

## Research on Low-Income Housing Tax Credit Request Policies

CITY	POLICY HIGHLIGHTS
<b>Waco</b>  (no criteria listed)	<ul style="list-style-type: none"> <li>Establishes a process for review for requests, but does not identify what factors it might be evaluated on</li> <li>Asks that applicant submit a number of items through one application package</li> <li>Procedures: <a href="#">Low Income Housing Tax Credit Application Procedures</a></li> </ul>
<b>Temple</b>  (General evaluation criteria)	<ul style="list-style-type: none"> <li>Goal of analyzing projects requesting support is to (a) establish if LIHTC projects merit local support and/or funding assistance and (b) prioritize LIHTC submissions if more than a single proposal is received during an evaluation period</li> <li>A list of general evaluation criteria is stated with an application required; project narrative section include a list of questions that will help the city analyze against the general evaluation criteria</li> <li>Specify that if a projects receives support and/or funding assistance and a substantial change is made before the start of construction, the developer must notify the City and request a new commitment of support</li> <li>Policy and Application: <a href="http://www.ci.temple.tx.us/2342/Low-Income-Housing-Tax-Credit">http://www.ci.temple.tx.us/2342/Low-Income-Housing-Tax-Credit</a></li> </ul>
<b>Sherman</b>  (General evaluation criteria)	<ul style="list-style-type: none"> <li>Substantially the same as the City of Temple in both the policy and application</li> <li>Policy and Application: <a href="https://www.ci.sherman.tx.us/1031/LIHTC-Policy">https://www.ci.sherman.tx.us/1031/LIHTC-Policy</a></li> </ul>
<b>Bexar County</b>  (General evaluation criteria)	<ul style="list-style-type: none"> <li>A list of general factors is stated; including target population to be served, consistency with plan documents, if the project is off the property tax rolls, community support, and more</li> <li>An application is required; including information on the development team, request being made, project information, project characteristics, site information, and a number of attachments including a basic pro-forma</li> <li>Policy and Application: <a href="http://www.bexar.org/2054/TDHCA-Housing-Tax-Credits">http://www.bexar.org/2054/TDHCA-Housing-Tax-Credits</a></li> </ul>
<b>Houston</b>  (Priority considerations listed)	<ul style="list-style-type: none"> <li>Instructions list priorities for the City in reviewing LIHTC requests:               <ul style="list-style-type: none"> <li>Major renovation of older multi-family properties</li> <li>Revitalization of the Community Revitalization Areas (CRAs) and CRA Outreach areas funded in part by the State of Texas Disaster Relief Program Round 2 ("DR2 Program")</li> <li>Construction of housing for large families (3 or more bedroom units)</li> </ul> </li> <li>Policy and Instructions: <a href="http://www.houstontx.gov/housing/Instructions_for_Support_Resolutions_2017.pdf">http://www.houstontx.gov/housing/Instructions_for_Support_Resolutions_2017.pdf</a></li> </ul>

<p><b>Arlington</b></p> <p>(Priority considerations listed)</p>	<ul style="list-style-type: none"> <li>• A one-page policy statement listing general evaluation criteria and preferences: <ul style="list-style-type: none"> <li>○ The proposed developer has a track record of developing and managing high quality LIHTC housing</li> <li>○ The proposed project should be consistent with Comprehensive &amp; Consolidated Plans</li> <li>○ The proposed project should use energy-efficient, sustainable building materials</li> <li>○ The City has a preference for new development of senior housing or redevelopment of senior and/or workforce housing</li> <li>○ The City has a preference for local experience constructing and owning/managing well-maintained, quality properties</li> </ul> </li> <li>• Community Development and Planning staff evaluate the developer's proposal using these criteria as well as applicable city ordinances and make a recommendation to the Community and Neighborhood Development Committee as to whether the proposed project should be reviewed by City Council</li> </ul>
<p><b>Fort Worth</b></p> <p>(Thresholds to meet)</p>	<ul style="list-style-type: none"> <li>• Separate policies for 4% and 9% requests that are reevaluated at least annually</li> <li>• Policy for 4% <ul style="list-style-type: none"> <li>○ A development must have one of the following for a resolution of no objection: <ul style="list-style-type: none"> <li>▪ 10% of total units dedicated for Rental Assistance Demonstration project (RAD); OR</li> <li>▪ 5% of the total units set aside as Permanent Supportive Housing (PSH) units and a minimum of five percent of the total units set aside as market rate</li> </ul> </li> <li>○ The Council may also consider support for 4% applications: that are public private partnerships between a developer and a public entity, that provide affordable housing for seniors, or that provide affordable housing for households making at or below 30% percent on area median income (AMI)</li> </ul> </li> <li>• Policy for 9% <ul style="list-style-type: none"> <li>○ A development must have a minimum of five percent of the total units are dedicated as market rate units and it has met one the following: <ul style="list-style-type: none"> <li>▪ 10% of total units dedicated for Rental Assistance Demonstration project (RAD); OR</li> <li>▪ 5% of the total units dedicated as Permanent Supportive Housing (PSH) units</li> </ul> </li> </ul> </li> <li>• A basic initial screening application is required</li> </ul>
<p><b>Plano</b></p> <p>(Thresholds to meet)</p>	<ul style="list-style-type: none"> <li>• Applicants must meet at least 4 of the 6 threshold questions and be deemed financially stable in order for staff to give a recommendation of support or no objection to Council: <ol style="list-style-type: none"> <li>1. Addresses a housing need in Consolidated Plan for HUD programs</li> <li>2. Applicant has experience with Plano on building or maintaining affordable housing or a letter of support from a municipality</li> <li>3. Development is within 0.5 miles walking distance of DART transportation or a high opportunity area</li> </ol> </li> </ul>

	<ol style="list-style-type: none"> <li>4. At least 25% of units are market rate units (preference for mixed income developments)</li> <li>5. Redevelops a multifamily complex or underperforming development</li> <li>6. Includes at least 4 energy efficient or sustainable build components from a list</li> </ol> <ul style="list-style-type: none"> <li>• Separate applications for 4% and 9% requests</li> <li>• Application and Policy: <a href="https://www.plano.gov/DocumentCenter/View/20285">https://www.plano.gov/DocumentCenter/View/20285</a></li> </ul>
<b>El Paso</b>  (Specific criteria and scoring for 9%)	<ul style="list-style-type: none"> <li>• Adopted a timeline, evaluation criteria, and a point system based upon the City's Value Statements for 9% HTC applicants seeking City financial support. 4% HTC applicants and requests are accepted on a rolling basis throughout the year</li> <li>• The criteria categories are as follows:             <ul style="list-style-type: none"> <li>○ Maximize affordable housing units within the City with whatever combination of projects produces the most affordable housing units given allocation of funds for the region;</li> <li>○ Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services;</li> <li>○ Residents given an opportunity for inclusiveness and afforded an opportunity to access public services;</li> <li>○ Local presence and long-term accountability in El Paso;</li> <li>○ Meets City smart growth initiative as set out in Plan el Paso.</li> </ul> </li> <li>• <a href="#">2017 Low Income Housing Tax Credits Request for Municipal Resolution</a></li> </ul>