deemed acceptable by HPD for ensuring the feasibility for the affordability period (p. 20).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>≈ The annual Owner certification must indicate that all LIHTC qualified low-income units in the project were for use by the general public, and there has been no finding of discrimination under the Fair Housing Act (including an adverse final decision by the Secretary of the Department of Housing and Urban Development (HUD), an adverse final decision by a state or local fair housing agency, or an adverse judgment from a federal court.) (p. 31).</p>