

North Carolina Housing Finance Agency
2014 QAP Opportunities
“High Opportunity Neighborhoods”
By David Pressly
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The national housing tax credit community has had much discussion as of late regarding Federal Fair Housing Act requirements, how those requirements are interpreted, how those requirements are administered and how those requirements are reflected in the location of housing credit communities. An element of that national discussion relates to the quality of the neighborhood in which housing credit developments are placed.

NCHFA has the distinct opportunity to join the national dialogue by examining and identifying characteristics of High Opportunity Neighborhoods, identify objective criteria usually reflected by High Opportunity Neighborhoods, and integrate into the 2014 QAP aspects which will encourage the development of housing credit communities in High Opportunity Neighborhoods.

The housing credit community across the country generally has coalesced in identifying fundamental characteristics of High Opportunity Neighborhoods such as:

1. High family incomes
2. Good schools
3. Superior public services for access to health care jobs
4. High degree of public safety

These High Opportunity Neighborhoods are easy to locate and identify for there is standard and published criteria across North Carolina identifying these neighborhoods. And a general trend is for favorable outcomes for families and individuals who live in these High Opportunity Neighborhoods.

Most North Carolina families will find it highly desirable to live in a High Opportunity Neighborhood. We can generally recognize that family affluence is the determining factor for a family or household being located in High Opportunity Neighborhood. That is, those of moderate to high affluence will find very few impediments precluding their living in High Opportunity Neighborhood. On the other hand, those of lesser or no affluence will find it difficult or impossible to live in High Opportunity Neighborhood.

NCHFA in its 2014 QAP has a distinct opportunity to encourage the development of housing credit communities in High Opportunity Neighborhoods. But because of the difficulty of zoning and NIMBY strength typically located in affluent neighborhoods, rarely do we find housing credit communities located in High Opportunity Neighborhoods. But now in 2014, NCHFA has the distinct opportunity of designating a portion of its housing credit allocation for proposed developments which are located in High Opportunity Neighborhoods.