

Research on Low-Income Housing Tax Credit Request Policies

CITY	POLICY HIGHLIGHTS
Waco (no criteria listed)	<ul style="list-style-type: none"> Establishes a process for review for requests, but does not identify what factors it might be evaluated on Asks that applicant submit a number of items through one application package Procedures: Low Income Housing Tax Credit Application Procedures
Temple (General evaluation criteria)	<ul style="list-style-type: none"> 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 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 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 Policy and Application: http://www.ci.temple.tx.us/2342/Low-Income-Housing-Tax-Credit
Sherman (General evaluation criteria)	<ul style="list-style-type: none"> Substantially the same as the City of Temple in both the policy and application Policy and Application: https://www.ci.sherman.tx.us/1031/LIHTC-Policy
Bexar County (General evaluation criteria)	<ul style="list-style-type: none"> 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 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 Policy and Application: http://www.bexar.org/2054/TDHCA-Housing-Tax-Credits
Houston (Priority considerations listed)	<ul style="list-style-type: none"> Instructions list priorities for the City in reviewing LIHTC requests: <ul style="list-style-type: none"> Major renovation of older multi-family properties 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") Construction of housing for large families (3 or more bedroom units) Policy and Instructions: http://www.houstontx.gov/housing/Instructions_for_Support_Resolutions_2017.pdf

<p>Arlington</p> <p>(Priority considerations listed)</p>	<ul style="list-style-type: none"> • A one-page policy statement listing general evaluation criteria and preferences: <ul style="list-style-type: none"> ○ The proposed developer has a track record of developing and managing high quality LIHTC housing ○ The proposed project should be consistent with Comprehensive & Consolidated Plans ○ The proposed project should use energy-efficient, sustainable building materials ○ The City has a preference for new development of senior housing or redevelopment of senior and/or workforce housing ○ The City has a preference for local experience constructing and owning/managing well-maintained, quality properties • 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
<p>Fort Worth</p> <p>(Thresholds to meet)</p>	<ul style="list-style-type: none"> • Separate policies for 4% and 9% requests that are reevaluated at least annually • Policy for 4% <ul style="list-style-type: none"> ○ A development must have one of the following for a resolution of no objection: <ul style="list-style-type: none"> ▪ 10% of total units dedicated for Rental Assistance Demonstration project (RAD); OR ▪ 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 ○ 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) • Policy for 9% <ul style="list-style-type: none"> ○ 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"> ▪ 10% of total units dedicated for Rental Assistance Demonstration project (RAD); OR ▪ 5% of the total units dedicated as Permanent Supportive Housing (PSH) units • A basic initial screening application is required
<p>Plano</p> <p>(Thresholds to meet)</p>	<ul style="list-style-type: none"> • 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"> 1. Addresses a housing need in Consolidated Plan for HUD programs 2. Applicant has experience with Plano on building or maintaining affordable housing or a letter of support from a municipality 3. Development is within 0.5 miles walking distance of DART transportation or a high opportunity area

	<ol style="list-style-type: none"> 4. At least 25% of units are market rate units (preference for mixed income developments) 5. Redevelops a multifamily complex or underperforming development 6. Includes at least 4 energy efficient or sustainable build components from a list <ul style="list-style-type: none"> • Separate applications for 4% and 9% requests • Application and Policy: https://www.plano.gov/DocumentCenter/View/20285
El Paso (Specific criteria and scoring for 9%)	<ul style="list-style-type: none"> • 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 • The criteria categories are as follows: <ul style="list-style-type: none"> ○ 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; ○ Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services; ○ Residents given an opportunity for inclusiveness and afforded an opportunity to access public services; ○ Local presence and long-term accountability in El Paso; ○ Meets City smart growth initiative as set out in Plan el Paso. • 2017 Low Income Housing Tax Credits Request for Municipal Resolution • Evaluation Criteria (on pgs 3 and 4)