

State: OREGON (QAP 2014)	Oregon Housing and Community Services
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.	<p>✖ Up to 5 points given to projects that fill Underserved Geography preference; underserved geography calculation compares the Actual Distribution of the Affordable Housing units to how the Affordable Housing Units would be distributed using the Need Distribution calculation. Max points to projects located in communities that have <30% of the units merited by the need distribution (calculated as the number of actual affordable units/equitable distribution of affordable units) (p. S.4.1A).</p> <p>✖ [Selection criteria] Projects that result in the de-concentration of poverty by locating low-income housing in low poverty areas, which are Census Tracts where less than 10 percent of the population lives below the poverty level (p. 6).</p>
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.	<p>✖ Up to 5 points to projects that demonstrate strong severity of need; this criteria can be met around <u>population growth</u> (highest points awarded to areas where the rate of county or city population growth is >1.5 times that of the state) or around <u>affordable housing gap</u> (<5% of the target population in the city / county covered with existing affordable housing supply) (p. S.22).</p>
A5. Scoring or requirements that preference siting near high-quality schools.	No.
A6. Scoring that discourages development in distressed neighborhoods. ¹	✖ (-) 4 points to projects located in a QCT OR ✖ (+) to projects located in a low-poverty tract (p. 4.1C).
A7. Scoring or requirements that preference siting near mass transit.	See basis boost option noted for TODs noted in Notes section below.
A8. Focus on and operationalization of a neighborhood revitalization	✖ [Preference] The Department will give preference to projects that are located in qualified census tracts and the development of which will contribute to a concerted

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.

plan.	community revitalization plan (p. 5). See basis boost option noted for EDRs noted in Notes section below.
B1. Local participation in site selection is limited to statutory minimum. ²	⚡ (-) Up to 6 points given to projects that submit a letter demonstrating local preference. Project applicants are required to provide a letter from applicable jurisdiction, indicating priority for project in the community. Higher points awarded for higher ranking local preference. (p. S. 4.1B)
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.	⚡ 4 points to projects with an established commitment to marketing to public housing waitlists (p. S.27).
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	⚡ [Preference] The Department will give weight to those projects that set aside units for individuals with children (p. 5). ⚡ Up to 5 points to projects that serve households with children (30% for households with children; (in new construction 15% of total units at least 3 bedrooms; balance of family units at least 2 bedroom) (p. S. 21). [Preservation units only] See O2 Vulnerable Tenants scoring.
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	⚡ [Preference] The Department will give preference to projects that serve the lowest income tenants; are obligated to serve low-income tenants for the longest periods (p. 5). [Preservation units only] See O2 Vulnerable Tenants scoring. ⚡ Up to 5 points for projects serving the greatest number of lowest income tenants (based on AGMI). Up to 2 additional points to projects with PBA for 25% or more of the affordable units (p. 4.1C).
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	⚡ To the extent required by federal law, the Owner/Agent will assist the Department with meeting federal reporting requirements by collecting and submitting information

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

	annually concerning the race, ethnicity, family composition, age, income, disability status, monthly rental payments, and use of rental assistance under section 8(o) of the United States Housing Act of 1937 or other similar assistance, of all low income households (p. 11).
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OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: Unclear. Though the selection criteria lists off several places where sit and neighborhood standards should support development in high-opportunity areas and deconcentration of poverty (p. 6-7), the scoring system does not seemed fully aligned with this objective.

Notes:

The Department will give weight to those projects that are located in areas of special need as demonstrated by location, population, income levels, availability of affordable housing and public housing waiting lists (p. 5).

Weights given to competitive scoring are as follows: 15%-Need, 40% Impact (new construction and acquisition/rehab or preservation), 15% preferences, 15% financial viability, 15% capacity (p. S.20).

Pursuant to HERA, the Department has the authority to increase the eligible basis of certain buildings to 130% of the eligible basis. Eligible projects to receive this basis boost include: 1) projects which involve the acquisition or rehabilitation of preservation projects with at least 25% of the units having federal project-based rent subsidies ((-) **A6**); 2) projects serving permanent supportive housing goals (**O2**); 3) projects located in an area where workforce housing needs are identified or community needs show a preference for the housing in the area; 4) projects that are located in Transit Oriented Districts (TODs) or Economic Development Regions (EDRs) as designated by local governments or projects in a designated state or federal empowerment/enterprise zone or Public Improvement District, or other area or zone where a city or county has, through a local government initiative, encouraged or channeled growth, neighborhood preservation, redevelopment, or encouraged the development and use of public transportation (**A7**, **A8**); 5) projects that result in the de-concentration of poverty by locating low-income housing in low poverty areas, which are Census Tracts where <10% of the population lives below the poverty level (**A1**) (p. 7). *[Although we hadn't been highlighting basis boosts, these areas seem to strongly overlap with noted provisions and seemed to warrant highlighting.]*

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	[Preservation units only] See O2 Vulnerable Tenants scoring.
O2. Scoring that promotes units for special needs populations.	<p>✖ [Preference] The Department will give weight to those projects that set aside units for tenant populations with special housing needs (p. 5).</p> <p>✖ Up to 5 points to projects that serve special needs populations (25% for special needs populations: including but not limited to veterans, elderly, people with the presence of a disability, previously incarcerated, survivors of domestic violence) (p. S. 21).</p> <p>✖ [Preservation units only] Up to 15 points for projects with max number of set-aside units for vulnerable tenants (frail elderly, disabled, large families, special</p>

	needs populations, service dependent) who would face hardships from relocation, are extremely low income, and have PBA (p. 4.1B).
O3. Scoring to promote home ownership.	<p>⌘ [Preference] The Department will give weight to those projects that are intended for eventual tenant ownership (p. 5).</p> <p>⌘ 4 points to projects intended for eventual tenant ownership (p. 5.27).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>⌘ Part of annual compliance monitoring includes tracking of any fair housing violations (p. 9).</p> <p>⌘ The Department's role in any violations of the Fair Housing Act explicitly outlined: On receipt of notifications from HUD or DOJ, the Department will file a form 8823 with the IRS noting the potential violation, and notify the owner in writing. The Department will report potential Fair Housing Act violations discovered during their compliance monitoring activities to the HUD Regional office or other fair housing agencies as appropriate. The Department is responsible for monitoring Fair Housing violations including Affirmative Fair Housing marketing plans, if required, and fair housing complaints (p. 10-11).</p>