

## Appendix B: state-by-state summaries

STATE: (Alabama)	Alabama Housing Finance Authority	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	HTF   QAP	<p>[HTF] 5 points will be given for projects that demonstrate the ability to remain financially feasible 5 years beyond the required 30-year period (HTF, p. 8)</p> <p>[LIHTC] All Projects must commit in writing to extend the Extended Use Period an additional 5 years for a total Extended Use Period of 35 years (QAP, p. 15)</p>
D. Protection from displacement of residents	HOME	<p>[HOME] Preference is given to projects that serve qualified tenants for the longest period(s) (HOME, p. 2)</p> <p>[HOME] If the applicant has a project that goes into foreclosure or has been foreclosed within the last 10 years, consideration of the application will terminate (HOME, p. 20)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership	HOME	[HOME] If a tie(s) still remains, priority will be given to the application for a project that is intended for eventual tenant ownership. To be eligible for this priority, the applicant must complete the AFHA-provided Homeownership Conversion Proposal and provide a plot plan and counseling agreement in form and content acceptable to AHFA (HOME, p. A-2)
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	HOME	[HOME] [Allocation Selection] The highest scoring project per county with ownership by an AFHA-Approved CHDO will be funded until

		the regulatory 15% CHDO set-aside has been met (HOME, p. A-1)
J. Provisions promoting community acquisition of rental housing	HOME	
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] In case of a scoring tie, priority will be given to projects that are intended for eventual tenant ownership (QAP, p. A2)

**NOTES:**

- Projects with a net score of less than 70 points will not be considered for allocation.
  - The Point Scoring System will rank each project in two sections (Points Gained and Points Lost). The ranking of each project will be determined by taking the Points Gained section and deducting the Points Lost section to get an overall project score.

**HOME Action Plan (2022):**

<https://www.ahfa.com/Content/Uploads/ahfa.com/files/AHFA%202022%20HOME%20Action%20Plan%202.6.21.pdf>

**NHTF (2022):**

<https://www.ahfa.com/Content/Uploads/ahfa.com/files/MF%20Allocation/2022%20docs/AHFA%202022%20NHTF%20Allocation%20Plan%20Board%20Approved%20Publication.pdf>

**QAP (2022):**

<https://www.ahfa.com/Content/Uploads/ahfa.com/files/AHFA%202022%20Housing%20Credit%20QAP%2012.6.21.pdf>

STATE: (Alaska)	Alaska Housing Finance Corporation	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	GOAL	1 point will be awarded to applications that commit the project to an extended low-income use equaling 30 years (GOAL, p. 26)
D. Protection from displacement of residents	GOAL	AHFC’s policy is to minimize any adverse impact on existing residents of buildings that will be acquired or rehabilitated with GOAL program funds. Where relocation of existing residents will occur as a result of goal program funding, <b>a relocation assistance plan will be required from all applicants</b> (GOAL, p. 4)

E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership	GOAL	For any project that is designed and operated so that the units will be eventually sold to the tenants, 1 point will be awarded. In order to receive the point in this category, applicants must provide documentation showing a comprehensive plan for tenant home ownership counseling (GOAL, p. 28)
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	GOAL	The project must demonstrate acceptable <u>community support</u> which must be evidenced by written letters of support from the local government, community council(s), etc. (GOAL, p. 12)
M. Tenant Opportunity to Purchase	GOAL	1 point will be awarded to any project that is designed and operate so that the units will be eventually sold to the tenants (GOAL, p. 28)

**NOTES:**

- **Alaska consolidates their Housing allocation plans into the GOAL Program**

**GOAL [Greater Opportunities for Affordable Living] Program (2022):**

[https://www.ahfc.us/application/files/2816/5663/3221/GOAL\\_Qualified\\_Allocation\\_Plan\\_-\\_06.29.22.pdf](https://www.ahfc.us/application/files/2816/5663/3221/GOAL_Qualified_Allocation_Plan_-_06.29.22.pdf)

- This program contains four primary funding sources: LITHC, HOME, NHTF, and SCHDF

**HOME-ARP (2021):** [https://www.ahfc.us/application/files/5416/4909/8215/HOME-ARP\\_Allocation\\_Plan.pdf](https://www.ahfc.us/application/files/5416/4909/8215/HOME-ARP_Allocation_Plan.pdf)

**Annual Action Plan (2022):**

[https://www.ahfc.us/application/files/4616/6337/0339/FY\\_2023\\_ANNUAL\\_ACTION\\_PLAN.pdf](https://www.ahfc.us/application/files/4616/6337/0339/FY_2023_ANNUAL_ACTION_PLAN.pdf)

- Note: After 2017, Alaska began including the HTF in the AAP

**NOFA (2022):**

[https://www.ahfc.us/application/files/1216/6423/6875/SFY23\\_GOAL\\_NOFA\\_and\\_Instructions.pdf](https://www.ahfc.us/application/files/1216/6423/6875/SFY23_GOAL_NOFA_and_Instructions.pdf)

<b>STATE: (Arizona)</b>	<b>Arizona Department of Housing</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] Third tiebreaker is for projects that have offered the longest extended affordability period (QAP p. 25)
D. Protection from displacement of residents	HTF	[HTF] Applications in which a property is currently inhabited by tenants must submit a relocation/temporary relocation plan that is in accordance with the requirements of the Uniform Relocation Act (URA) even if the applicant does not anticipate temporary relocation. All costs associated with relocation/ temporary relocation of tenants must be reflected in the development budget (HTF, p. 14)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		

K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 20 points for projects intended for homeownership conversion located on tribal land. 10 points if located elsewhere (QAP, p. 22)

\*Arizona combines Federal HOME and National Housing Trust Fund (NHTF) resources from the U.S. Department of Housing and Urban Development (HUD) with state resources from the State Housing Trust Fund (HTF) into a single housing program called the State Housing Fund (SHF). SHF funds are available for the development of affordable permanent and transitional rental housing units in the form of GAP financing. (from ADOH website)

The Arizona Consolidated plan states that “when a Notice of Funds Availability is issued, it will include the specific selection criteria that will be used to select projects for funding” (163) with regard to NHTF and HOME Investment Partnerships. Therefore, Arizona’s allocation of funding for these projects was evaluated with reference to the 2022-2023 Notice of Funding Availability ([https://housing.az.gov/sites/default/files/documents/files/2022-23-Rental-Housing-Development-NOFA\\_%207.29.22.pdf](https://housing.az.gov/sites/default/files/documents/files/2022-23-Rental-Housing-Development-NOFA_%207.29.22.pdf)).

Per ADOH representative via email (8/29/22), the last two Notices of Funding Availability (NOFA) were awarded on a first come first serve basis to all eligible applicants that met the threshold criteria within the NOFA. Thus, a competitive scoring system was not in place.

**HTF (2017-18):** [https://www.novoco.com/sites/default/files/atoms/files/arizona\\_2017-2018\\_nhtf\\_allocation\\_plan\\_063017.pdf](https://www.novoco.com/sites/default/files/atoms/files/arizona_2017-2018_nhtf_allocation_plan_063017.pdf)

**QAP (2022-23):** <https://housing.az.gov/sites/default/files/documents/files/QAP2022-2023Final-11.30.21.pdf>

STATE: (Arkansas)	Arkansas Development Finance Authority	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	HOME/NHTF	[HOME/NHTF] Owners must obtain approval before implementing HOME and NHTF rent increases. Owners shall also provide not less than 30 days’ written notice to tenants upon receiving ADFA approval for HOME and NHTF unit rent increases (Guidelines, p. 12)
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] 6 points for a signed statement which indicates the number of years the period of affordability will be extended. To receive

		points, the period of affordability must be at minimum 35 years. (QAP, p. 26)
D. Protection from displacement of residents	HOME/NHTF	[HOME/NHTF] Recipients are responsible for ensuring that tenants in properties that may be acquired or rehabilitated receive correct and timely notices of protections; owners of units to be acquired through a Homebuyer assistance program must receive the “Notice to Owner” for voluntarily acquisitions, and tenant living in units purchased with HOME funds are protected by the URA. If units are demolished or converted with HOME funds, 104 (d) may be triggered and appropriate notices and assistance must be provided. Since no one can be forced to move (displaced) without at least 30 days’ notice, a project may not meet a developer’s schedule. (Guidelines, p. 8)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership	QAP	[LIHTC] 4 points for eventual tenant ownership. The applicant must submit the proposed right of first refusal contract to be offered for eventual tenant ownership (QAP, p. 27)
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	HOME/NHTF	[HOME/NHTF] The HOME program includes an annual set-aside of funds for projects owned, developed, or sponsored by CHDOs. (Guidelines, p. 2)

M. Tenant to Purchase	QAP	[LIHTC] 6 points for eventual tenant ownership. The applicant must submit the proposed right of first refusal contract to be offered for eventual tenant ownership (QAP, p. 26)
-----------------------	-----	---

**NOTES**

- “Preservation project” means an existing housing project that is at least 50 percent occupied and is at risk of losing its affordability controls or at risk of losing its level of affordability. In order to qualify for the preservation set-aside, the proposal must be for the rehabilitation of at least 75 percent of the affordable units and no new construction of units is permitted. The application shall include the following:
  - 1. Documentation that the property is at risk of losing its affordability controls or level of affordability;
  - 2. **An agreement precluding the involuntary displacement of any existing resident** (other than for good cause) and, in the case of scattered site projects, a copy of the relocation plan for overincome residents;
  - 3. Documentation of how rents will remain at or near existing levels;
  - 4. Utilization of an applicable fraction based on an analysis of both the income levels of existing residents and the market analysis required under N.J.A.C. 5:80-33.12(c)1ii; and
  - 5. A capital needs assessment certified by the project architect which illustrates that the proposed rehabilitation meets identified critical repair items and 12-month physical needs.

**HOME and NHTF Rental Program Guidelines (2022):**

<https://d38t1cionx51tx.cloudfront.net/8zbprlo1z1ti8t42fril07x2t52e?d=&e=pdf>

- This guidebook is supplemental to the NHTF and HOME Program Operations Manuals

**NHTF Operations Manual (2019):**

<https://d38t1cionx51tx.cloudfront.net/t0xorqpliqo05u6cyfhipct0kwpp?d=&e=pdf>

**HOME Program Operations Manual (2018):**

<https://d38t1cionx51tx.cloudfront.net/gn35jmdo596g9ke48rs3cnzt8l9r?d=&e=pdf>

**QAP (2022):** <https://d38t1cionx51tx.cloudfront.net/u5gahwwvbh6oddlx77xd1a2hpin4?d=&e=pdf>

<b>STATE: (California)</b>	California Department of Housing and Community Development (HCD)	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies	HTF	[HTF] All rental or occupancy agreements for Assisted Units are subject to Department approval and shall include: (1) provisions requiring good cause for termination of tenancy... (HTF, p. 24) also Cal. Code Regs. tit. 25, § 8307
B. Rent increase protections		

C. Incentives for long-term affordability above basic federal requirements	QAP   HOME	<p>[LIHTC] Projects are subject to a minimum low-income use period of 55 years (WAP, p. 69)</p> <p>[HOME] 55-year period of affordability for HOME and NHTF projects (HOME p. 15, AAP p. 162)</p>
D. Protection from displacement of residents	QAP	<p>[LIHTC] For at-risk housing projects, the applicant agrees to renew all project based rental subsidies (such as Section 8 HAP or Section 521 rental assistance contracts) for the maximum term available and shall seek additional renewals throughout the project's useful life (QAP, p. 73)</p> <p>[LIHTC] In addition to any other applicable relocation requirements, applicants proposing rehabilitation or demolition of occupied housing shall provide an explanation of the relocation requirements that they are complying with, and a detailed relocation plan including an itemized relocation cost estimate that calculates the tenant relocation expenses required pursuant to the applicable California or federal relocation law. The relocation plan must also address the potential displacement of current tenants who do not meet the CTCAC income eligibility requirements or who will receive a rent increase exceeding 5% (QAP, p. 29)*</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		



I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 1 point for projects that propose to make tax credit units available for eventual tenant ownership (QAP, p. 49)

**HOME (2020-21):** <https://www.hcd.ca.gov/grants-funding/active-funding/home/docs/Amended-and-Restated-HOME-2020-2021-NOFA-2-24-2022.pdf>

**NHTF (2017):**

[https://www.novoco.com/sites/default/files/atoms/files/california\\_2017\\_final\\_nhtf\\_allocation\\_plan\\_2017.pdf](https://www.novoco.com/sites/default/files/atoms/files/california_2017_final_nhtf_allocation_plan_2017.pdf)

**DRAFT(?) 22-23 Annual Action Plan:** <https://www.hcd.ca.gov/policy-research/plans-reports/docs/StateofCADraft2022-2023-AAP.pdf>

\* Relocation plan must include: a detailed description of proposed temporary onsite or offsite relocation and any corresponding relocation payments for tenants who meet CTCAC income eligibility requirements; an estimate of the number of current tenants who do not meet CTCAC income eligibility requirements or will receive a rent increase exceeding five percent (5%), how this estimate was determined, and the estimated relocation cost; and a detailed description of how the current tenants will be provided notice and information about the required relocation assistance, including copies of such noticing document(s) (QAP p. 29).

<b>STATE: (Colorado)</b>	<b>Colorado Housing Finance Authority</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	QAP	Rent increases may be applied only at lease renewal (QAP, p. 65)
C. Incentives for long-term affordability above basic federal requirements	HTF   AAP   QAP	[HTF] Selection criteria for HTF must include, for rental housing, the duration of the unit's affordability period [also listed as a priority] (HTF, p. 12)

		<p>[HTF] The fifth funding priority will be based on the duration of the affordability period. All HTF units in rental housing projects are required to remain affordable as HTF units for a minimum of 30 years. Projects for which the underwriting supports financial feasibility beyond the minimum period, and for which the owner is willing to commit to a longer affordability period, will receive funding priority (HTF, p. 13)</p> <p>The fourth funding priority is based on the duration of the affordability period.... Projects for which the underwriting supports financial feasibility beyond the minimum period, and for which the owner is willing to commit to a longer affordability period, will receive funding priority (AAP, p. 50)</p> <p>[LIHTC] [Guiding Principle] To give preference to rental housing projects serving the lowest-income tenants for the longest period, consistent with the Code (QAP, p. 8)</p>
<p>D. Protection from displacement of residents</p>	<p>HOME   AAP</p>	<p>PJs must also submit an SF-424, SF-424B, and SF-424D [see notes], and the following certification as an attachment on either the AD-26 or AD-25 screen as applicable: Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan [see notes] (HOME, p. 1)</p> <p>[Selection Criteria] Statutory and Regulatory Compliance – Does the proposed project involve or result in residential displacement? Is there a plan to replace all low/moderate income housing demolished or converted, and to assist persons being relocated? (AAP p. 33)</p> <p>[Selection Criteria] A primary goal includes providing stability for families and reduce foreclosure rates by requiring pre-homeownership counseling (AAP, p. 33)</p>
<p>E. Internal democratic resident control over housing resources</p>		

(board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		Participating Jurisdictions (PJs) must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan (HOME-ARP, p. 7)
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		Selection criteria includes: - Demonstrated partnership with a non-profit service provider (AAP, p. 60)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	AAP	Other review criteria include: - Consistency with local development strategies and coordination with other activities - Statutory and Regulatory Compliance (See D) (AAP, p. 55)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] CHFA will accept up to two Applications for projects wishing to convert to homeownership at the end of the 15-year compliance period (QAP, p. 42)

**Notes:**

- **SF-424** = Application for Federal Assistance
- **SF-424B** = Assurances for Non-Construction Programs
- **SF-424D** = Assurances for Construction Programs
- **Uniform Relocation Assistance and Real Property Acquisition Act** = federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The URA's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.  
<https://www.hudexchange.info/programs/relocation/overview/#overview-of-the-ura>
- **Anti-Displacement and Relocation Assistance Plan** = applicant agrees to:

- Replace all occupied and vacant occupiable low/moderate income dwelling units that are demolished or converted to another use in connection with a CDBG assisted activity.
- Provide certain relocation assistance to any lower income person displaced as a direct result of the demolition or conversion of a low/moderate income dwelling unit in connection with a CDBG assisted activity. (<https://cdola.colorado.gov/vii-relocation>)

**HTF (2016):** <https://drive.google.com/file/d/0B-vz6H4k4SESS3Bra1I3WWJSTm8/view?authuser=0&resourcekey=0-hrOtRWXWMMjF-59xo5EzAg>

**Annual Action Plan (2022-2023 Draft):**

<https://drive.google.com/file/d/15VEPoo8arlokKTB4z3rXiJQcuoBRTaiD/view>

- HUD Emergency Solutions Grant
- Community Development Block Grant
- HOME Investment Partnership
- Housing Opportunities for Persons with HIV/AIDS
- National Housing Trust Fund Programs

**HOME-ARP (2022):** <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP/ALLOCATIONPLANS/ColoradoAllocationPlan.pdf>

**QAP (2021-22):** <https://www.chfainfo.com/getattachment/76037a31-0470-4803-ad9a-a64161c0aa68/2021-22-QAP-Amended.pdf>

STATE: (Connecticut)	Connecticut Dept. of Housing (NHTF and HOME) Connecticut Housing Finance Agency (LIHTC)	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP   HTF   HOME   AAP	<p>[LIHTC] Proposed developments in LIHTC program must include a commitment of at least 40 years of affordability (QAP, p. 9)</p> <p>[LIHTC] 2 points awarded to applications with an extended affordability commitment of at least 50 years (QAP, p. 18)</p> <p>[HTF] Affordability period greater than 35 years is “encouraged” (AAP p. 44)</p> <p>[HOME] DOH, at its discretion, may extend the affordability period beyond the minimum required by the HOME Program (AAP p. 24)</p>
D. Protection from displacement of residents	QAP	Proposed developments in LIHTC program shall be affordable to current residents (if any) so that no permanent displacement is

		required for reasons of affordability (QAP, p. 9)
E. Internal democratic resident control over housing resources (board/community representation or oversight)	QAP	[LIHTC] 1 point is awarded to Proposed Developments that include a signed Resident Participation Agreement* (QAP, p. 23)
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy	QAP	[LIHTC] If the Proposed Development includes existing public housing unit residents, the Applicant shall certify that it has a plan that ensures meaningful resident participation in the planning and implementation process (QAP, p. 10)
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing	QAP	[LIHTC] If the Application includes a proposal to establish tenant ownership of the Proposed Development (or all of the individual units) after the initial 15 year compliance period, the Application shall include a specific and credible plan that demonstrates owner capacity and identifies the resources necessary for tenant organization and representation, the acquisition(s), and all transaction costs (QAP, p. 10)**
K. Support for tenant organizing and/or engagement	QAP	[LIHTC] See E—Resident Participation Plan must include a notification to all residents explaining residents’ right to organize and to participate in tenant organizations without interference from or adverse action by the authority (CT Gen Stat § 8-64c (c)(1))
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC][Threshold Requirement] If the Application includes a proposal to establish tenant ownership of the Proposed Development (or all of the individual units) after the initial 15-year compliance period,

		the Application shall include a specific and credible plan that demonstrates owner capacity and identifies the resources necessary for tenant organization and representation, the acquisition(s), and all transaction costs (QAP, 10)
--	--	--

**QAP (22-23):** [https://www.chfa.org/assets/1/6/FINAL\\_2022-23\\_QAP\\_\(July\\_2021\).pdf](https://www.chfa.org/assets/1/6/FINAL_2022-23_QAP_(July_2021).pdf)

**Annual Action Plan (22-23):** <https://portal.ct.gov/-/media/DOH/22-23-Action-Plan-5-24-22-For-Comment.pdf>

**NOTES:**

\* “Resident participation plan” means a written description of a specific and ongoing process to enable meaningful resident participation during the planning, implementation and monitoring of major physical transformation or disposition activities, beginning with the earliest stages of concept and design. See CT Gen Stat § 8-64c.

\*\* Note this provision is both positive and negative with regard to social housing. Although it is positive that tenant ownership is referenced, the requirement of a specific and credible plan may also be burdensome to developers wanting to encourage tenant ownership.

<b>STATE: (Delaware)</b>	<b>Delaware State Housing Authority</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	NHTF	[NHTF] Applicants may receive additional credit for showing financial feasibility of the project to extend beyond the 30-year period (NHTF, p. 13)  [HOME] When HOME funds are used in connection with other State, Federal, or private funds, the period of affordability for the HOME funds may be the longest period required by any funding source, but shall be no less than 20 years for HOME funds used in connection with the HDF unless DSHA determines a lesser affordability period is appropriate (HOME, p. 8)
D. Protection from displacement of residents	NHTF   QAP	[NHTF] All NHTF financed projects must follow all federal Uniform Relocation Act regulations as applicable and DSHA’s Relocation Policy [See Notes]. Relocation assistance must be included as part of construction costs. DSHA

		<p>must approve all relocation plans and correspondence to residents. (NHTF, p. 9)</p> <p>[LIHTC] [Threshold Requirement] No development will be eligible to compete for an allocation of credits if the application requires that existing residents be involuntarily and permanently relocated due to income ineligibility for tax credit purposes (QAP, p. 31)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership	QAP	<p>[LIHTC] Up to 14 points will be awarded to developments that can demonstrate overall community compatibility:</p> <ul style="list-style-type: none"> <li>• Up to 4 points for Community Connectivity</li> <li>• Up to 4 points for Residential Appropriateness</li> <li>• Up to 10 points for Community Design (QAP, p. 46-47)</li> </ul>
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP	<p>[LIHTC] DSHA will award up to 5 points to applicants that commit to providing certain qualified social services to the proposed development's residents. Services may include: Parenting Programs, Literacy Programs, Daycare, Job Training, Nutritional Programs, Financial Counseling,</p>

		Transportation, Public Benefits Counseling and Exercise/Healthy Lifestyle. (QAP, p. 42)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 10 points will be awarded to developments that will be converted to homeownership for the residents after the initial 15-year compliance period has expired (QAP, p. 39)

Janelle emailed on 10/13/22 asking for the most recent: - Home Investment Partnership Allocation Plan; - Qualified Allocation Plan; - National Housing Trust Fund Allocation Plan; - Annual Action Plan

Notes:

DSHA Relocation Policy: <http://www.destatehousing.com/Developers/lihtc/2007/RelocationPolicy.pdf>

Delaware’s site is outdated and difficult to navigate

**NHTF (2018):** [https://nlihc.org/sites/default/files/2018\\_NHTF\\_Allocation\\_Plan\\_5.2018.pdf](https://nlihc.org/sites/default/files/2018_NHTF_Allocation_Plan_5.2018.pdf)

**NHTF NOFA (2018):** [https://nlihc.org/sites/default/files/DE\\_NHTF\\_2018\\_housing\\_setaside.pdf](https://nlihc.org/sites/default/files/DE_NHTF_2018_housing_setaside.pdf)

**QAP (2021-2022):** [http://www.destatehousing.com/Developers/lihtc/2021/2021\\_qap.pdf](http://www.destatehousing.com/Developers/lihtc/2021/2021_qap.pdf)

**HOME (2019):** Word Document

<b>STATE: (Florida)</b>	Florida Housing and Finance Corporation	
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		



H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		Projects intended for eventual tenant ownership is a selection criteria

**QAP (2022):** [https://www.floridahousing.org/docs/default-source/programs/developers-multifamily-programs/competitive/2022-qualified-allocation-plan-\(qap\).pdf?sfvrsn=d5a1f57b\\_2](https://www.floridahousing.org/docs/default-source/programs/developers-multifamily-programs/competitive/2022-qualified-allocation-plan-(qap).pdf?sfvrsn=d5a1f57b_2)

<b>STATE: (Georgia)</b>	Georgia Housing and Finance Authority and GA Dept. of Community Affairs *	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	QAP   HOME	[LIHTC/HOME] Up to six points based on the extent to which, absent a tax credit award, existing residents risk facing a significant rent increase or displacement due to either of the following: Conversion of affordable rents to market rents; Loss of project-based rental assistance (Appx. II, p. 31-32). Also applies to D. Protection from displacement
C. Incentives for long-term affordability above basic federal requirements	QAP   HOME	[LIHTC/HOME] 1-3 points to Owners willing to forgo the Qualified Contract “cancellation option,” or willing to forgo it for 5 or 10 years (QAP, Appx. II, p.21)
D. Protection from displacement of residents	QAP   HOME	[LIHTC/HOME] All proposed developments with residents and non-residential tenants on-site since the earlier of pre-application, three months prior to Application Submission, and application for federal funds (if applicable) must include a detailed relocation/displacement plan, including a projected budget and an explanation of

		<p>efforts by the Applicant to mitigate the impact on residents and non-residential tenants, and documentation required in the DCA Relocation Manual (QAP, Appx. I, p. 39)</p> <p>See B.</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)	QAP   HOME	[LIHTC/HOME] 1/3 of Community Quarterback Board must be residents of the Defined Neighborhood (See M.)
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP   HOME	[LIHTC/HOME] 1 point to Applicants for committing to provide a right of first refusal to a qualified nonprofit organization or a local housing authority if the Owner elects to transfer an interest in the property during the Compliance and Extended Use Period (QAP, Appx. II, p. 21)
J. Provisions promoting community acquisition of rental housing	QAP   HOME	[LIHTC/HOME] 1 point to Owners that commit to submit a plan for resident ownership at the end of the 15-year Compliance Period [Note: only single-family styled units are eligible for this point. Both a good and bad provision] (QAP, Appx. II, p. 21)
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP   HOME	[LIHTC/HOME] Applicants can receive 3 points for a “Community Transformation” project. This requires a “Community-Based Developer” (CBD) and a “Community Quarterback Board” (CQB). CBD must demonstrate successful partnership with 2 or more established community organizations. CQB consists of a coalition of public/private entities serving the Defined Neighborhood that: (1) Drives the revitalization initiative to make sure all related

		components are successful and sustainable; (2) Ensures the people in the Defined Neighborhood are engaged, included, and served; and (3) Serves as a single point of accountability for partners and funders. 1/3 of CQB must be residents of the Defined Neighborhood. Transformation requires significant community engagement and outreach and requires housing developers to work in coordination with community stakeholders. (QAP, Appx. II, p. 12-16)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 1 point to Owners that commit to submit a plan for resident ownership at the end of the 15-year Compliance Period (QAP, p. 21)

**QAP (2022):**

[https://www.dca.ga.gov/sites/default/files/2022qualifiedallocationplan\\_boardapproved.pdf](https://www.dca.ga.gov/sites/default/files/2022qualifiedallocationplan_boardapproved.pdf)

**NHTF Allocation Plan (updated 2021):**

[https://www.dca.ga.gov/sites/default/files/2021\\_nhtf\\_allocationplan.pdf](https://www.dca.ga.gov/sites/default/files/2021_nhtf_allocationplan.pdf)

**NHTF NOFA (2021):** [https://www.dca.ga.gov/sites/default/files/2021\\_nhtf\\_nofa.pdf](https://www.dca.ga.gov/sites/default/files/2021_nhtf_nofa.pdf)

**NOTES:**

\*By state law, the Georgia Department of Community Affairs administers the programs of the Georgia Housing and Finance Authority. DCA offers a single application to access funds available through the LIHTC and HOME programs (both use QAP to allocate funds).

NHTF funds are awarded on a competitive basis to eligible Applicants that address the criteria outlined in the allocation plan, the relevant NOFA, and the priority housing needs as identified in the State’s Consolidated Plan and Annual Action Plan.

<b>STATE: (Hawaii)</b>	Hawaii Housing Finance and Development Corporation (LIHTC, HOME)	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] Applicants requesting an award of 4% LIHTC must commit to a minimum affordability period of 45 years (QAP, p. 10)  [LIHTC] Applicants receive up to 7 points for committing to an additional use period beyond the minimum “extended use period.”

		One point for each additional 5 years above 40, up to 61+ years (QAP, p. 20)
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP	[LIHTC] 3 points are awarded for projects electing to receive an allocation from the 9% credit nonprofit set aside (QAP, p. 23). This does not increase the nonprofit set aside above the minimum LIHTC requirement but is an incentive for nonprofit ownership/management
J. Provisions promoting community acquisition of rental housing	QAP	[LIHTC] 1 point for offering tenants an opportunity for home ownership. Right of first refusal in accordance with Section 42(i)(7) of the Code (QAP, p. 23)
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 1 point for offering tenants an opportunity for homeownership. Right of first refusal in accordance with Section 42(i)(7) of the Code Applicants must provide a feasibility analysis addressing the tenant’s ability to purchase the project as well as a plan discussing how the project will offer the units for homeownership to tenants (QAP, p. 23)

**QAP (2022-23):** <https://dbedt.hawaii.gov/hhfdc/files/2021/12/2022-2023-Qualified-Allocation-Plan-12-17-21.pdf>

**Annual Action Plan (2022):** <https://dbedt.hawaii.gov/hhfdc/files/2022/10/FINAL-PY2022-AAP.pdf>

- PY 2022 HTF Allocation Plan is attached in the AAP as HTF Exhibit A
- Applications for the HTF are issued, accepted and selected by the applicable county housing agencies (Subgrantees) annually for funding consideration, subject to availability of funds (AAP, HTF Exhibit A, p. 2)

Hawaii distributes its HOME funds in accordance with the State ConPlan, which provides information on the State’s housing needs. The State has designated the counties of Hawaii, Kauai and Maui as HOME State Recipients to administer the State’s HOME funds to address their respective housing needs. HHFDC annually rotates its HOME allocation between the three counties. The County of Kauai will receive HOME funds for PY2022. HOME funds are allocated through a Request for Proposal or other application process, which ranks and rates projects based on program eligibility, need, and meeting the ConPlan priorities, objectives, and performance measures. (HHFDC website)

The County of Kauai's planned HOME funding allocation for PY2022 is located in the 2022 Annual Action Plan attached as “HOME Exhibit A” <https://dbedt.hawaii.gov/hhfdc/files/2022/10/FINAL-PY2022-AAP.pdf>

HHFDC does not select applications for the HOME or HTF programs but distributes funds to its HOME State Recipients and HTF Subgrantees, who do (2022 AAP, p. 28).

Received scoring guidelines for FY22 HOME applications 1/9.

<b>STATE: (Idaho)</b>	<b>Idaho Housing and Finance Association</b>	
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] 15 preference points for Developments that are obligated to provide low-income use 25 years beyond the initial 15-year compliance period. (QAP, p. 32)
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities		

Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		[See I]
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	HOME   HTF	[HOME/HTF] Nonprofit ownership structure: to receive points, the application proposes one of two ownership structures. To receive maximum points in this category, the ownership structure must also have funding commitment from Home Partnership Foundation using Equity Partnership Funds <ul style="list-style-type: none"> <li>• Qualified Non-profit (including a Land Trust)</li> <li>• IHFA-certified CHDO (HOME/HTF, p. 17)</li> </ul>
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 1 point for developments with 100% of the units rent-restricted and intended for eventual tenant ownership after the 15-year compliance period (QAP, p. 25)

**NOTES:**

- If the need arises, IHFA may act outside the normal framework of the competitive application process to fund a project(s) that demonstrates exceptional community value (HOME/HTF, p. 3)
- IHFA may include additional/bonus scoring criteria in a specific application funding round to address current affordable housing needs in particular areas of Idaho (HOME/HTF, p. 3)
- SCORING:
  - Total Possible HTF Points: 113. Applicants receiving 60+ points will be ranked

**QAP (2022):** <https://www.idahohousing.com/documents/2022-final-qap-governor-approval-03-31-2022.pdf>

**HOME and HTF (2022):** <https://www.idahohousing.com/documents/2022-admin-plan-ch8-multifamily-rental-activities-application.pdf>

**HOME v. HTF Comparison:** <https://www.idahohousing.com/documents/comparison-housing-trust-fund-vs-home-program.pdf>

<b>STATE: (Indiana)</b>	Indiana Housing and Community Development Authority (IHCA)
-------------------------	--

Provision	QAP HTF HOME	Evidence
<p>A. Just-cause or good-cause eviction policies</p>	<p>QAP   HOME   HTF</p>	<p>[LIHTC] Developments in the 10% set aside for supportive housing for persons experiencing homelessness utilizing a Housing First model are required to work collaboratively with supportive service providers and tenants to implement eviction prevention practices. Eviction may only be used as a last resort (QAP, p. 17)</p> <p>[LIHTC] Up to three points if the Applicant commits to implementing strategies that reduce the impact of eviction on low-income households, including creating an Eviction Prevention Plan (2 points) and implementing low-barrier tenant screening to minimize the impact of previous evictions on a household’s ability to secure future housing (1 point) (QAP, p. 85-6)</p> <p>[LIHTC] Two points will be awarded if the Applicant commits to creating an Eviction Prevention Plan for the property. The plan must address how the property will implement management practices that utilize eviction only as a last resort and must describe strategies that will be taken with tenants on an individualized basis to attempt to prevent evictions when issues arise (QAP, p. 44)</p> <p>[HOME] One point will be awarded if the Applicant commits to implementing low-barrier tenant screening in order to minimize the impact of previous evictions on a household’s ability to secure future housing, including agreeing not to screen out applicants for evictions that occurred more than 12 months prior to the date the household applies for a unit (HOME, p. 44-45)</p> <p>[HTF] Applicants that commit to implementing strategies that reduce the impact of eviction on low-income households will receive 3 points (HTF, p. 35)</p>
<p>B. Rent increase protections</p>		

C. Incentives for long-term affordability above basic federal requirements	QAP	<p>One of IHCD’s Housing Goals is to provide longer periods of affordability (QAP, p. 9)</p> <p>[LIHTC] Up to 4 points for a commitment to a longer affordability period (2 points for 35 year Extended Use Period; 4 points for 40 year Extended Use Period) (QAP, p. 53)</p>
D. Protection from displacement of residents	QAP   HTF	[LIHTC/HTF] Applicants must provide a detailed displacement and relocation plan if the Development will impact existing tenants (QAP, p. 30)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy	QAP   HOME	<p>[LIHTC] Projects may receive up to 4 points for proposing unique features that contribute to the Development or the surrounding community and that are not already considered as part of another scoring category. This may include community support (QAP, p. 81)</p> <p>[HOME] Up to 4 points may be awarded to applicants that offer “unique features” that contribute to each of the beneficiary units of the proposed project. . Unique features should be a creative addition to the proposed program. They should enhance the overall character of the proposed development, improve the beneficiary units and the community’s quality of life, health, and/or safety. Unique features can... “involve members of the community, or include items specific to the target area/project location” (HOME, p. 57)</p>
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above	HOME	[HOME] CHDO’s receive three points (HOME, p. 54)



the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing	QAP   HTF	[LIHTC/HTF] Developments that will offer homeownership opportunities to qualified tenants after 15 years is eligible for 2 points (QAP, p. 76, HTF, p. 34)
K. Support for tenant organizing and/or engagement	QAP   HOME	[LIHTC] Projects can receive 0.5 point under “Resident Services” category for offering and funding a Residents’ Association (QAP, p. 83).  [HOME] Applicants must commit to services listed on the Tenant Investment Plan Matrix. One option is a Residents’ Association (HOME, p. 36).
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 2 points if project will offer homeownership after the initial 15-year Compliance period (QAP, 76)

**QAP (2023-2024):** <https://www.in.gov/ihcda/files/2023-2024-QAP-Final.pdf>

**PY2022 HOME Draft Policy:** <https://www.in.gov/ihcda/files/FY-2022-HOME-Rental-Program-DRAFT-POLICY.pdf>

**2021 NHTF Draft Policy:** <https://www.in.gov/ihcda/files/2021-Action-Plan-HTF-Policy-DRAFT.pdf>

For this funding cycle, HTF funds will be offered exclusively to Rental Housing Tax Credit developments [LIHTC] or HOME developments that (1) apply for funding under the Qualified Allocation Plan (QAP) for the Rental Housing Tax Credit Program (RHTC) or the HOME Rental Application Policy and (2) successfully completed the Indiana Supportive Housing Institute. To be eligible to submit an HTF supplemental application, a proposed project must meet all threshold requirements of the QAP or HOME Rental Application Policy, including the specific threshold requirements applicable to supportive housing developments. For FY21 HTF funds, IHCD will not entertain stand-alone HTF applications (HTF p. 3).

STATE: (Iowa)	Iowa Finance Authority	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents	HTF   QAP	[HTF] [0-5 points] IFA will give preference in funding decisions to applicants who intend to create units for individuals or families who face multiple barriers to securing permanent housing. Multiple barriers may include poor

		<p>credit, prior evictions, past criminal convictions, poor rental history, and multiple shelter placements (HTF, p. 5)</p> <p>[LIHTC] IFA may reject any Application that fails to minimize permanent displacement of tenants and/or provide an adequate relocation plan. The Application must include a formal relocation plan if the Project scope requires any form of temporary or permanent relocation of existing tenants. The plan shall provide an overview of the need for relocation, a proposed timeline, an estimated budget, and other information as requested in the Application. If the project has a federal funding source, the most restrictive relocation plan requirements shall apply (QAP, p. 16)</p>
E. Democratic resident control over housing resources (board/community representation or oversight)		
F. Community-controlled housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	HTF	<p>[HTF] Points will be awarded as follows if the owner of the proposed project will be a nonprofit entity:</p> <ul style="list-style-type: none"> <li>• 5 points for a nonprofit owner with experience in providing any type of housing or supporting services</li> <li>• 10 points for a nonprofit owner with experience in providing housing or supportive services to extremely low-income households</li> <li>• 15 points for a nonprofit owner with experience in providing housing or supportive services to extremely low-income households in the proposed project’s market area. (HTF, p. 6)</li> </ul>

J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	HTF   HOME	<p>[HTF] A letter(s) of involvement, endorsement, and investment by local citizens, local organizations, or the governing body of the local government in which the housing project is located must accompany an online NHTF application. The local support shall promote the objectives of the housing activity or projects assisted through the NHTF program (HTF, p. 7)</p> <p>[HTF] The application shall demonstrate local support for the proposed activity (HTF, p. 16)</p> <p>[HOME] [Threshold Requirement] The application shall demonstrate local support for the proposed activity (HOME, p. 17)</p> <p>Up to 20 points for project proposals that demonstrate community partnerships and/or volunteer resources (CDBG, p. 5)</p>
M. Tenant Opportunity to Purchase	QAP	[LIHTC] If a third tiebreaker is needed, preference shall be given to Projects that provide an opportunity for homeownership through the Iowa Renter to Ownership Savings Equity (ROSE) Program (QAP, p. 29)

**NHTF (2022):** <https://www.iowafinance.com/content/uploads/2022/05/2022-NHTF-Application-Guide.pdf>

**QAP DRAFT (2023):** <https://www.iowafinance.com/content/uploads/2022/09/2022-Draft-QAP-with-Amendment.pdf>

**HOME (2022):** <https://www.iowafinance.com/content/uploads/2022/02/2022-HOME-Application-Manual.pdf>

**Community Development Block Grant Program (FY23):** <https://www.iowa-city.org/WebLink/DocView.aspx?id=2040067&dbid=0&repo=CityofIowaCity&cr=1>

<b>STATE: (Illinois)</b>	Illinois Housing Development Authority	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>

A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	NHTF	<p>[NHTF] Projects that provide project-based rental or operating assistance will be awarded up to 25 points based on the number of units assisted and the length of the committed assistance (NHTF, p. 4). For 10+ year commitment to affordability:</p> <ul style="list-style-type: none"> <li>• 75.1% or more units: 25 points</li> <li>• 50.1-75% of units: 20 points</li> <li>• 10.1-50% of units: 15 points</li> <li>• 1-10% of units: 10 points</li> </ul>
D. Protection from displacement of residents	NHTF   QAP	<p>[NHTF] Applications must include certification that the project will minimize involuntary displacement of low-income households (NHTF, p. 12)</p> <p>[LIHTC] If the project involves the acquisition or rehabilitation of any property that is occupied by residential or commercial tenants, the Application must demonstrate that the project will not cause permanent Displacement and must include a relocation plan (QAP, p. 28)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP	<p>[LIHTC] Projects that involve the participation of a Qualified Non-Profit Organization can earn 3 points if the Qualified Non-Profit holds a majority ownership interest (more than 50%) and Control in the general partner or managing member of the project Owner and</p>

		materially participates throughout the Compliance Period. The Qualified Non-Profit Organization must have the right of first refusal at the end of the Compliance Period (QAP, p. 45-46)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	NHTF	[NHTF] 2017 NHTF Draft mentions collaboration with the Continuum of Care under the Emergency Solutions Grant section
M. Tenant Opportunity to Purchase	QAP	[LIHTC] Projects intended for eventual tenant ownership is both selection criteria and tiebreaker criteria (QAP, pp. 6 & 50)

JT Emailed on 11/28 asking for updated HTF and HOME plan

NHTF (2016): <https://nlihc.org/sites/default/files/IL-HUD-approved-2016-HTF-Allocation-Plan.pdf>

- Psh application criteria

2017 DRAFT:

[https://www.novoco.com/sites/default/files/atoms/files/illinois\\_2017\\_draft\\_nhtf\\_allocation\\_plan\\_2017.pdf](https://www.novoco.com/sites/default/files/atoms/files/illinois_2017_draft_nhtf_allocation_plan_2017.pdf)

HOME: [https://www.ihda.org/wp-content/uploads/2016/03/371\\_HOME\\_Program.pdf](https://www.ihda.org/wp-content/uploads/2016/03/371_HOME_Program.pdf)

HOME-ARP (2022): [https://www.ihda.org/wp-content/uploads/2022/09/Sol-HOME-ARP\\_Alloc-Plan\\_AS-APPROVED-by-HUD.pdf](https://www.ihda.org/wp-content/uploads/2022/09/Sol-HOME-ARP_Alloc-Plan_AS-APPROVED-by-HUD.pdf)

AFFORDABLE HOUSING: [https://www.ihda.org/wp-content/uploads/2016/03/360\\_Affordable\\_Housing\\_Program.pdf](https://www.ihda.org/wp-content/uploads/2016/03/360_Affordable_Housing_Program.pdf)

<b>STATE: KANSAS</b>	<b>Kansas Housing Resources Corporation</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents	QAP	[LIHTC/HOME/NHTF] [Threshold] Application must include a relocation and displacement plan, including a projected budget and an explanation of efforts to mitigate the impact

		on residents. For developments requesting HOME or NHTF, the owner must comply with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“URA”) (QAP, p. 15)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing	QAP	[LIHTC] Developments proposing single family structures (no common walls), must include a detailed, comprehensive plan for converting the units to ownership by the tenants after 15 years (QAP, p. 18)  [LIHTC] 15 points if the application: proposes single family units (no common walls); qualifies for the nonprofit set-aside; and includes a detailed, comprehensive plan for converting the units to ownership by the tenants after 15 years (QAP, p. 29)
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] [Threshold] Developments proposing single family structures must include a detailed, comprehensive plan for converting the units to ownership by the tenants after 15 years (QAP, p. 18)

		[LIHTC] 15 points if the application...includes a comprehensive plan for converting the units to ownership by the tenants after 15 years (QAP, p. 29)
--	--	---

**QAP (2023):** <https://kshousingcorp.org/wp-content/uploads/2022/10/2023-QAP-FINAL.pdf>

In addition to the Federal LIHTC, the QAP also governs the award of HOME Investment Partnerships funding (HOME) and National Housing Trust Fund (NHTF) to LIHTC properties (QAP, p. 1).

<b>STATE: (Kentucky)</b>	<b>Kentucky Housing Corporation</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	HTF	[HTF] Project plan must include long-term housing stabilization which includes amount of rent (based upon the eligible individual or family income and must not exceed 30% of the household’s monthly income) (HTF, p. 3)
C. Incentives for long-term affordability above basic federal requirements	QAP   HTF	[LIHTC] 10 points awarded (depending on timing) if a project rehabilitates an already existing development for which the most recent restrictive covenant restricts the use of the property to affordable housing (QAP, Scoring Workbook, p. 3)  [HTF] Projects funded under NHTF must be deed-restricted to remain affordable for 30 years – a period must longer than other sources of funding (AP, p. 57)
D. Protection from displacement of residents	QAP   HOME-ARP	[LIHTC] Project characteristics include projects that adaptively reuse a building as affordable housing [could be positive or negative depending on the tenants] (QAP)  [HOME] To receive it’s HOME-ARP allocation, a PJ must, submit certification that they have an Anti-Displacement and Relocation Assistance Plan and comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (HOME Template, p. 1)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		

F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		<i>Coordination with other targeted homeless services. Sub-recipients must coordinate with existing homeless services providers and demonstrate to the maximum extent practicable that there is a written process for facilitating client access to other homeless programs</i>
M. Tenant Opportunity to Purchase	QAP	[LIHTC] Projects proposing tenant ownership at the end of the 15-year compliance period will receive 0.5 points. Detached single-family homes are prohibited (QAP, Exhibit B, 4)

QAP 2023: <https://www.kyhousing.org/Partners/Developers/Multifamily/Documents/2023-2024%20Qualified%20Allocation%20Plan.pdf>

HTF Plan 2017: <https://nlihc.org/sites/default/files/KY-Draft-2017-HTF-Allocation-Plan.pdf>

- To be eligible for HTF funds, an application must meet QAP requirements

HOME ARP 2021: <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP/ALLOCATIONPLANS/KentuckyAllocationPlan.pdf>

Annual Action Plan (2020-2025); <https://www.kyhousing.org/Planning-Documents/Documents/Updated%202020%20Consolidated%20Plan%20Action%20Plan.pdf>

<b>STATE: (Louisiana)</b>	Louisiana Housing Corporation
---------------------------	-------------------------------



Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP   NHTF	<p>[LIHTC] Points awarded for projects in which Owner irrevocably waives its rights to Qualified Contract until after the: 35<sup>th</sup> year (5 pts), 40<sup>th</sup> year (6 pts), 45<sup>th</sup> year (7 pts) (QAP, Appx. A, p. 40)</p> <p>[NHTF] Projects willing to extend the affordability period beyond the minimum 30 year period by at least 5 years will receive preference (4 pts) (NHTF, p. 17)</p>
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership	QAP	See J.
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	HOME	[HOME] Under the CHDO Annual Awards Program (CHAAP), LHC reserves 25% of its HOME allocation for use in funding CHDO eligible projects on an annual basis [See CHAAP Description] (HOME)
J. Provisions promoting community acquisition of rental housing	QAP	[LIHTC] 1 point for new construction homeownership project. Owner must agree to sell units at minimum purchase price by not later than the 16 <sup>th</sup> year of the compliance period. The award is subject to a transactional structure acceptable to LHC according to industry best practices that protects the expectations of tenants anticipating title transfer of their units in fee simple absolute

		or condo or cooperative ownership (QAP, Appx. A, p. 39)
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 1 point for new construction homeownership project. Owner must agree to sell units at minimum purchase price by not later than the 16 <sup>th</sup> year of the compliance period (QAP, Appx. A, p. 39)

**QAP (2022-23):** <https://www.lhc.la.gov/hubfs/2022-2023%20QAP%20Final%20as%20of%2007-14-21.pdf>

**NHTF (2017):**

[https://www.novoco.com/sites/default/files/atoms/files/louisiana\\_2017\\_final\\_nhtf\\_allocaiton\\_plan\\_2017.pdf](https://www.novoco.com/sites/default/files/atoms/files/louisiana_2017_final_nhtf_allocaiton_plan_2017.pdf)

**HOME NOFA (2021):**

<https://www.lhc.la.gov/hubfs/Document%20Libraries/Housing%20Development/Funding%20Opportunities/HOME/LHC%20%202021%20Spring%20HOME%20Investment%20Partnership%20Program%20Award%20-%20NOFA%2004.16.2021-FinalCopy3.pdf>

**Annual Action Plan (FY2022):** <https://www.doa.la.gov/media/jeghlt31/fy-2022-action-plan-proposed.pdf>

2022 Annual Action Plan states that for the allocation of NHTF and HOME funds, “All qualified applications will be ranked based on the scoring criteria published in the request for proposals (RFP) or notice of funding availability (NOFA).”

LHC awards HOME and NHTF funds through several programs, including the Tax Credit Identifiable Gap Elimination (TIGER) Program (available to developers of currently awarded LIHTC projects that have an identifiable gap for which the developer is seeking relief), CHDO Annual Awards Program (CHAAP), and the CHDO Single Acquisition Rehabilitation (CSAR) Program.

STATE: (Maine)	Maine State Housing Authority	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	QAP	[LIHTC] (Only in developing new project) Project sites will get points if they replace or rehabilitate existing rental housing without ... increasing the housing costs (rent and other charges) of tenants (QAP, p. 11)

C. Incentives for long-term affordability above basic federal requirements	HTF	[HTF] MaineHousing will require that affordability be for a 45-year term. The affordability requirements will be outlined in a deed covenant that will be recorded in the applicable registry of deeds (HTF, p. 3)
D. Protection from displacement of residents	QAP	[LIHTC] Project must comply with MH’s Temporary Relocation and Permanent Displacement Policies...The Applicant must take reasonable steps to minimize the displacement of existing tenants of the Project. The Application must identify any tenants who will be permanently displaced and the reason for the displacement. The Projects TDC must include all costs associated with permanent and temporary displacement or relocation. MH will not allocate Credit until it has approved a project’s relocation plan (QAP, pp. 7-8)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] In the event of a tie, the Application with the most acceptable plan to convert the

		Project to affordable homeownership for the residents after the Extended Use Period will have priority (QAP, p. 18)
--	--	---

QAP 2023-2024: [https://www.mainehousing.org/docs/default-source/qap/2023-2024-gap.pdf?sfvrsn=71818415\\_2](https://www.mainehousing.org/docs/default-source/qap/2023-2024-gap.pdf?sfvrsn=71818415_2)

HTF 2017: <https://www.mainehousing.org/docs/default-source/development/housing-trust-fund/2017-national-housing-trust-fund-allocation-plan-draft-for-public-comment.pdf>

HOME-ARP 2021: [https://www.mainehousing.org/docs/default-source/policy-research/federal-funds/home-arp-allocation-plan.pdf?sfvrsn=32f28715\\_9](https://www.mainehousing.org/docs/default-source/policy-research/federal-funds/home-arp-allocation-plan.pdf?sfvrsn=32f28715_9)

STATE: (Maryland)	Maryland Department of Housing and Community Development	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies	QAP	[LIHTC] The project owner must certify annually that they have complied with §42(h)(6)(E)(ii)(I) and has not evicted or terminated the tenancy of an existing tenant of any low-income unit other than for good cause (QAP, p. 18)
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	Program Guide	[HOME/NHTF] All projects requesting competitive LIHTC, RHFP, and/or RHW must agree to at least 40 years of low-income occupancy restriction (GUIDE, p. 21)
D. Protection from displacement of residents	Program Guide	[HOME/NHTF] Generally, DHCD will not participate in a project if it results in the permanent displacement of more than 5% of elderly or disabled residents or 10% of family residents dwelling on the site of the proposed project (GUIDE, p. 21)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		

I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	Program Guide	[HOME/NHTF] 8 points will be awarded when the <b>nonprofit</b> , public housing authority, or Minority/Disadvantaged Business Enterprise has a controlling interest (51% or greater) in the project and, the NP entity is a Qualified Nonprofit within IRC definition (GUIDE, p. 56)  [HOME/NHTF] Up to 6 points will be awarded if a CHDO has less than 50% but more than 10% interest in the general partner or managing member of the project owner (GUIDE, p. 56)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

QAP 2022: <https://dhcd.maryland.gov/HousingDevelopment/Documents/rhf/2022QAP.pdf>

Multifamily Rental Financing PROGRAM GUIDE 2022:

<https://dhcd.maryland.gov/HousingDevelopment/Documents/rhf/2022MRFP-Guide.pdf>

NHTF 2022: <https://dhcd.maryland.gov/HousingDevelopment/Documents/nht/2022HTFPlan.pdf>

JT Emailed for HOME Program allocation plan 2/13

STATE: (Massachusetts)	MA Dept. of Housing and Community Development (DHCD)	
Provision	QAP HTF HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] DHCD awards 3 points to applications whose sponsors commit to a term of affordability of 50 or more years (QAP, p. 51)
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources		

(board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP   NHTF	<p>[LIHTC] DHCD awards 5 points for a non-profit sponsor that has been certified by DHCD as a Community Development Corporation or 3 points if a project is sponsored by a non-profit organization that previously has sponsored and successfully completed at least two LIHTC projects in Massachusetts (QAP, p. 49)</p> <p>[LIHTC] DHCD awards 2 points under “Contribution to a Community Revitalization Planning Effort” if the project is sponsored by a community-based non-profit entity certified by DHCD as a Community Development Corporation (QAP, p. 48)</p> <p>[NHTF] Eligible sponsors either must be non-profit entities or partnered with non-profit entities that receive supportive services funds from federal sources, from private foundations, and/or from the Massachusetts Executive Office of Health and Human Services (NOFA, p. 8) (NHTF)</p>
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

QAP (22-23): <https://www.mass.gov/service-details/qualified-allocation-plan>

**Winter Funding NOFA (2023):** <https://www.chapa.org/sites/default/files/winter-2023-nofa-combuys-1.pdf>

- NHTF and HOME

**Annual Action Plan (FY2022):** <https://www.mass.gov/doc/draft-ffy-2022-hud-one-year-action-plan/download>

STATE: (Michigan)	Michigan State Housing Development Authority	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	AAP   NOFA	<p>Increases on the tenant-paid portion of rent, for occupied units will be limited to no more than 5% per year for the first three years. Does not apply to occupied units protected by project-based rental assistance or enhanced vouchers (AAP, p. 27)</p> <p>[HOME/HTF] For all programs, rental increases on occupied units during any 12-month period will be limited to not more than 5% of the rent paid by the resident household at the beginning of that annual period (NOFA, p. 21)</p>
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] Projects that agree to commit to an extended use period longer than 15 years will receive 0.34 points for each additional year, up to a maximum of 5 points. Fractional points will be rounded down. Thus, a project committing to a total affordability period of 45 years would earn the maximum 5 points (QAP Score Summary, p. 13)
D. Protection from displacement of residents	NOFA	[HTF/HOME] Involuntary permanent relocation of existing residents is not permitted. Any permanent relocation cost incurred (whether voluntary or due to error), will be borne by the mortgagor and/or sponsor. Temporary displacement or relocation of occupants during rehabilitation may be permitted subject to approval of a transition plan by MSHDA's Asset Management Division and compliance with URA requirements, if applicable (NOFA, p. 35)

E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] Projects that agree to offer 100% of the housing tax credit units for sale to tenants in such units at the end of the initial 15-year compliance period will receive a point. Owner must provide a detailed tenant ownership plan that describes the terms of the right of first refusal given to the tenants, including the means of exercising the right of first refusal, the determination of the sale price for each unit and any continuing use or deed restrictions that will be imposed on the units by the seller following any such transfer (QAP Score Summary, p. 13).

**QAP (22-23):** [https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/lihtc/assets/liqap/mshda\\_li\\_qap\\_2022\\_2023\\_qap\\_final.pdf?rev=db31cac47b7d458ca72bf1783912f5d9&hash=9BD84DFDED17EA8BE7F844791036B737](https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/lihtc/assets/liqap/mshda_li_qap_2022_2023_qap_final.pdf?rev=db31cac47b7d458ca72bf1783912f5d9&hash=9BD84DFDED17EA8BE7F844791036B737)

**LIHTC Scoring Criteria located in the Score Summary (22-23):** [https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/lihtc/assets/liqap/mshda\\_li\\_qap\\_2022\\_2023\\_score\\_sum\\_final.pdf?rev=bdf76275dc4f48109cf64407544a2eaa&hash=98D31FB5E7FE79B3E30F33191A8DB1B7](https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/lihtc/assets/liqap/mshda_li_qap_2022_2023_score_sum_final.pdf?rev=bdf76275dc4f48109cf64407544a2eaa&hash=98D31FB5E7FE79B3E30F33191A8DB1B7)



**Round 4 HTF Allocation Plan (2020):** <https://www.michigan.gov/mshda/developers/multifamily-direct-lending-pgrms>

**Gap Financing NOFA (2022):** [https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/assets/mfdlp/round\\_16\\_home\\_gap\\_financing\\_program\\_nofa.pdf?rev=9c60b0b463274ae1a507d44da2d4c6df&hash=ED25118E48CAE9E6EE5F0E6942D32285](https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/assets/mfdlp/round_16_home_gap_financing_program_nofa.pdf?rev=9c60b0b463274ae1a507d44da2d4c6df&hash=ED25118E48CAE9E6EE5F0E6942D32285)

- “MSHDA will make available MSHDA HOME and Housing Trust Fund (HTF) resources (collectively referred to as “Gap Funding”) to be utilized in Round 16 of the Gap Financing Program.”

STATE: (Minnesota)	Minnesota Housing Finance Agency (Minnesota Housing) (LIHTC)	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies	HOME/NHTF	[HOME/NHTF] Tenancy may be terminated only for serious or repeated violation of the terms and conditions of the lease, violation of federal, state or local law(s), or other good cause (HOME and NHTF Combined Program Guide p. 46-7). [Note: this is a federal requirement]
B. Rent increase protections	LIHTC Compliance Guide	[LIHTC] Rent Increases Limited to Once Annually. Beginning on January 1, 2020, rent increases for occupied units are limited to once annually (Compliance Guide, p. 34)
C. Incentives for long-term affordability above basic federal requirements	QAP   HOME/NHTF	[LIHTC] Points awarded for extended long-term affordability beyond 30-year federal requirement. 9 points for 50 years and 8 points for 40 years (QAP, Self-Scoring Worksheet p. 20)  [HOME/NHTF] Minnesota Housing reserves the right to require a longer affordability period as a condition of funding (HOME and NHTF Combined Program Guide p. 35)
D. Protection from displacement of residents	QAP	[LIHTC] Minnesota Housing will not accept applications that have displaced or will displace Section 8 tenants in a housing project because rents will be increased above the Section 8 Payment Standard Rent limit (QAP, p. 14)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing	QAP	[LIHTC] 3 “Equitable Development” points are awarded for a project with input from a

/ Provisions promoting tenant input in housing policy		“Qualified Stakeholder Group” representing a “Community(ies) Most Impacted” by housing disparities (QAP, Self-Scoring Worksheet p. 25)
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP	[LIHTC] Minnesota Housing and suballocators may reserve an additional 5% of total annual HTC's allocated for a total annual nonprofit set-aside of 15%. Federal law requires 10% reserved for nonprofits (QAP, p. 8)
J. Provisions promoting community acquisition of rental housing	QAP	
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		[LIHTC] Projects intended for eventual tenant ownership will receive preference during the selection process when reviewing tie breakers (QAP Wksht, p.3)

QAP (2022-23): [https://www.mnhousing.gov/get/mhfa\\_238915](https://www.mnhousing.gov/get/mhfa_238915)

- Self-Scoring Worksheet (2022-23): <https://www.mnhousing.gov/sites/multifamily/taxcredits>

HOME and NHTF Combined Program Guide:

<https://www.mnhousing.gov/sites/multifamily/postselection/homenhtf>

Housing Tax Credits Compliance Guide: <https://www.mnhousing.gov/sites/multifamily/compliance>

MISSISSIPPI: (HTF Plan YEAR)	Mississippi Home Corporation	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	HTF	[HTF] Owners must obtain approval before implementing HTF unit rent increases...In the event a tenant occupying an HTF unit becomes over-income, the HTF-assisted unit continues to qualify as affordable housing despite a temporary noncompliance caused

		by increases in the existing tenant’s income if actions satisfactory to HUD are being taken to ensure that all vacancies are filled until the noncompliance is corrected (HTF, p. 16-17)
C. Incentives for long-term affordability above basic federal requirements	QAP   HTF	<p>[HTF] Projects willing to extend the affordability period beyond the minimum 30-year period of affordability by at least 5 years will receive preference (HTF, p. 34)</p> <p>[HTF] 5 points for Applicants that extend the affordability period beyond the minimum required by federal regulation which is 30 years (HTF, p. 49)</p> <p>[HOME] Projects willing to extend the affordability period beyond the minimum period (5-20 years) by at least 10 years, will receive additional points (HOME, p. 38)</p>
D. Protection from displacement of residents	QAP   HTF	<p>[LIHTC] All acquisition/rehabilitation developments that involve the displacement of persons must submit a Relocation Plan subject to the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (QAP, p. 12)</p> <p>[HTF] Applicants must further document that any purchase of property meets the requirements of URA, including provision of notices to the seller identifying the transaction as a voluntary sale not under the threat of eminent domain (HTF, p. 20)</p> <p>[HTF] To the extent feasible, displaced residential tenants must be provided a reasonable opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable dwelling unit in the building/complex upon completion of the project (HTF, p. 22)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy	HTF   HOME	[HTF/HOME] In identifying uses of HTF funds for 2021, MHC solicits input from an Advisory Team consisting of individuals and groups representing aspects of low-income housing,

		including Low Income Housing Tax Credit Developers, Planning & Development Districts, For-Profit/Non-Profit Organizations/ Developers and Public Housing Authorities, Disability community, Continuum of Care, ESG Grantees, and individuals working with HIV/AIDS populations. These individuals help ensure a connection with the community and its needs and provide a broad understanding of the critical role affordable housing plays in the community (HTF, p. 9-10, HOME, p. 3)
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP   HTF   HOME	<p>[LIHTC] Developments that enter into a contract with organizations with a proven track record of providing services to families in Mississippi (Mentoring, Literacy, Workforce Development, Parenting, Nutrition, Food Banks, etc.) may be eligible for six (6) points. Examples of experienced service providers include: Extra Table, Springboard, etc. (QAP, p. 63)</p> <p>[HTF/HOME] Applicant must demonstrate a connection with the community and its needs by implementing programs and/or community activities to assist in building wealth and assets, promoting life skills and the enhancement of beneficiaries and the community (HTF, p. 45, HOME, p. 50)</p>

		[HTF/HOME] Developments that offer at least one advanced service/class beyond the required services. The required services must be conducted by a third-party service provider (HTF, p. 51) (HOME, p. 56)
M. Tenant Opportunity to Purchase	QAP	[Optional Lease Purchase Option for Tenants]: Lease Purchase developments are Single Family Homes that will convert to tenant ownership at the end of the 15-year compliance period. The application must include a sample lease-purchase agreement. The agreement must advise tenants of the available purchase option at the end of the 15-year lease period (QAP, p. 67)

**QAP 2023:** <https://archivemhc.com/htc/2023/2023%20Qualified%20Allocation%20Plan.pdf>

**HTF 2022:** <https://archivemhc.com/HTF/2022/2022%20NHTF%20Allocation%20Plan.pdf>

**HOME PROGRAM:**

- CHDO Application Guide 2022: <https://archivemhc.com/FedProg/CHDO-Rental/2022/2022%20HOME%20PROGRAM%20APPLICATION%20GUIDE.pdf>
- Scoring Criteria & Rating Factors 2022: <https://archivemhc.com/FedProg/CHDO-Rental/2022/2022%20HOME%20Scoring%20Criteria%20Rating%20Factor.pdf>

<b>STATE: (Missouri)</b>	<b>Missouri Housing Development Commission (MHDC)</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	Developer's Guide	[LIHTC/HOME/NHTF] MHDC is required to approve the rents for all properties involved in the LIHTC, HOME, and NHTF programs (Developer's Guide, p. 119)
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC/HOME/NHTF] Up to 5 points for development proposals that waive the right to opt-out at the end of the 15 year LIHTC compliance period--1 point for extending 5-9 years, 3 points for extending 10-15 years, 5 points for extending 15+ years (QAP, p. 26)
D. Protection from displacement of residents	Developer's Guide	[HOME/NHTF] For developments requesting HOME Funds or NHTF Funds and requiring temporary or permanent relocation of existing residential or commercial tenants, the owner must comply with the Federal Uniform Relocation Assistance and Real Property

		<p>Acquisition Policies Act of 1970 (Developer’s Guide, p. 57)</p> <p>[LIHTC/HOME/NHTF] For applications involving relocation, permanent displacement of tenants is strongly discouraged. The applicant must take all reasonable steps to minimize the displacement of existing tenants (Developer’s Guide, p. 57)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP	<p>[LIHTC/HOME] QAP assigns 45 points to projects that fall within the LIHTC nonprofit set aside and 45 points to HOME CHDOs (QAP, p. 23)</p> <p>[HOME] Developments that qualify for the HOME CHDO set-aside and are not requesting Low Income Housing Tax Credits will be awarded 10 points (QAP, p. 27)</p> <p>[LIHTC/HOME] Developments that qualify for the non-profit set-aside as defined in section III [of the QAP] and/or developments that qualify for the HOME CHDO set-aside will be awarded 5 points (QAP, p. 28)</p>
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		

M. Tenant Opportunity to Purchase	QAP	[LIHTC/HOME/NHTF] Developments intended for 100% eventual tenant ownership at the end of the 15-year compliance period will receive 5 points. To qualify for the points, the owner must provide a detailed tenant ownership plan that complies with the Internal Revenue Code and is acceptable to MHDC (QAP, p. 25)
-----------------------------------	-----	--

**QAP (2022):** <https://mhdc.com/media/jsnbq414/qualified-allocation-plan.pdf>

QAP includes a provision awarding up to 5 points to developments that qualify for the Service Enriched Priority and commit to provide services that fall under the following categories: Housing Stability, Increased Income and/or Employment, Physical and /or Mental Health, Quality of Life, Social and Community Connection (p. 25).

HOME and NHTF funds, as well as LIHTC, are allocated via the QAP:

- HOME: “Funding decisions are made annually in accordance with the QAP and other allocation plans approved by MHDC Commissioners” (p. 48, 2021 Annual Action Plan).

The scoring criteria/allocation plan for HOME and NHTF funds: allocated through the QA. Applications must score well to be considered for recommendation, and ultimately Commission approval, in the rental production process.

**2022 MHDC Developer’s Guide:** <https://mhdc.com/media/pmlhpgkn/2022-developers-guide.pdf>

STATE: (Montana)	Montana Board of Housing (LIHTC) Montana Department of Commerce (HOME & NHTF)	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	QAP	[LIHTC] Rent increases in any calendar year shall not exceed the lesser of any rent increases permitted as a result of any increase in the Area Median Income (“AMI”) or five percent (5%) of the then-current rent amount. No more than one rent increase per calendar year is allowed (QAP, p. 42)
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] All projects must have an additional 35 years of affordability (total Extended Use Period of 50 years) (QAP, p. 9)
D. Protection from displacement of residents	HOME/NHTF	[HOME/NHTF] The Uniform Relocation Act (URA) requirements apply when HOME or HTF funds are proposed for acquisition, demolition, or rehabilitation of any occupied property or structure. The recipient must

		ensure that it has taken all reasonable steps to minimize displacement of families, individuals, businesses, non-profit organizations or farms through a Residential Anti-displacement and Relocation Assistance Plan (HOME/NHTF, p. 7)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership	QAP	[LIHTC] See M. A requirement of projects wishing to convert to homeownership is placing the land into a community land trust (including resident owned cooperatives) and limitation on equity upon subsequent sales (QAP, p. 22)
H. Community land trusts or similar provisions	QAP	[LIHTC] See M. A requirement of projects wishing to convert to homeownership is placing the land into a community land trust (including resident owned cooperatives) (QAP, p. 22)
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	HOME/NHTF	[HOME/NHTF] Commerce encourages applicants to engage with their stakeholders, e.g. community organizations, the public, housing partners, and current or potential property residents through informal meetings or planning sessions to make information available and inform the public of the proposed activity (HOME/NHTF, p. 8)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] Projects wishing to convert to homeownership at the end of the 15 year compliance period may do so under the provisions of the Code. MBOH will accept no



		<p>more than one application per calendar year that intends to convert to homeownership. Must meet the following conditions (QAP, p. 21-22):</p> <ul style="list-style-type: none"> <li>• The units must be single family detached, townhouse, or condominium.</li> <li>• Intention to convert must be expressed at time of application.</li> <li>• Applicant must submit a comprehensive plan that includes, but is not limited to, provisions for repair or replacement of heating system, water heater, and roof prior to sale; homeownership classes for potential homebuyers; and requirements for extent of stay in rental unit to be eligible for purchase.</li> <li>• Limitation on equity upon subsequent sales.</li> <li>• Placing the land into a community land trust (including resident owned cooperatives), with the exception of tribal properties.</li> <li>• Purchaser must occupy unit as primary residence.</li> <li>• Units must be initially marketed to existing rental resident. Remaining units not sold to existing renter households must be sold to households earning 80 percent or less of AMI.</li> <li>• Low income units that are not sold to their residents must remain rental units; subject to low income and rent restrictions for the term of the LURA.</li> </ul>
--	--	---

**QAP (2024):** [https://housing.mt.gov/ shared/Multifamily/docs/2024QAP.pdf](https://housing.mt.gov/shared/Multifamily/docs/2024QAP.pdf)

**HOME and HTF Application Guidelines (2022):**  
[https://housing.mt.gov/ shared/HOME/docs/Application-Guidelines/PDFs/Draft-2022-HOMEHTF-Guidelines.pdf](https://housing.mt.gov/shared/HOME/docs/Application-Guidelines/PDFs/Draft-2022-HOMEHTF-Guidelines.pdf)

- “In most cases, the requirements for HOME and HTF are the same and Commerce’s goal is to operate the two programs in a unified fashion, but it should be noted there are important distinctions between the programs which are identified in these guidelines (p. 1).”

STATE: (Nebraska)	Nebraska Investment Housing Authority	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP   AHTF	<p>[LIHTC] Up to 2 points for developments that commit to affordability for at least 10 years beyond the minimum compliance period (15-year compliance period, 15-year extended use period) (Application, p. 20)</p> <p>[AHTF] The NAHTF program prioritizes developments that serve qualified occupants for the longest period of time (AHTF, p. 10)</p>
D. Protection from displacement of residents	QAP	<p>[LIHTC] Applicants must certify that they will adopt a residential anti-displacement and relocation assistance plan that will minimize displacement as a result of activities assisted with CDBG-DR/HOME/HTF funds (QAP, Exhibit 14)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP	<p>[LIHTC] 2 points for developments for which the Owner offers a right of first refusal to a non-profit entity or to a governmental entity (Application, p. 21)</p>
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP	<p>[LIHTC] Max 4 points are available for Supportive Services. At least one service must</p>

		be provided in partnership with a community based or regional service provider (App, p. 28)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 2 points for developments that offer qualified tenants a lease-purchase homeownership option (Application, p. 21)

**QAP 2022-2023:** [https://www-nifa-org-files.s3.amazonaws.com/2493-21807867-0 - Combined 2022-2023 QAP Documents Correct one \(1\).pdf?versionId=s07xHIQzf 5UUI6AcvKp78dd5J9Kuqj](https://www-nifa-org-files.s3.amazonaws.com/2493-21807867-0 - Combined 2022-2023 QAP Documents Correct one (1).pdf?versionId=s07xHIQzf 5UUI6AcvKp78dd5J9Kuqj)

**AHTF 2022:** <https://opportunity.nebraska.gov/wp-content/uploads/2022/02/2022-NAHTF-QAP-FINAL.pdf>

**HOME 2022:** [https://opportunity.nebraska.gov/wp-content/uploads/2022/11/2022\\_HOME-CHDO-Application-Guidelines-11\\_15\\_2022.pdf](https://opportunity.nebraska.gov/wp-content/uploads/2022/11/2022_HOME-CHDO-Application-Guidelines-11_15_2022.pdf)

<b>STATE: (Nevada)</b>	<b>Nevada Housing Division (LIHTC)</b>	
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] Applications will receive one point for each additional 5-year period of affordability, not to exceed 50 years (QAP, p. 24)
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		

J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 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. Existing tenants must have a right of first refusal to purchase and the affordability period will apply to all of the remaining, unsold units until the last home is purchased (QAP, p. 9)

**QAP (2022):** [https://housing.nv.gov/Programs/LIT/QAP/Qualified\\_Allocation\\_Plan/](https://housing.nv.gov/Programs/LIT/QAP/Qualified_Allocation_Plan/)

NHD allocates HOME funds annually to Participating Jurisdictions based on the amount of funding received from HUD.

[https://housing.nv.gov/Programs/HME/Homebuyer/Owner, Rental Assistance Developer Info/](https://housing.nv.gov/Programs/HME/Homebuyer/Owner,_Rental_Assistance_Developer_Info/)

<b>STATE: (New Hampshire)</b>	<b>New Hampshire Housing</b>	
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	HTF	[HTF] Applicants will be awarded 5 points for committing to a 40-year affordability period instead of the required 30-year affordability period (HTF, p. 6)
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		

F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy	Program Plan	NH Housing has made it a policy position to seek opportunities to involve persons of color, people from the LGBTQ community, those with disabilities, and those from underserved markets in this dialog and as participants, e.g., on lender and realty boards (Program Plan, p. 13)
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP	[LIHTC] Projects are required to provide residents the opportunity to access appropriate services, which promote self-sufficiency and maintain independent living. Service Coordinators connect residents to needed services, develop and implement strategies to build community among diverse residents, and develop partnerships to bring programs and services onsite to meet the needs of groups of residents (QAP, p. 9)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] Projects <i>may</i> be structured to transfer to tenant ownership after the initial 15-year compliance period, through the Right of First Refusal provided for in Section 42(i)(7) of the Internal Revenue Code. Projects structured to allow for eventual tenant ownership must submit a Tenant to Homeowner conversion plan with their application, which is subject to review and approval by NHHFA (QAP, p. 11)

QAP 2023-2024: [https://www.nhhfa.org/wp-content/uploads/2022/03/2023-2024-Qualified-Allocation-Plan\\_Final.pdf](https://www.nhhfa.org/wp-content/uploads/2022/03/2023-2024-Qualified-Allocation-Plan_Final.pdf)

Program Plan FY 2023: <https://www.nhhfa.org/wp-content/uploads/2022/07/FY2023-Program-Plan-Web.pdf>

<b>STATE: (New Jersey)</b>		
New Jersey Housing and Mortgage Finance Agency (LIHTC)		
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		The supportive services plan must address: a plan for problem resolution to minimize evictions for supportive housing
B. Rent increase protections	QAP	[LIHTC] Applications for preservation projects must include documentation of how rents will remain at or near existing levels (QAP, p. 8)
C. Incentives for long-term affordability above basic federal requirements	NHTF   QAP	[NHTF] Based on the size of the NHTF allocation, the State’s priority for serving people with special needs in community – integrated housing in high opportunity areas, and the priority for timely developments, applications will receive points (maximum 15 out of 100) based on the following criteria: Project provides extended affordability controls beyond the initial 30 years (NHTF, p. 3)  [LIHTC] Projects not located within a Targeted Urban Municipality (TUM) which extend their compliance period for an additional 15 years shall receive 20 points (QAP, p. 44)
D. Protection from displacement of residents	NHTF   QAP	[NHTF] Currently occupied rental units are an ineligible project type (NHTF, p. 1)  [LIHTC] Applications for preservation projects must include an agreement precluding the involuntary displacement of any existing resident (other than for good cause) (QAP, p. 8). [Applies somewhat to A.]
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities		

Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	NHTF   QAP	[NHTF] 2 points if the applicant is a non-profit (NHTF, p. 16)  [LIHTC] [Supportive Housing Cycle] Applications submitted by a qualified nonprofit organization with 100% of the general partner interest in the final ownership entity shall be awarded 2 points. Applications submitted by a qualified nonprofit organization with at least 50%, but less than 100% of the general partner interest in the final ownership entity shall be awarded one point (QAP, p. 59)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP	[LIHTC] Projects which demonstrate community policing or public safety enhancements shall be awarded two points (QAP, p. 48)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] For single family and duplex housing which will convert to tenant ownership, 10 points shall be awarded. Such projects must convert to home ownership at the end of the compliance period (QAP, p. 44)

AAP and Home-ARP (2022):

<https://www.nj.gov/dca/divisions/dhcr/announcements/pdf/rfp2022consolidatedplan.pdf>

Consolidated Plan/Annual Action Plan 2022):

<https://www.nj.gov/dca/divisions/dhcr/announcements/pdf/State%20of%20NJ%202022.pdf>

- HOME Investment Partnership Overview on Page 34 and 63

NHTF (2022?): <https://www.state.nj.us/dca/divisions/dhcr/rfp/pdf/nhtfguideline.pdf>

- Minimum Housing Rehabilitation Standards (2022):  
<https://www.state.nj.us/dca/divisions/dhcr/rfp/pdf/nhtf-rehabilitation-standards.pdf>

NHTF (2020) [https://www.nj.gov/dca/divisions/dhcr/offices/docs/AHTF\\_Program\\_Guidelines.pdf](https://www.nj.gov/dca/divisions/dhcr/offices/docs/AHTF_Program_Guidelines.pdf)

QAP (2019-20):

[https://nj.gov/dca/hmfa/developers/docs/lihtc/qap/2019\\_2020\\_QAPproposedA500amendments\\_blacklined.pdf](https://nj.gov/dca/hmfa/developers/docs/lihtc/qap/2019_2020_QAPproposedA500amendments_blacklined.pdf)

Need to email: Emailed 9/19

- [James.Lordi@dca.nj.gov](mailto:James.Lordi@dca.nj.gov) for HTF
- <https://nj.gov/dca/hmfa/about/contactus/index.shtml>
- LIHTC: [NJHMFAtaxcredits@njhmfa.gov](mailto:NJHMFAtaxcredits@njhmfa.gov)

<b>STATE: (New Mexico)</b>	New Mexico Mortgage Finance Authority	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP   HTF	<p>[LIHTC] [Priority] Affordability periods longer than the 30-year minimum (QAP, p. 17)</p> <p>[LIHTC] 5 points to Projects committing to at least a 35-year Affordability period (QAP, p. 29)</p> <p>[HTF] 5 points for projects committed to an additional 5+ years beyond the required 30 years (HTF, p. 1)</p>
D. Protection from displacement of residents	QAP	<p>[LIHTC] Applicants must submit a preliminary displacement/relocation plan outlining:</p> <ul style="list-style-type: none"> <li>(i) any potential permanent, temporary or economic displacement/relocation issues;</li> <li>(ii) the approximate number of current tenants to be relocated;</li> <li>(iii) where tenants could be relocated during the rehabilitation and length of time;</li> <li>(iv) how displacement/relocation can be minimized, and how relocation expenses will be paid for if incurred;</li> <li>(v) good faith estimate of displacement/relocation costs (QAP, p. 11)</li> </ul>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		



G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP   HTF	<p>[LIHTC] <b>Tier 1:</b> Local nonprofits: NMHAs, TDHEs and THAs that demonstrate financial capacity by having net worth/net assets of at least \$1,000,000 will qualify for 10 points; <b>Tier 2:</b> Local nonprofits, NMHAs, TDHEs and THAs which have net worth/net assets of at least \$250,000 will qualify for 5 points. For any entity to claim points under this Project Selection Criterion, the qualified, nonprofit organization, NMHA, TDHE or THA must own at least 51% of the General Partner interest and be receiving a minimum of 10% of the developer fee as identified in the Project Application. (QAP, p. 23)</p> <p>[HTF] 5 points if the developer/general partner is a New Mexico nonprofit organization, a Tribal Designated Housing Entity (TDHE) or a public housing authority (HTF, p. 1)</p>
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	HTF   NMHTF	<p>[HTF] 5 points for projects in which all the Units are intended for eventual tenant ownership. Projects are limited to single family, duplex, four-plex or townhome style projects, that may be easily separated from other Units (HTF, p. 43)</p> <p>[NMHTF] 6 points if either the borrower or its controlling parent is an eligible New Mexico non-profit organization, tribal entity, or housing authority (NMHTF, p. 10)</p>

NOTES:

- The relocation plan must include a sample tenant letter outlining the process and informing the tenant of any potential permanent displacement due to a change in unit mix or income eligibility.

QAP 2023: [https://housingnm.org/uploads/documents/Board\\_approved\\_2023\\_QAP\\_Clean\\_version.pdf](https://housingnm.org/uploads/documents/Board_approved_2023_QAP_Clean_version.pdf)

HTF NOFA 2022:

[https://housingnm.org/uploads/documents/National\\_Housing\\_Trust\\_Fund\\_NOFA\\_Final\\_2022.pdf](https://housingnm.org/uploads/documents/National_Housing_Trust_Fund_NOFA_Final_2022.pdf)

New Mexico HTF (2021):

[https://housingnm.org/uploads/documents/Approved\\_2021\\_NMHTF\\_NOFA.pdf](https://housingnm.org/uploads/documents/Approved_2021_NMHTF_NOFA.pdf)

HOME: emailed via website, 2/27

<b>STATE: (New York)</b>		New York State Division of Housing and Community Renewal (LIHTC/NHTF) New York Housing Trust Fund Corporation (HOME)	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>	
A. Just-cause or good-cause eviction policies			
B. Rent increase protections			
C. Incentives for long-term affordability above basic federal requirements	NHTF Term Sheet	[NHTF] 15 points may be awarded for Duration of Affordability (NHTF Term Sheet, p. 2)	
D. Protection from displacement of residents	QAP	[LIHTC] [Threshold Requirement] The project does not involve the permanent involuntary displacement of existing tenants in order to qualify for credits (QAP, p. 12)	
E. Internal democratic resident control over housing resources (board/community representation or oversight)			
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy			
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership			
H. Community land trusts or similar provisions			
I. Non-profit ownership or management of housing (above	QAP; RFP	[LIHTC] Up to 4 points for participation of non-profit organizations (QAP, p. 18)	

the minimum LIHTC requirements)		[HOME] Priority will be given to Supportive Housing Projects with at least 30% supportive units (25% for project with OPWDD units) developed by not-for-profit organizations and projects developed by CHDOs (RFP, p. 4)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

**QAP (2021):** <https://hcr.ny.gov/system/files/documents/2021/05/qap-9-lihtc-part-2040.1-2040.13.pdf>

**Fall 2022 HCR Multifamily Finance RFP (for LIHTC, HOME, NHTF):**

<https://hcr.ny.gov/system/files/documents/2022/10/rev.10.3.2022.fall-2022-multifamily-finance-9-rfp.pdf>

- HTF and HOME funds also distributed through the Multifamily Finance 9% RFP (9% RFP) process.

HTF Term Sheet: [https://hcr.ny.gov/system/files/documents/2022/09/hcr-federal-housing-trust-fund-term-sheet-september-2022\\_1.pdf](https://hcr.ny.gov/system/files/documents/2022/09/hcr-federal-housing-trust-fund-term-sheet-september-2022_1.pdf)

HOME funds: “A competitive solicitation is not always exercised. The State may directly fund applications at its discretion. The criterion used to select awardees for HOME funds depend on the activity being proposed and may include but is not limited to: demonstrated need for the activity proposed in the service area, average income level served, persons with special needs targeted, percent below poverty level in the service area, number of persons below poverty level in the service area, age of housing, leveraging, demonstrated staff capacity, homeownership rate in the service area, homeownership affordability index, tenant rent burden, tenant affordability index, experience and prior performance, subsidy layering, underwriting, delivering HOME eligible units and the ability to complete the activities within the contract term.” 2021 Annual Action Plan, p. 35

STATE: North Carolina	North Carolina Housing Finance Agency	
Provision	QAP HTF HOME	Evidence
A. Just-cause or good-cause eviction policies	QAP	Mandatory tax credit lease addendum; Extended use compliance policy
B. Rent increase protections	QAP	[LIHTC] Any management agent found to have implemented a rent increase on an existing tax credit property without the required

		Agency approval may be prohibited from serving as management agent for an application (QAP, p. 19)
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents	QAP	[LIHTC] For rehabilitation projects and in every other instance of tenant displacement, including temporary, the Applicant must supply with the full application a plan describing how displaced persons will be relocated, including a description of the costs of relocation. The owner is responsible for all relocation expenses, which must be included in the project’s development budget. Owners must also comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as revised in 49 C.F.R. Part 24 (QAP, p. 27)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		

M. Tenant Opportunity to Purchase	QAP	[QAP Tiebreaker 4] Projects that are intended for eventual tenant ownership. Such projects must utilize a detached single family site plan and building design and have a plan describing how the project will convert to tenant ownership at the end of the 30-year compliance period (QAP, p. 22)
-----------------------------------	-----	---

QAP 2023:

[https://www.nchfa.com/sites/default/files/page\\_attachments/QAP23%E2%80%94FinalQAP.pdf](https://www.nchfa.com/sites/default/files/page_attachments/QAP23%E2%80%94FinalQAP.pdf)

HTF 2017:

[https://www.nchfa.com/sites/default/files/page\\_attachments/NHTFAllocationPlanFinal2017.pdf](https://www.nchfa.com/sites/default/files/page_attachments/NHTFAllocationPlanFinal2017.pdf)

- NCFHA uses the application process and eligibility requirements described in the QAP in awarding HTF funds

JT emailed 2/27 about most recent HOME and HTF Plans

<b>STATE: (North Dakota)</b>	North Dakota Housing Finance Agency	
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	HTF	[HTF] Up to 10 points for an existing LIHTC project entering its Extended Use Period within 12 months which did NOT waive its ability to opt out of the Extended Use Period (HTF, p. 12) [HTF] Projects which commit to affordability for a period of 31 years or longer will receive 1 point (HTF, p. 15)
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		

H. Community land trusts or similar provisions	CLT	North Dakota has an ongoing Community Land Trust pilot that provides local Community Land Trusts with a low-cost line of credit to create more single-family housing for low-to moderate-income households (see checklist)
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

**2023 QAP:** <https://www.ndhfa.org/wp-content/uploads/2022/05/2023LIHTCQAP.pdf>

- 2024 DRAFT: <https://www.ndhfa.org/wp-content/uploads/2023/02/2024LIHTCDraftQAP.pdf> (final has not been released)

**2022 NHTF:** <https://www.ndhfa.org/wp-content/uploads/2023/01/2022HTFAllocationPlan.pdf>

- 2023 DRAFT: <https://www.ndhfa.org/wp-content/uploads/2023/02/2023HTFDraftAllocationPlan.pdf> (has not been approved by HUD)

**2023 HOME DRAFT:** <https://www.ndhfa.org/wp-content/uploads/2023/02/2023HOMEDraftAllocationPlan.pdf>

**2022 Housing Incentives Fund:** <https://www.ndhfa.org/wp-content/uploads/2022/05/2022HIFAllocationPlan.pdf>

**2022 CLT Application:** <https://www.ndhfa.org/wp-content/uploads/2022/10/CLTApplicationDrawChecklists.pdf>

**NOTES:**

- QAP (p. 3) has a section specifying that the ownership entity and management agent shall have Tenant Protections. Each ownership entity and management agent shall:
  - (1) Expressly include reasonable accommodations in the application for tenancy; and
  - (2) not ask applicants/residents for medical or other protected information unless and only to the extent legally necessary; and
  - (3) use standard leases with the same rights available to, and responsibilities expected of, all households, including duration of tenancy; and
  - (4) ensure participation in any supportive services is entirely voluntary; and
  - (5) not give a preference based on either disability type, actual or perceived, or being a client of a particular provider.

STATE: (Ohio)	Ohio Housing Finance Agency (LIHTC)	
Provision	QAP HTF HOME	Evidence
A. Just-cause or good-cause eviction policies	NHTF	[NHTF] Recipients must meet the requirements for tenant protections and selection as outlined in § 93.303 (NHTF, p. 6)
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	NHTF	[NHTF] Priority given to projects with affordability periods longer than 30 years as required by other state or federal funding sources (NHTF, p. 9)
D. Protection from displacement of residents	QAP	[LIHTC/HOME/NHTF] Any development involving rehabilitation of occupied units that will result in permanent displacement must submit a complete Acquisition, Relocation, and Demolition Questionnaire and the Relocation Assistance Plan. OHFA may prohibit, limit, or mitigate any permanent displacement. If a development will result in resident relocation during the construction period, the application must include a narrative detailing the tenant relocation plan addressing the method(s) for relocating residents, provide a breakdown of any associated costs, and identify if tenants will be permanently displaced (QAP, p. 17)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above	QAP	[LIHTC/HOME/NHTF] Up to 10 points if the development includes a local nonprofit that

the minimum LIHTC requirements)		can demonstrate a history of providing housing in the target area (QAP, p. 34)  [LIHTC/HOME/NHTF] Up to 10 points if the development will be owned, developed, or sponsored by a CHDO (and is also requesting HOME funds) (QAP, p. 34)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP	[LIHTC/HOME/NHTF] Applications must include a community outreach plan, which must include a list of stakeholders notified. Nonprofit community organizations are listed as one potential stakeholder to be included (QAP, p. 8)  [LIHTC/HOME/NHTF] Up to 15 points in Service Enriched Housing allocation pool for Local Partners-- Proposals including both of the following: Referral Partnership: The development team has established an MOU with either the applicable (1) Continuum of Care for PSH applicants or (2) ADAMH Board for Substance Abuse Recovery applicants to admit referrals from a coordinated entry system and will target households including individuals and families meeting the applicable target population AND Medicaid Partnership: Evidence of a partnership with a service provider who will coordinate provision of Medicaid-funded services (QAP, p. 42)
M. Tenant Opportunity to Purchase	QAP	[LIHTC/HOME/NHTF] New Affordability: single family development set-aside will award one development in the Central City Pool involving the new construction of single family homes or townhomes, including but not limited to those intended for eventual resident ownership (QAP, p. 31)

**QAP (2022-23):** <https://ohiohome.org/ppd/documents/2022-2023-QAP.pdf>

- A portion of HOME and NHTF funds are also allocated using the QA.

**[Draft] NHTF Allocation Plan (2023):** <https://ohiohome.org/ppd/documents/NHTF-PY23-AllocationPlan.pdf>



**Annual Action Plan (2022):**

[https://development.ohio.gov/static/community/coummunityresources/092022\\_Final\\_PY2022\\_AAP.pdf](https://development.ohio.gov/static/community/coummunityresources/092022_Final_PY2022_AAP.pdf)

Up to 10 points Housing Authority Partner: The development will include a local MHA that has 51% General Partnership interest in the ownership of the proposed development and owns the land the project will be located on (p. 34).

STATE: (Oklahoma)	Oklahoma Housing Finance Agency	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	NHTF	[NHTF] Rent increases are subject to approval by OHFA and utility allowances must be reported annually (NHTF, p. 11)
C. Incentives for long-term affordability above basic federal requirements	QAP   NHTF	<p>[LIHTC] Up to 10 points for a Development that commits to remain affordable to Low-Income persons for up to 10 years over and above the programmatically required affordability period (minimum 30 years), 1 Point will be awarded for each year that the applicant commits to beyond the programmatically required affordability period (QAP, p. 25)</p> <p>[NHTF] 5 points will be awarded for Applicants who promise to extend the affordability from 30 to 40 years (NHTF, p. 16)</p>
D. Protection from displacement of residents	QAP   NHTF	[LIHTC] Developments that have existing tenants must include a complete, detailed tenant income audit that identifies all existing tenants and their income. The audit shall separately identify those tenants whose income exceeds applicable Income limits. The Applicant should further ensure that all tenants who will continue to reside in the property comply with the applicable Income limits. This can be completed by the Applicant or others. If applicable, provide any plans for Relocation of tenants during Rehabilitation. Costs should be reflected in Development budget (QAP, p. 23)

		<p>[NHTF] Applicants must address the relocation of tenants or residents if applicable (NHTF, p. 11)</p> <p>[LIHTC] Up to 8 points for Vulnerable Gentrification Area: This scoring will compile data considering various aspects of a neighborhood including its income profile, vulnerable people, precarious housing location, housing market activity, and neighborhood demographic change.</p> <ul style="list-style-type: none"> <li>• Data Considered for Income: Low Income Households and Household Income Data Considered for Vulnerable People: Black, Indigenous, People of Color (BIPOC) / Non-White demographics, limited language proficiency figures, persons with disabilities, female headed households, individuals 65 years of age and older.</li> <li>• Data Considered for Precarious Housing: Multifamily Units, and Housing built before the 1970s,</li> <li>• Data Considered for Housing Market Activity: Median Rent, Rent Change, Median Home Values, Home Value Change</li> <li>• Data Considered for Neighborhood Demographic Change: Change in BIPOC, change in educational attainment, change in homeownership, change in household income (QAP, p. 38)</li> </ul>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities		

Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	HOME   QAP	[HOME] OHFA has chosen to set-aside 25% of its annual allocation to CHDOS (the minimum set-aside amount is 15%) (HOME, p. 4)  [LIHTC] Nonprofit Owners must include an Ownership chart demonstrating more than 50% Ownership interest in the general partner or managing member by the Nonprofit in their required documentation (QAP, pp. 15-16)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	If an Applicant wishes not to commit their Development to an extended term of affordability as described above, then they may propose tenant ownership after the 15-year Compliance Period with a satisfactory plan. If electing Tenant Ownership, Applicants must submit a detailed plan which includes projections on maintenance, tenant reserve funds, home buyer training, continued affordability, sales price calculation, and etc. The plan will be evaluated for feasibility (QAP, p. 25-26)

QAP 2023: <https://www.ohfa.org/affordable-housing-tax-credits/#qap>

HTF 2023: <https://www.ohfa.org/national-housing-trust-fund/>

HOME 2023: <https://www.ohfa.org/home-investment-partnership-program/>

<b>STATE: (Oregon)</b>	Oregon Housing and Community Services (LIHTC/NHTF/HOME)	
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies	NHTF/HOME	[NHTF/HOME] [Special Needs Projects] A one-year lease agreement must be offered to tenants in HTF assisted units. In addition to

		<p>the one-year term, the lease must stipulate that termination or refusal to renew must be based on serious or repeated violation of the terms and conditions of the lease and be served to the tenant in writing, must specify the grounds for the action, and provide a minimum of 30-day notice before termination of tenancy (NHTF, p. 4, HOME, p. 4)</p> <p>[NHTF/HOME] Termination of tenancy or refusal to renew a lease may only be for serious or repeated violation of the terms and conditions of the lease; for violation of applicable federal, state, or local law; for completion of the transitional housing tenancy period; or for other good cause. Landlords must give the tenant a 30-day notice of termination or refusal to renew (NHTF, p. 24, HOME, p. 32)</p>
B. Rent increase protections	NHTF/HOME	[NHTF/HOME] OHCS must review and approve all recalculations of rent and utility allowances prior to any changes being implemented. Tenants must have at least 30 days written notice of any increase (p. 27, p. 37)
C. Incentives for long-term affordability above basic federal requirements	QAP   HOME	<p>[LIHTC] All awarded 9% LIHTC and 4% LIHTC projects must remain affordable for 60 years, except that for LIHTC projects paired with other OHCS resources requiring an affordability period of not less than 22 than 30 years, the affordability period for the LIHTC project may be less than 60 years (p. 21-22)</p> <p>[HOME] OHCS funded Projects must provide a 60-year affordability period (p. 9)</p>
D. Protection from displacement of residents	QAP   HOME NOFA   NHTF/HOME	<p>[LIHTC] If any relocation or displacement of existing tenants might occur because of an Allocation, the Application must contain a relocation plan satisfactory to OHCS and include, among other things, a complete survey of existing tenants (QAP, p. 25)</p> <p>[LIHTC/HOME NOFA] [Preservation Projects] Up to 3 points [2 for HOME]; Tenant Protections if federal rent subsidy expires; 3 points [2 for HOME], if change of use requires</p>

		<p>relocation. Enhanced Vouchers (EVs) issued only for the residents under the Section 8 contract - no EVs for HUD maturing mortgages. Limited vouchers issued for RD prepayments (QAP, p. 45, NOFA, p. 16)</p> <p>[NHTF/HOME] The HTF Program is subject to the Uniform Relocation Assistance and Real Property Acquisition Act (URA). URA requirements and policies must be followed when acquiring property or displacing people or businesses for a Project with federal HTF funds (NHTF, p. 25, HOME, p. 34)</p> <p>[NHTF/HOME] OHCS Anti-displacement and Relocation Assistance Policy: OHCS encourages applicants to pursue only those Projects that will not permanently displace tenants, and reserves the right to prioritize funding to Projects with no permanent relocation and/or reasonable temporary relocation (NHTF, p. 25, HOME, p. 34)</p> <p>[NHTF/HOME] Displacement not only includes the physical displacement of persons, it also includes "economic displacement" which means that as a direct result of the Project, the existing tenant is not able to afford a new, higher rent for their current unit. If a HTF applicant intends to rehabilitate an occupied property, the issue of economic displacement needs to be of particular concern (NHTF, p. 25, HOME, p. 34)</p>
<p>E. Internal democratic resident control over housing resources (board/community representation or oversight)</p>		
<p>F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy</p>	<p>HOME</p>	<p>[HOME] Tenant Participation Plan: CHDOs that receive HOME funding for their Project must adhere to a fair lease and grievance procedure approved by OHCS. They must also submit a plan and follow a program of tenant participation in management decisions (HOME, p. 8)</p>

G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations	QAP	[LIHTC] 10% of total annual allocation set aside for Qualified Culturally Specific Organizations/Developers (QCSO). A QCSO must be representative of a community or significant segments of a community and provide affordable housing to low- and very low-income households (QAP, p. 12)
M. Tenant Opportunity to Purchase	QAP	[LIHTC] QAP awards 1 point for Projects intended for eventual tenant ownership (QAP, pp. 39, 46)

**QAP (2022):**

<https://www.oregon.gov/ohcs/development/Documents/2022%20Updated%20Final%20QAP.pdf>

**2022 9% LIHTC NOFA:** <https://www.oregon.gov/ohcs/development/Documents/nofa/2022/2022-5-LIHTC9-NOFA-v1.2.pdf>

- HOME funds may also be requested in association with this NOFA (p. 3).

**HOME Program Manual (2022):**

<https://www.oregon.gov/ohcs/development/Documents/2022%20HOME%20Program%20Manual.pdf>

**HOME NOFA (2021):** <https://www.oregon.gov/ohcs/development/Documents/nofa/2021/HOME-2021/HOME-NOFA-2021-5-Redlined-Correction-3.5.21.pdf>

**NHTF Program Manual (2023):**

<https://www.oregon.gov/ohcs/development/Documents/2023%20NHTF%20Program%20Manual.pdf>

<b>STATE: (Pennsylvania)</b>	Pennsylvania Housing Finance Agency (LIHTC/NHTF) Pennsylvania Department of Community and Economic Development (HOME)
------------------------------	---

Provision	QAP HTF HOME	Evidence
A. Just-cause or good-cause eviction policies	QAP	[LIHTC/NHTF] As part of compliance monitoring, owners must certify that no low-income resident of a Tax Credit property will be or has been evicted or otherwise had their lease terminated other than for good cause and owner must confirm that all leases state this affirmatively (QAP, p. 13)
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC/NHTF] Applications for Tax Credits must demonstrate a commitment to serve low-income residents for a period of not less than 40 years or, in the alternative, offer homeownership opportunities to qualified residents after the initial 15 year compliance period (QAP, p. 16)
D. Protection from displacement of residents	QAP; HOME Program Guidelines	<p>[LIHTC/NHTF] Applications that have resulted from or will result in the permanent displacement of low-income residents will be rejected unless the Applicant provides evidence satisfactory to the Agency that an appropriate relocation plan has been developed. Furthermore, to the greatest extent feasible, all existing low-income residents must be offered their choice to either be temporarily relocated until such time, upon completion of the development, as they are able to return to an appropriately sized affordable unit in the development, or receive relocation benefits. Applicants are required to document the efficacy of notice given to residents to the satisfaction of the Agency (QAP, p. 16)</p> <p>[HOME] HOME program funds are covered by the requirements of the URA (HOME, p. 4)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy	QAP	<p>[LIHTC/NHTF] The Agency prioritizes projects within the Community Revitalization set aside which, to the greatest extent feasible, involve residents and the surrounding community in the following activities:</p> <ul style="list-style-type: none"> <li>• design of the proposed development,</li> </ul>

		<ul style="list-style-type: none"> <li>• drafting of the tenant selection plan,</li> <li>• implementation of the tenant selection plan,</li> <li>• management of the proposed development,</li> <li>• contracting opportunities, and</li> <li>• ownership of the development (QAP, p. 30)</li> </ul>
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	AAP; QAP	<p>[HOME] Priority consideration will be provided to applicants seeking HOME funds that meet the 15% CHDO Set-Aside requirement on behalf of a non-profit (AAP, p. 56)</p> <p>[LIHTC/NHTF] PFHA will target a minimum of 25% of the Competitive 9% Tax Credit towards developments involving qualified nonprofit organizations [federal law requires 10% for LIHTC]. PFHA will also provide a preference of up to 5% of the Competitive 9% Tax Credit for CHDOs (QAP, p. 9)</p>
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	See C. Choice between 40-year affordability period or homeownership conversion after 15 years (QAP, p. 16)

**QAP (2022):** [https://www.phfa.org/forms/multifamily\\_news/news/2022/2022-lihtc-allocation-plan.pdf](https://www.phfa.org/forms/multifamily_news/news/2022/2022-lihtc-allocation-plan.pdf)

**DRAFT Annual Action Plan (2022):** <https://dced.pa.gov/download/2022-action-plan-draft/?wpdmdl=114318&refresh=641874b593fd31679324341&ind=1654192489975&filename=2022-Action-Plan-Draft.pdf>

- States that Pennsylvania Department of Community and Economic Development (DECD) administers the annual HOME Investment Partnerships (HOME) program, DCED will administer the HOME Program and will allocate a portion of the Commonwealth’s award to the



Pennsylvania Housing Finance Agency (PHFA) as a state recipient to develop and administer large-scale (ten units or more) rental projects and homebuyer projects. PHFA will receive at least 35% of DCED’s annual HOME allocation, not to exceed 50 percent of the 2022 HOME allocation for rental housing construction and development, tenant based rental assistance, and homebuyer programs

- [Re: NHTF] PHFA will utilize the same process for applicant selection as they have developed for their Low-Income Tax Credit program which may be found in the attached Tax Credit Allocation Plan, made part of this plan. HTF funds will only be awarded to projects that meet the guidelines and receive low-income housing tax credits (p. 62).

**HOME Program Guidelines (2022):** <https://dced.pa.gov/download/home-program-guidelines/?wpdmdl=80332>

<b>STATE: (Rhode Island)</b>	<b>Rhode Island Housing (RIHousing)</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	AAP	[HOME/NHTF] Up to 5 points if the Term of Affordability exceeds minimum requirements for type of unit and amount of funding requested (AAP, pp. 24, 27)
D. Protection from displacement of residents	QAP	[LIHTC] Developments financed under the rental production program are required to provide for uniform and equitable treatment of persons displaced from their homes and businesses and to establish and provide for uniform and equitable relocation of any residents or businesses (QAP, p. 24)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy	AAP	[HOME/NHTF] 5 points for evidence of community engagement, public solicitation of feedback, and/or resident participation in project planning or execution (AAP, pp. 23, 27)
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		

H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	AAP; QAP	[HOME] CHDOs receive preference in the application process (AAP, p. 24)  [LIHTC/NHTF] 3 points if the developer is a community-based nonprofit that has a demonstrable track record of community engagement, is incorporated in the state of RI, has IRS 501(c)(3) status, and has operated housing in the neighborhood or similar neighborhoods in the state (QAP, p. 39)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement	QAP	[LIHTC/NHTF] 0.5 point for resident supportive service, including resident meetings (QAP, p. 40)
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

**QAP (2022):** <https://www.rihousing.com/wp-content/uploads/RIHousing-2022-Qualified-Allocation-Plan.pdf>

**Annual Action Plan (2022):** <https://www.rihousing.com/wp-content/uploads/PY22-AAP-Final-v2.pdf>

<b>STATE: (South Carolina)</b>	South Carolina State Housing Finance and Development Authority (SC Housing)	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies	QAP   ConPlan   SRDP	[LIHTC/HOME/NHTF] In lieu of points for CCRP, the application may include a letter detailing measures already implemented by the local government to increase the quantity of affordable housing and develop a resilient community. Examples of policies include eviction and homelessness diversion programs (QAP, p. 28, ConPlan, pp. 350, 366)  [HOME/NHTF] An owner may not terminate the tenancy or refuse to renew the lease of a tenant for rental housing assisted with HOME or NHTF funds except for serious or repeated violations of the terms of the lease; for

		violation of applicable federal, state or local law; or for other good cause (SDRP, p. 34)
B. Rent increase protections	QAP   ConPlan	<p>[LIHTC] Developments cannot increase rent levels without approval from the Compliance Monitoring Department. Rent increases in excess of 5% annually may not be approved (QAP, p. E-5)</p> <p>[HOME/NHTF] The HOME Final Rule and the NHTF Interim Rule requires approval of all rents on an annual basis for developments with such units (ConPlan, p. 360)</p>
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents	QAP   ConPlan   SRDP	<p>[LIHTC] Applications must include detailed, step by step plan describing how any displaced persons will be relocated, including the costs. The Development Team is responsible for all relocation expenses (QAP, p. 5)</p> <p>[HOME/NHTF] Applicants must comply with the requirements of the Uniform Relocation Act, including a written relocation plan that addresses how the relocation requirements will be managed (ConPlan, pp. 359, 374)</p> <p>[HOME/NHTF] SC Housing HIGHLY ENCOURAGES Applicants to make EVERY effort to not trigger displacement. Applicants should offer tenants the opportunity to lease an affordable suitable unit within the project if possible (SDRP, p. 34)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities		

Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions	QAP   ConPlan	[LIHTC/HOME/NHTF] In lieu of points for CCRP, the application may include a letter detailing measures already implemented by the local government to increase the quantity of affordable housing and develop a resilient community. Examples of policies include community land trusts (QAP, p. 28, SDRP, 350, 366)
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 4th tiebreaker: Projects providing for tenant ownership at the end of the initial 15-year compliance period. The application must include a conversion plan including all homebuyer counseling programs to be provided along with the financial procedure that will be used to transfer the rental units into homeownership (QAP, p. 29)

**DRAFT QAP (2023):** <https://www.schousing.com/library/Tax%20Credit/2023/2023-Draft-QAP-20221019.pdf>

- Still pending required final approval as of 3/22/23.

**Annual Action Plan (2022):**

<https://www.schousing.com/library/HOME/2022/2022%20SC%20Action%20Plan%20Final%20Draft.pdf>

- Both HOME and NHTF funding will be available for new construction and rehab of existing affordable rental housing units under the Authority’s Small Rental Development Program (SRDP) (p. 32).

**Consolidated Plan (2021-2025)** available at: <https://cpd.hud.gov/cpd-public/consolidated-plans>

**Small Rental Development Program Application Manual (SRDP) (2023):**

[https://www.schousing.com/library/SRDP/2023/2023\\_SRDP-Manual-20230320.pdf](https://www.schousing.com/library/SRDP/2023/2023_SRDP-Manual-20230320.pdf)

- SC Housing uses HOME and NHTF funds for its SRDP.

STATE: (South Dakota)	South Dakota Housing Development Authority	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies	HOME	[HOME] An owner may not terminate the tenancy or refuse to renew the lease of a tenant of rental housing assisted with HOME funds except for serious or repeated violation of the terms of the lease; for violation of applicable Federal, State or local law; or for other good cause (HOME, p. 14)
B. Rent increase protections	HOME   HTF	<p>[HOME] The owner must have received SDHDA approval and provide 30 day written notice to tenants prior to any increase in rents (HOME, p. 13)</p> <p>[HTF] Any increase in rents to HTF assisted units is subject to any outstanding lease and SDHDA approval. The owner must have received SDHDA approval and provide 30 day written notice to tenants prior to any increase in rents (HTF, p. 10)</p>
C. Incentives for long-term affordability above basic federal requirements	QAP   HOME	[LIHTC/HOME] Although the required Extended Use Period is 30 years, applicants that make a commitment to increase the Extended Use Period an additional 10 years (to 40 years) will receive 30 points (QAP, p. 27, HOME, p. 25)
D. Protection from displacement of residents	HOME   HTF	<p>[HOME] SDHDA typically will not allow permanent displacement of current residents of any project funded with HOME funds. Relocation payments and other relocation assistance is an eligible project cost and will be paid by the project owner. Relocation payments include replacement housing payments, payments for moving expenses, and payments for reasonable out-of-pocket costs incurred in the relocation of tenants. Applications involving rental acquisition and/or rehabilitation must include a relocation plan and budget. (HOME, p. 10)</p> <p>[HTF] SDHDA typically will not allow permanent displacement of current residents of any project funded with HTF funds. If the project is currently occupied, the applicant must comply with Federal Relocation</p>

		Requirements found in 24 CFR Part 93.352 (HTF, p. 8)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		[HOME/HTF] (Only if the services are provided by community organizations) Projects providing verifiable on-site services to the tenants (Homeless persons, persons with physical disabilities, persons with mental disabilities, persons with developmental disabilities, Older persons, etc) (HOME, p. 27, HTF, p. 20)
M. Tenant Opportunity to Purchase	QAP   HOME	[LIHTC] Projects involving tenant ownership must submit to SSDHDA a long-term management plan which must include home buyer counseling programs for the tenants (QAP, p. 18)  [HOME] A lease-purchase housing option is designed to bring homeownership within reach of very-low-income and low-income homebuyers (HOME, p. 16)

QAP 2022-2023:

<https://static1.squarespace.com/static/62043c6fe162bf3ffdc5f475/t/63c1b7d42f750a2c45077041/1673639893066/QAP+Plan+-+Final.pdf>

HOME 2022-2023:

<https://static1.squarespace.com/static/62043c6fe162bf3ffdc5f475/t/63b857f35cce5157150990fb/1673025523716/HOME+Plan+-+Final.pdf>

HTF 2022-2023:

<https://static1.squarespace.com/static/62043c6fe162bf3ffdc5f475/t/63c1954c2c1842044be2e516/1673631053434/HTF+Allocation+Plan+-+Final.pdf>

<b>STATE: (Tennessee)</b>	<b>Tennessee Housing Development Agency (THDA)</b>	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	NHTF   HOME	[NHTF] THDA must annually review and approve the rents for each NHTF-assisted rental project (p. 10)  [HOME] THDA must approve all rent schedules for a project prior to lease-up and throughout the Affordability Period (p. 12)
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents	NHTF   HOME	[NHTF/HOME] THDA DISCOURAGES PROJECTS INVOLVING DISPLACEMENT OR RELOCATION of households. Projects must comply with the requirements of the URA (NHTF, p. 23, HOME, P. 28)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		

H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	HOME	[HOME] THDA will award 5 points for applications where the applicant meets the requirements of a CHDO under the HOME program (HOME, p. 35)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 3 points (New Construction) or 5 points (Rehabilitation) for developments intended for eventual tenant ownership. Applicants offering qualified residents the right of first refusal to purchase single family Housing Credit buildings at the end of the 15 year Compliance Period shall include a detailed plan specifically including how the Owner will set aside a portion of the rent beginning in year 2 of the Compliance Period to provide sufficient funds to the resident at the end of the Compliance Period for the down payment and closing costs to purchase the unit (QAP, pp. 43, 51)

**QAP (2023):** <https://thda.org/pdf/2023-QAP-CORRECTED-02.02.2023-FOR-WEB.pdf>

**NHTF Program Description (2023):** <https://thda.org/pdf/National-Housing-Trust-Fund-2023-Program-Description.pdf>

**HOME Program Description (2022):** <https://thda.org/pdf/2022-HOME-Rental-Development-Program-Description-Final-10.2022.pdf>

<b>STATE: (Texas)</b>	Texas Department of Housing & Community Affairs	
<b>Provision</b>	<b>QAP HTF HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP, 10 TAC 13.10(d)	[LIHTC] Extended Affordability: 2 points for extending Affordability Period to 35 years; 3 points for extending to 40 years; 4 points for extending to 45 years (QAP, p. 83)



		[HOME/NHTF] The minimum affordability period for all Direct Loan Units awarded under a NOFA will match the greater of the term of the loan, or 30 years unless a lesser period is approved by the Board
D. Protection from displacement of residents	NOFA	[HOME/NHTF] All federal sources must follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; HOME must follow Section 104(d) of Housing and Community Development Act of 1974; and all federal sources must follow the HUD Handbook 1378 (NOFA, p. 2)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy	QAP	[LIHTC] Up to 9 points for Quantifiable Community Participation in the form of written statements of support or neutrality from a Neighborhood Organization (p. 72). If there is no qualifying Neighborhood Organization or there is a qualifying Neighborhood Organization that has given no statement or a statement of neutrality an Application may receive up to 4 points for letters of support from a community or civic organization that serves the community in which the Development Site is located (QAP, p. 78)
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		

L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

**QAP (2023):** <https://www.tdhca.state.tx.us/multifamily/docs/23-QAP-10TAC-Ch11.pdf>

**Multifamily Development Loan Program NOFA (2023):**

<https://www.tdhca.state.tx.us/multifamily/docs/23-1-Annual-NOFA.pdf>

The Multifamily Direct Loan Program awards loans to for-profit and nonprofit multifamily developers to construct and rehabilitate affordable rental housing. Direct Loan funds are composed of annual HOME and National Housing Trust Fund (NHTF) allocations from HUD, among other sources. 10 TAC §13.3(c). Criteria for awarding funding through these programs is located in the Multifamily Direct Loan Rule of the Texas Administrative Code at [10 TAC 13](#). The Department will evaluate Applications received under a NOFA for eligibility and threshold pursuant to the requirements of [10 TAC 13] and Chapter 11 of this title (relating to the Qualified Allocation Plan). 10 TAC §13.5(h). Applications for Multifamily Direct Loan funds must meet all applicable eligibility and threshold requirements of Chapter 11 of [TAC Title 10] (relating to the Qualified Allocation Plan (QAP). 10 TAC §13.1(d).

STATE: (Utah)	UTAH Housing Corporation	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] [Threshold] Projects must commit to an Extended Use Period which is 35 years after the close of the Compliance Period for a total of 50 years (QAP, p. 25)
D. Protection from displacement of residents		
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		

I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP	[LIHTC] Project will receive points if the applicant or sponsor is either a qualified nonprofit, CHDO, or PHA as defined by HUD and materially participates in the development, ownership, and management of the project (QAP, p. 60)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

QAP 2022-2023: [https://utahhousingcorp.org/pdf/2023\\_QAP\\_220502.pdf](https://utahhousingcorp.org/pdf/2023_QAP_220502.pdf)

2022 AAP: <https://www.utah.gov/pmn/files/943419.pdf>

2020-2024: ConPlan: <https://www.utah.gov/pmn/files/592121.pdf>

STATE: (Vermont)		Vermont Housing & Conservation Board (VHCB)	
Provision	QAP HTF HOME	Evidence	
A. Just-cause or good-cause eviction policies	HOME	[HOME] The owner may not terminate the tenancy or refuse to renew this lease except for serious or repeated violations of the terms and conditions of the lease; for violation of applicable federal, state, or local law; for completion of the tenancy period for transitional housing; or for other good cause (HOME Program Manual, CH. 7 Attachment A: HOME Lease Addendum)	
B. Rent increase protections			
C. Incentives for long-term affordability above basic federal requirements	HTF   QAP   HOME	<p>[HTF] [Threshold req] The housing must remain affordable in perpetuity after the expiration of the HTF required period via a VHCB Housing Subsidy Covenant (HTF, p. 3)</p> <p>[LIHTC] All projects receiving LIHTC Ceiling Credits must agree to perpetual affordability through an Extended Use Agreement (sometimes called a Land Use Restriction Agreement or Housing Subsidy Covenant) (QAP, p. 12)</p>	

		[HOME] Project must be perpetually affordable (HOME Program Application Checklist)
D. Protection from displacement of residents		
E. Democratic resident control over housing resources (board/community representation or oversight)	VHCB Affordable Housing Funding Policy*	Contributing factor in VHCB consideration for affordable housing projects includes level of resident involvement in the development and management of the project. Applicants should have resident representation or plans for resident representation on the governing board of the recipient organization (VHCB, p. 5)
F. Community-controlled housing / Provisions promoting tenant input in housing policy	VHCB Affordable Housing Funding Policy*	Contributing factor in VHCB consideration for affordable housing projects includes community involvement or support. Community base or support can be demonstrated through a partnership with locally based project committees, non-profit development organizations, or other groups that include members who represent the residents (VHCB, p. 5)
G. Tenant cooperative models / provisions promoting community living opportunities		See J.
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	VHCB Affordable Housing Funding Policy*	The Board recognizes that a strong local non-profit housing network is an integral component of a system that provides affordable housing throughout the state. Through its policies and funding decisions the Board seeks to strengthen that network and promote sustainability over time (VHCB, p. 7)
J. Provisions promoting community acquisition of rental housing	QAP	[LIHTC] Projects intended for Eventual Tenant Ownership receive one checkmark (Eventual Tenant Ownership defined by tenants occupying the project at the end of the tax credit initial compliance period having the choice of purchasing their residence, either as a condominium, a housing cooperative, or a single-family home (QAP, p. 21)
K. Support for tenant organizing and/or engagement		

L. Reference to partnership with community-based organizations		See F.
M. Tenant Opportunity to Purchase		[LIHTC] One checkmark possible for projects with intended eventual tenant ownership (QAP, p. 21)

**HTF (2022):**

<https://accd.vermont.gov/sites/accdnew/files/documents/Housing/2022%20Vermont%20HTF%20Allocation%20Plan%203-24-22.pdf>

**QAP (2023):**

<https://www.vhfa.org//sites/default/files/2022%20Qualified%20Allocation%20Plan%20February%201%202021%20Signed.pdf>

**HOME (2020):** <https://vhcb.org/our-programs/housing/home-program/home-program-handbook>

**VHCB Affordable Housing Funding Policy:**

<https://vhcb.org/sites/default/files/policy/housing/housing.pdf>

**Notes:**

\*HTF Allocation Plan states that, in addition to HTF criteria, considerations in this policy will be used to determine “Need,” “Impact,” and “Quality” scores (up to 10 points each) for a project’s funding recommendation to the VHCB Board of Directors (p. 3).

STATE: (Virginia)	Virginia Department of Housing and Community Development	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	QAP	[LIHTC] Each applicant shall commit in the application not to require an annual minimum income requirement that exceeds the greater of \$3,600 or 2.5 times the portion of rent to be paid by tenants receiving rental assistance (QAP, p. 9)
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] Up to 50 points for commitment by the applicant to maintain the low-income housing units in the development as a qualified low-income housing development beyond the 30-year extended use period (40 points for 10-year commitment beyond the 30-year period or 50 points for a 20-year commitment beyond the 30-year extended use period (QAP, p. 20)
D. Protection from displacement of residents	QAP   ASNH	[LIHTC] Each application shall commit in the application to provide relocation assistance to displaced households, if any, at such level required by the executive director. Each

		<p>applicant shall commit in the application to use a property management company certified by the executive director to manage the proposed development (QAP, p. 9)</p> <p>[HOME/NHTF] The Uniform Relocation Act (URA) applies to all HOME/NHTF assisted projects where development activity will result in the permanent or temporary dislocation of households, businesses, farms and nonprofit organizations. When permanent or temporary dislocation is possible, a notice of the intent and a survey of the occupants must be conducted prior to the ASNH application. All application must include a completed URA Assessment Form and documentation of the notice and survey results (ASNH, p. 19)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP	[LIHTC] 60 points for participation by a local housing authority or qualified nonprofit organization (substantially based or active in the community with at least 10% ownership interest in the general partnership interest of the partnership) and a commitment by the applicant to sell the proposed development pursuant to an executed, recordable option or right of first refusal to such local housing authority or qualified nonprofit organization or to a wholly owned subsidiary of such organization or authority, at the end of the 15-year compliance period (5 additional

		points if the local housing authority or qualified nonprofit organization submits a homeownership plan satisfactory to the authority in which the local housing authority or qualified nonprofit organization commits to sell the units in the development to tenants (QAP, p. 20)
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		See I.

2022 QAP: <https://www.virginiahousing.com/partners/rental-housing/rental-housing-tax-credits>

2023 Affordable and Special Needs Housing Competitive Application Program Guidelines (ASNH): <https://www.dhcd.virginia.gov/sites/default/files/Docx/asnh/asnh-program-guidelines.pdf>

- ASNH is a consolidated, competitive application used by DHCD to award NHTF, HOME, Virginia Housing Trust Fund (VHTF), Housing Innovations in Energy Efficiency (HIEE), and Permanent Supportive Housing (PSH) funds to multifamily rental developments and single-family homeownership developments across the Commonwealth

<b>STATE: (Washington)</b>	Washington State Housing Finance Commission (LIHTC) Washington State Department of Commerce (NHTF and HOME)	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections		
C. Incentives for long-term affordability above basic federal requirements	QAP   HOME/NHTF	[LIHTC] Two points will be awarded (up to a maximum of 44 points) for every year of the additional low-income housing use period , up to a maximum of 22 years (QAP, p. 48 Policies)  [HOME/NHTF] WA Dept. of Commerce requires projects maintain their affordability for an additional period, totaling 50 years in King County and 40 elsewhere in the state (NOFA p. 10-11)
D. Protection from displacement of residents		

E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)	QAP   HOME/NHTF	<p>[LIHTC] 5 points awarded to projects with nonprofit sponsors. QAP states that it is the primary intent of this policy to increase the capacity of Nonprofit Organizations to provide affordable housing and thereby increase the number of affordable housing projects developed and owned by Nonprofit organizations now and in the future (QAP, p. 71 Policies)</p> <p>[HOME/NHTF] CHDO's are given priority. Up to 5 points are awarded where the developer or owner or both have been certified as a CHDO (NOFA, p. 20)</p>
J. Provisions promoting community acquisition of rental housing	QAP	<p>[LIHTC] 2 points awarded to Projects that are intended for eventual tenant ownership after the initial 15-year compliance period. Intent to convert must be expressed in a clear and comprehensive plan at the time of the Application in a manner satisfactory to the Commission. This plan must address financial and programmatic structure; timing of ownership transfer; eligibility and selection process for potential owners; homeowner education, down payment assistance, and other programs that the sponsor will provide to assist the potential homeowners and all lienholder interests (QAP, p. 73 Policies)</p>
K. Support for tenant organizing and/or engagement		



L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 2 points to Projects that are intended for eventual tenant ownership after the initial 15-year compliance period (QAP, p. 73)

Notes: WA Dept. of Commerce states that in most cases, the requirement for HOME and NHTF funds are the same and the Department’s goal is to operate the two programs in a unified fashion, with certain distinctions between the programs (HOME and NHTF Program Guidelines Handbook p. 1).

Washington’s Tax Credit Program is described in three separate documents: The Qualified Allocation Plan, the Rules, and the Policies. All of these documents are available online at <https://www.wshfc.org/mhcf/9percent/2023Application.htm>. (2023)

**Annual Action Plan (2022):** <https://deptofcommerce.app.box.com/s/ebbqlatcomlsjzf7w4l9r1urfgfynlup>

**HOME and NHTF Program Guidelines Handbook (2021):**  
<https://deptofcommerce.app.box.com/s/c2nyj1xk1egbp5h9ifsb15n01ljxm4ep>

**2022 HOME & NHTF NOFA:**  
<https://deptofcommerce.app.box.com/s/y2ptbkygr6rhb0tsu0ubh4793ufq9vdv/file/971565645892>

STATE: (West Virginia)	West Virginia Housing Development Fund	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies	QAP	[LIHTC] An extended low-income housing commitment prohibits the eviction or termination of tenancy (other than for good cause) of an existing tenant of any low-income unit (QAP, p. 66)
B. Rent increase protections	QAP   HOME & NHTF	[LIHTC] An extended low-income housing commitment prohibits any increase in the gross rent with respect to any low-income unit not otherwise permitted under Section 42 of the Code (QAP, p. 66)  [HOME/NHTF] Owners must obtain approval before implementing HOME and HTF unit rent increases. Owners shall also provide not less than 30 days’ written notice to tenants upon receiving Fund approval for HOME and HTF rent increases (Program Guidelines, p. 9)
C. Incentives for long-term affordability above basic federal requirements	QAP	[LIHTC] 150 points will be awarded to an Applicant that commits the property to serving qualified low-income tenants, using the elected minimum set-aside requirement for the percentage of the area median gross income, and the applicable IRS rent

		restrictions for 15 years <b>beyond</b> the close of the initial 15-year Compliance Period (QAP, pp. 65-66)
D. Protection from displacement of residents	HOME   HTF	[HOME/HTF] All Rental Housing projects fall under requirements of the URA. Applicants must further document that any purchase of property meets the requirements of URA, including provision of notices to the seller identifying the transaction as a voluntary sale not under the threat of eminent domain. To ensure compliance with URA, applicants should: consult the Tenant Relocation portion of the RFP application to understand the requirements of the URA prior to submitting the application and review the Relocation Handbook (Program Guidelines, p. 13)
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 5 points will be awarded to an Applicant that (1) commits all residential rental units to eventual tenant ownership, beginning no later than four years after the

		end of the initial 15-year Compliance Period, and (2) submits documentation evidencing a business plan describing how the residential rental units will be converted to tenant ownership (QAP, p. 62)
--	--	---

2023-2024 QAP: <https://www.wvhdf.com/wp-content/uploads/2023/04/2023-AND-2024-ALLOCATION-PLAN.pdf>

2023 Home and HTF Rental Housing Program Guidelines: <https://www.wvhdf.com/wp-content/uploads/2023/02/2023-HOME-HTF-Guidelines-2.pdf>

<b>STATE: (Wisconsin)</b>	Wisconsin Housing & Economic Development Authority (LIHTC and NHTF) Wisconsin Division of Energy, Housing and Community Resources (HOME)	
<b>Provision</b>	<b>QAP   HTF   HOME</b>	<b>Evidence</b>
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	QAP	[LIHTC] As part of annual compliance monitoring, owners must certify that rent increases have not occurred mid-lease (QAP, p. 26)  [LIHTC] Owners are required to certify annually that they have not increased rents more than 5% over the previous year (QAP, p. 26)
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents	QAP   HOME   NHTF	[LIHTC] Acquisition and Rehab Project applications must include a plan addressing any proposed temporary relocation, or any proposed permanent relocation of over income residents. The plan should meet the standards established by the federal Uniform Relocation Act (URA). WHEDA it's permanent displacement of residents, including those whose incomes are known to, or are estimated to, exceed tax credit minimums (QAP, A32)  [HOME] Potential applicants should carefully consider how their development may be

		<p>impacted by the Uniform Relocation Act (URA) before making the final decision to apply for HOME funds or to obtain site control of a given property. Residential tenants of projects assisted with HOME funds who are required to move temporarily must be provided reimbursement for relocation to suitable, decent, safe, and sanitary housing and given advance written notice of the date and duration of the temporary relocation (HOME, p. 18)</p> <p>[NHTF] WHEDA will not permit the permanent displacement of residents in properties receiving HTF resources. Temporary relocation of existing residents must comply with the URA (HTF Allocation Plan, p. 7)</p>
E. Internal democratic resident control over housing resources (board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase	QAP	[LIHTC] 3 points for developments in which all units are intended for eventual resident ownership. A Resident Homeownership Plan

		must be submitted with initial application. The plan must incorporate an exit strategy, including how units will be marketed and sold to the eventual resident owner, as well as detailing the provision of services including home ownership education, training, and down payment assistance (QAP, p. A35)
--	--	--

**QAP (2023-24):** <https://www.wheda.com/globalassets/documents/tax-credits/htc/2023/qap-final-2023-24.pdf>

**HOME Rental Housing Development Program Guide (2022):**

[https://energyandhousing.wi.gov/Documents/Housing/RHD/RHD%20HOME%20Program%20Guide\\_2022.pdf](https://energyandhousing.wi.gov/Documents/Housing/RHD/RHD%20HOME%20Program%20Guide_2022.pdf)

**HTF Scoring Items (2021):** <https://www.wheda.com/globalassets/documents/developers/housing-trust-fund/2021-htf-scoring-items.pdf>

**HTF Allocation Plan (2021)** is attached to Wisconsin’s 2021 AAP, available at: <https://cpd.hud.gov/cpd-public/consolidated-plans>

STATE: (Wyoming)	Wyoming Community Development Authority (WCDA)	
Provision	QAP   HTF   HOME	Evidence
A. Just-cause or good-cause eviction policies		
B. Rent increase protections	QAP	[LIHTC/HOME/NHTF] Rent increases may be permitted, but tenants must be given at least 30 days written notice before increases are implemented. Any increases are also subject to other provisions of the lease agreements and subject to approval by WCDA (QAP, p. 51)
C. Incentives for long-term affordability above basic federal requirements		
D. Protection from displacement of residents	QAP	[LIHTC] Acquisition/Rehabilitation applications must submit a relocation plan for” person(s) displaced by the project. Owners and Developers applying for HUD funding for all occupied acquisition/rehabilitation projects must provide every tenant with a General Information Notice (GIN) per HUD requirements, in compliance the Uniform Relocation Act (URA), prior to the application being submitted (QAP, p. 25)
E. Internal democratic resident control over housing resources		

(board/community representation or oversight)		
F. Other or outside community oversight / control over housing / Provisions promoting tenant input in housing policy		
G. Tenant cooperative models / provisions promoting community living opportunities Limited equity co-op or other tenant ownership		
H. Community land trusts or similar provisions		
I. Non-profit ownership or management of housing (above the minimum LIHTC requirements)		
J. Provisions promoting community acquisition of rental housing		
K. Support for tenant organizing and/or engagement		
L. Reference to partnership with community-based organizations		
M. Tenant Opportunity to Purchase		

**Affordable Housing Allocation Plan (2023):** <https://www.wyomingcda.com/wp-content/uploads/2022/07/2023-AHAP.pdf>