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## Expanding Housing Opportunity

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## Presentation Overview

- Two groups of points:
  - *Realities to Accept*
  - *Issues/Questions to Consider*
- Five of each, corresponding
- Purpose is to prompt and advance thinking



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## Realities to Accept

- 1) The need to end local vetoes
  - approval beyond generally applicable zoning
  - including when support is effectively required
  - not possible in all states (yet)
- 2) “Both/And” but also zero-sum
  - 9% allocated to one use is not available to others
  - better to acknowledge up-front



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## Realities to Accept

- 3) Inherent tension between:
  - certainty of application scoring,
  - extent of tie scores, and
  - amount owners charge for landGreater transparency in evaluation has unavoidable trade-offs



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## Realities to Accept

- 4) Community revitalization plans are difficult to evaluate objectively
  - important aspects are less about numbers
  - varying local capacity within a state
- 5) Election did not change Fair Housing law
  - even the regulations are the same
  - may see different enforcement emphasis



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## Issues/Questions to Consider

- 1) Should local gov'ts have a unique role?
  - AHCA and NCSHA Rec. Practices largely say no
  - extent of financial support may depend on affecting allocation outcomes
- 2) What is the best approach to balancing?
  - many agencies leave to chance
  - could be more deliberate (set-asides)



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## Issues/Questions to Consider

- 3) How should agencies determine and incentivize opportunity areas
  - what criteria matter most: poverty, jobs, schools, amenities, subsidized housing, others
  - do they vary based on urban/rural
  - is scoring binary or on a continuum
  - able to create and post GIS maps



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## Issues/Questions to Consider

- 4) Is it okay to use subjectivity?
  - legally yes (arbitrary and capricious)
  - politically/practically... varies
- 5) What does Fair Housing actually require?
  - almost entirely fact-specific
  - blanket statements risk being wrong
  - mainly about processes to follow



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