

POLICY INNOVATION

LENDING

DEVELOPMENT

ENERGY SOLUTIONS

# Strategic Housing Credit Development Siting

HFA Institute

January 16, 2019





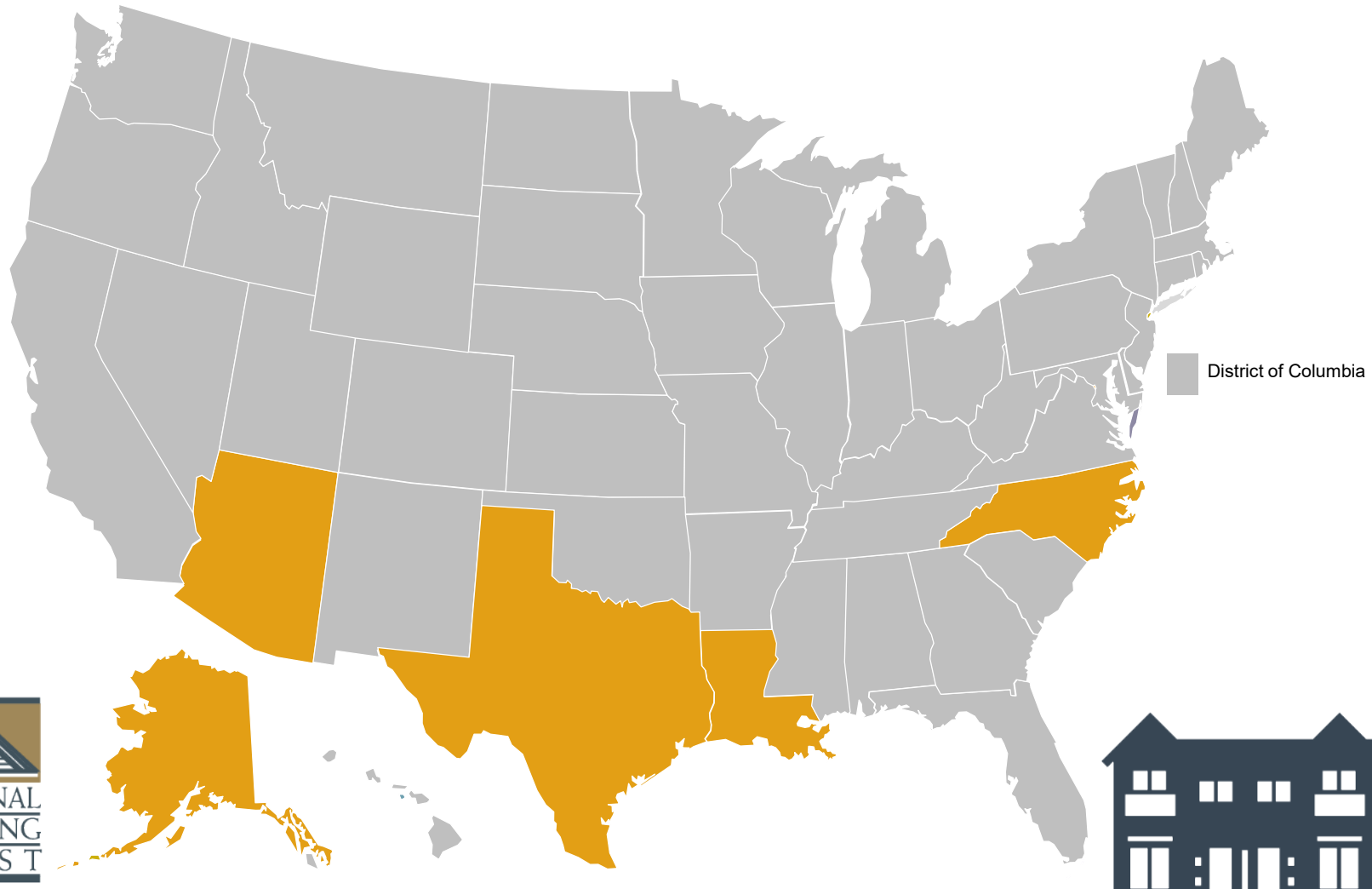
# A Balanced Approach

We believe in a **balanced approach** to fair housing, which:

- Recognizes that a significant amount of subsidized housing is located in areas of poverty;
- Promotes access to high opportunity communities through mobility; and
- Ensures that residents who remain in neighborhoods currently experiencing distress and concentrated poverty benefit from investments that improve their housing and increase their access to opportunity.



# QAPs and Areas of Opportunity, 2010





# SPOTLIGHT ON UNDERSERVED MARKETS

Opportunity Incentives in LIHTC Qualified Allocation Plans



Full report available here:  
[https://mf.freddie.mac.com/docs/Opportunity\\_Incentives\\_in\\_LIHTC\\_Qualified\\_Allocation\\_Plans.pdf](https://mf.freddie.mac.com/docs/Opportunity_Incentives_in_LIHTC_Qualified_Allocation_Plans.pdf)



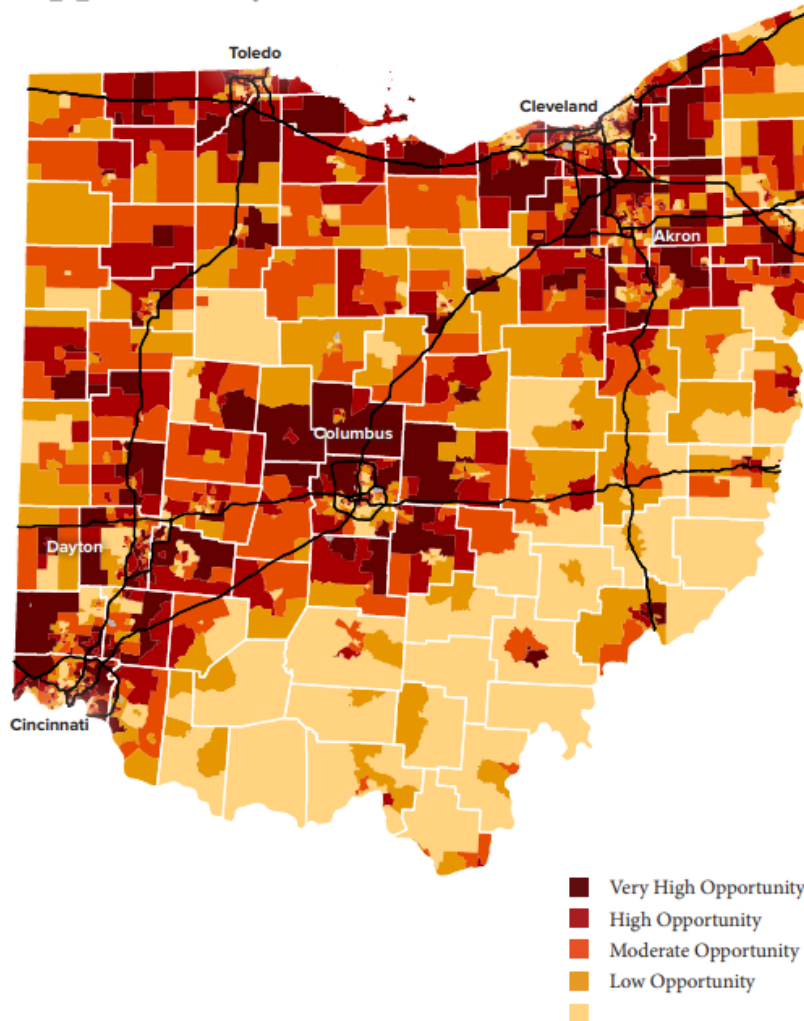
# How is opportunity defined?

Five common indicators of opportunity found in QAPs:

<b>Access to education</b>	Neighborhoods with access to schools and/or universities
<b>Economic growth/jobs</b>	Access to jobs and/or low unemployment rates within a community
<b>Income levels</b>	High income levels and/or low poverty rates
<b>Access to health care</b>	Hospitals, doctors and/or health services in close proximity
<b>Access to transportation</b>	Access to public transportation and/or shorter commute times



# Ohio Housing Finance Agency



Working with the Kirwin Institute, OHFA created a USR Opportunity Index, which relies on 16 indicators (down from 23 indicators used in previous year's Index). The 5 primary indicators are:

- Transportation Opportunity
- Educational Opportunity
- Employment Opportunity
- Housing Opportunity
- Health Opportunity

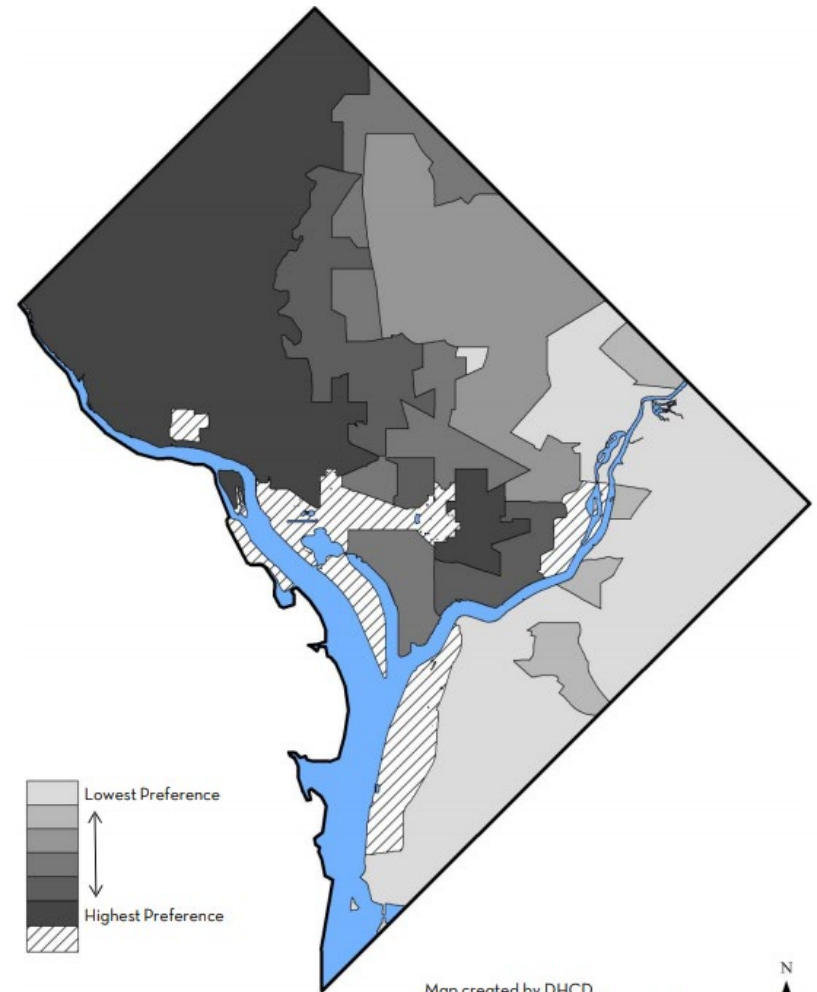


# DC Department of Housing and Community Development

DHCD uses two indicators to measure opportunity:

- 1) rental housing costs by census tract, and
- 2) homeownership housing costs by census tract.

DHCD believes that homeowners and renters alike look for amenities that contribute to opportunity. High rental costs and high homeownership costs, then, serve as a proxy for the various attributes -- low crime, low poverty and access to high quality schools and jobs – that DHCD considers as contributing to opportunity.







# A Balanced Approach

We believe in a **balanced approach** to fair housing, which:

- Recognizes that a significant amount of subsidized housing is located in areas of poverty;
- Promotes access to high opportunity communities through mobility; and
- Ensures that residents who remain in neighborhoods currently experiencing distress and concentrated poverty benefit from investments that improve their housing and increase their access to opportunity.



“Less cost,  
no NIMBY aftertaste.”



# What do tenants need?

Five common indicators of opportunity found in QAPs:

<b>Access to education</b>	Neighborhoods with access to schools and/or universities
<b>Economic growth/jobs</b>	Access to jobs and/or low unemployment rates within a community
<b>Income levels</b>	High income levels and/or low poverty rates
<b>Access to health care</b>	Hospitals, doctors and/or health services in close proximity
<b>Access to transportation</b>	Access to public transportation and/or shorter commute times



# Illinois Housing Development Authority

IHDA's 2018-2019 QAP awards 10 points to projects under *Priority Community Targeting* in either of the following categories:

- a) Opportunity Area; OR
- b) Community Revitalization Strategies categories.

According to IHDA, Community Revitalization Strategies that are likely to lead to measurable increases in the following are eligible for up to ten (10) points.

- Access to [employment and living wage jobs](#);
- Access to [healthcare](#) and supportive services;
- Access to a range of community amenities, including (but not limited to) parks, [schools](#), groceries, businesses, and retail locations;
- Access to [transportation](#);
- Improvement in the quality of housing stock; and
- Affordable housing opportunities





**Laura Abernathy**  
*State & Local Policy Director*

Email: [labernathy@nhtinc.org](mailto:labernathy@nhtinc.org)

Phone: 202-333-8931\*137

POLICY INNOVATION

LENDING

DEVELOPMENT

ENERGY SOLUTIONS

 @NatIHsingTrust

 [www.nhtinc.org](http://www.nhtinc.org)