

State: OKLAHOMA (QAP 2013)	Oklahoma Housing Finance Agency (OHFA)
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.	✖ 2 points to developments located in an area where no LIHTC awards have been made in the preceding 2-year period (p. 31).
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>✖ (-) Up to 10 points for developments located in a QCT or DDA (5 points), located in a presidentially-declared major disaster area (5 points), or located in an enterprise zone or enterprise community (5 points). Points only awarded to 2 out of the 3 characteristics for a max score=10 (p. 30). Enterprise zone criteria could also fall under A8.</p> <p>✖ (-) 5 points to developments that include the acquisition and rehab of affordable housing originally constructed more than 15 years prior to the current calendar year (e.g., properties with project-based Section 8 contracts or USDA Section 515 loans, or financed with Low Income Housing Tax Credits, Section 202/811 loans, or 1937 Housing Act funds (p. 39).</p>
A7. Scoring or requirements that preference siting near mass transit.	No.
A8. Focus on and operationalization of a neighborhood revitalization plan.	✖ Up to 5 points for developments located in an enterprise zone or enterprise community (p. 30). See also mention under A6.
B1. Local participation in site selection is limited to statutory minimum. ²	✖ (-) [Threshold Req] Projects must demonstrate official local support by the local governing body with jurisdiction over the site where development is located. If the local governing

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.

	<p>body issues a conditional resolution of support, OHFA may contact the governing body to ascertain the impact of the conditions (p. 20).</p> <p>≈ (-) Up to 5 points to developments with commitments of support from local government/other community partners in the form of fee waivers, tax abatements, public improvements, donations/discounts of real property/materials, etc. that add to the value of the development or reduce the total development costs (5 pts for max contribution of \$14,001+) (p. 33).</p>
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> .	≈ [Threshold Req] Developments must provide certification that they will accept referrals from the local PHA and/or OHFA (p. 25-6).
F1. Incentives for larger family units.	See F2 [though not for particularly large unit sizes.]
F2. Incentives targeting families/families with children	≈ Up to 10 points (2/amenity) for developments that include any of the following amenities for tenants with children AND include a unit mix of at least 50% of units as 2+ bedrooms: onsite computer workstations, playground, library, swimming pool, outdoor covered seating, FEMA approved storm shelter, clubhouse/community room, sport facilities (p. 36-7).
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	≈ Up to 5 points to developments that target units for persons ≤50% AMI (5 points: 50% of total units; 4 points: 40% of total units; 3 points: 30% of total units; 2 points: 20% of total units; 1 point: 10% of total units (p. 29). [Relatively weak – relatively high income threshold and points given for pretty low %s.]
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	No.

OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 115 (Scoring systems is such that points can be gained or lost (though losses pertain mostly to administrative areas. Maximum loss = -20.)

- *Market study requirements stipulate assessment of specific characteristics that would indicate opportunity areas as well as demographic/economic concentration but does not go on to note how developments should be scored accordingly.*

- *Pretty weak provisions on site and neighborhood standards. Even positive provisions are relatively weak. Several negative point criteria favoring local participation and development in distressed areas.*

Notes:

Set asides include: nonprofit (20%), rural development – USDA 515 (10%), other rural (15%), elderly (20%), general pool (30%), discretionary (5%) (p. 10).

Developments may qualify for up to a 30% basis boost under one of two criteria, (1) by location, being located in either a QCT or DDA, or (2) by requesting and showing a financial need for the general financial adjustment boost (p. 25).

Market study requires a demographic summary of the market area, including incomes, households, growth trends, economic factors relating to employment, labor force, and community facilities (parks, schools, etc.) (p. 49).

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 10 points for developments that serve special needs populations (which may include but are not limited to homeless, persons with mental or physical disabilities, or individuals that are handicapped) (p. 35-6).</p> <ul style="list-style-type: none"> • 5 points to developments that dedicate ≥5% of total units with rents set at ½ or less of 50-60% of AMI for SN populations, or • 10 points to developments that dedicate 100% of units to SN populations, or • 10 points to developments that dedicate 100% of units to elderly persons
O3. Scoring to promote home ownership.	<p>≈ 10 points to developments that propose tenant ownership after the 15-year compliance period. Must include a plan which includes projections on maintenance, tenant reserve funds, homebuyer training, continued affordability, and sales price calculation (p. 38).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>≈ [Threshold Req] Developments must provide certification that they will comply with all Fair Housing and ADA laws; must also provide certification that the architect will comply with all Fair Housing and ADA laws (p. 26).</p>