



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

CM/ DCM/ ACM: Todd Hileman

DATE: October 10, 2017

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding a policy and application process to review housing tax credit requests.

BACKGROUND

The Texas Department of Housing and Community Affairs (TDHCA) offers a Housing Tax Credit program as one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households. Typical projects include apartment complexes, rental townhomes, mixed-income and mixed-use properties, supportive housing for those with special needs, and independent living facilities for seniors. There are two types of Housing Tax Credit programs available: a 4% (non-competitive) and a 9% (competitive) program. Both programs have unique features and rules; however, in general, current policy from the TDHCA requires that developers receive resolutions of support or no objection from the municipality in which the project is located.

In May 2017, the City Council considered two 4% housing tax credit (HTC) requests from a developer, Ojala Holdings, in partnership with the Denton Housing Authority (DHA). Through this review, Council requested staff to research how other municipalities consider HTC requests and if a review process could be implemented to provide for a thorough review of proposed projects and set clear deadlines for the applicant to meet. On June 27, 2017, staff briefed the City Council after researching processes used by other municipalities and presented a draft application and policy for discussion.

DISCUSSION

At the June 27, 2017 work session, Council provided feedback on the application and asked if staff could develop a point system to evaluate the applications. Staff also stated they would review a draft with the Denton Housing Authority (DHA) to ask for their comments.

Staff met with representatives from the DHA to review the goals of implementing an application for HTC requests, which include establishing expectations with applicants, increasing transparency, and streamlining the review process of projects for Council. Staff provided the application and policy and the DHA provided some general feedback at the meeting, as well as followed up with a letter the following week (**Exhibit 4**). Although the DHA opposes any city process being instituted, staff listened and tried to incorporate some of their feedback where possible. Staff generally revised the application and policy as follows:

- Condensed the narrative questions and checklist to streamline the format and submittals;
- Eliminated some duplicate questions that would be addressed through planning & zoning submittals; and

- Recommended adjusting to have the 9% applications on a deadline but allowing the 4% applications to be reviewed throughout the year. DHA provided feedback that the 9% credit has a deadline process from TDHCA, but 4% credits can be applied for throughout the year and if a 9% is denied, a 4% application may be sought. Staff also went back and reviewed the policies of other municipalities– the majority had a deadline for the 9% but not for the 4%.

In addition, staff reviewed other municipal applications and brainstormed if a point system could be implemented. The City of El Paso has such a system assigning points by categories based upon the City's stated value statements and affordable housing policies. However, staff could not find other examples of assigning points in other cities and had challenges trying to brainstorm due to the potential subjectivity and not having a policy document off of which to base evaluation or scoring categories.

Staff is recommending two options to Council:

- **Option 1 (Implement General Application and Policy)** – This would be the baseline option to launch the application process and list general factors/considerations that the Council may consider. This would be beneficial to get the process in place, learn from experience, and revisit next year. Staff has regrouped the general factors into 4 areas and would provide an analysis/summary of the application.
- **Option 2 (State Policy Preferences)** – Although there are challenges in developing a point system now, the City Council could go a step further to state policy preferences. This is done in other cities such as Houston and Arlington (**Exhibit 5**). Some examples could be those projects that pay property taxes, projects that serve a certain population (e.g. senior housing or homeless), projects that have a certain ratio of affordable and market rate units, projects that redevelop an existing property, etc.

Please note that TDHCA sets policy for the Housing Tax Credit program annually. There is a possibility that TDHCA could change their requirements or evaluation criteria and no longer require a resolution of support or no objection from the municipality in the future; however, there is no indication the process will change in the near term.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Staff presented a draft application and policy to review requests of support for housing tax credits to City Council on June 27, 2017.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Safe, Liveable & Family-Friendly Community

Related Goal: 4.5 Provide support to citizens in need through social service agencies and programs

EXHIBITS

1. Agenda Information Sheet
2. Presentation
3. Revised Draft Application and Policy
4. Letter from DHA
5. Research

Respectfully submitted:
Sarah Kuechler
Assistant to the City Manager

Barbara Ross
Community Development Manager

Housing Tax Credit (HTC) Application and Policy

Sarah Kuechler

Assistant to the City Manager

October 10, 2017



Background

- ▶ Cities can approve a resolution of support, no objection, or opposition for HTC projects
- ▶ June 27, 2017 Work Session
- ▶ What was presented
 - ▶ Summary of research from other cities
 - ▶ Range of methods
 - ▶ No Evaluation Criteria
 - ▶ General Criteria/Factors
 - ▶ Priority Considerations or Preferences
 - ▶ Minimum Policy Thresholds
 - ▶ Draft Application and Policy



Background

- ▶ What we heard:
 - ▶ Support for an application and process to establish expectations, increase transparency, and streamline review process
 - ▶ Request for additional information on application
 - ▶ Description of neighborhood contact and involvement
 - ▶ Percentage of affordable and market rate units
 - ▶ Access to transportation/mobility options
 - ▶ Develop a point system to evaluate applications and provide clarity to the applicant
 - ▶ Potential for priority considerations
 - ▶ Property tax vs tax exempt
 - ▶ Housing support or units for homeless



What has been done since

- ▶ Met with Denton Housing Authority
- ▶ Received feedback from potential developers
- ▶ Researched point/ranking system to evaluate applications
- ▶ Revised draft application and policy
 - ▶ Condensed and streamlined the checklist and submittals
 - ▶ Eliminated some duplicate questions that would be addressed through planning and zoning review
 - ▶ Recommend revising the submittal schedule:
 - 9% - establish deadline (~March, based upon TDHCA annual schedule)
 - 4% - accept year-round



Evaluation

- ▶ Point/ranking system
 - ▶ Difficulties and challenges
 - ▶ Potential subjectivity
 - ▶ Absence of a policy document to base scoring categories
 - ▶ Minimal volume of applications and lack of experience with an application process
- ▶ Other municipalities researched
 - ▶ El Paso has a point system method; however, linked to City's value statements and affordable housing policies
 - ▶ Some municipalities utilize other methods, such as stating policy preferences to help determine support for applications



Options

- ▶ Option #1: Application and Policy with general criteria/factors for consideration
 - ▶ Staff can provide an analysis based upon the general 4 criteria listed and the checklist
 - ▶ Revisit the application and policy annually after having some experience

- ▶ Option #2: Application and Policy with City Council Policy Preferences
 - ▶ Property Tax vs Tax Exempt
 - ▶ Percentages of Affordable Housing vs Market Rate units
 - ▶ Homeless and Transitional Housing requirements
 - ▶ Types of Development (e.g. Senior Housing, Redevelopment, etc.)



Questions



City of Denton
Housing Tax Credit (HTC) – Request for Support
2018 POLICY

Policy Statement: To meet the housing and development objectives of the City of Denton, it shall be the City's policy to analyze projects requesting support for proposed Housing Tax Credits (HTC). Such analysis is to determine if the projects comply with certain principles and policies in the City's [Denton 2030 Plan](#), as well as various other master, strategic, and redevelopment or neighborhood plans adopted by the City of Denton. The goal of this analysis is to (a) establish if HTC projects merit local support, and (b) prioritize HTC submissions if more than a single proposal is received during an evaluation period. The Office Development Services Department, serves as the City's primary staff and point of contact for all HTC programs.

Evaluation Criteria: The City of Denton is committed to the goal of improving the quality of life in the City, its neighborhoods and for its residents. As part of this commitment to a comprehensive community development and improvement program, the City supports the development of decent, safe, sanitary, and affordable housing options that provides full and equal access to all persons.

Therefore, in general, the City of Denton will use, but not be limited to the following criteria and preferences in evaluation of projects for consideration of City support:

1. Maximize affordable units in the community
 - Provision of both tax credit and market rate units
 - Impact on existing affordable housing and multi-family housing in a the neighborhood
 - Development serves seniors and workforce as well as priorities for other special populations
2. Improves the quality of housing and neighborhoods
 - Development pays property taxes or show an financial investment in the community
 - Development revitalizes existing housing through renovation or acquisition and revitalization
 - Provide for access supportive services demonstrated through provision of or proximity to community resources – schools, libraries, public facilities, nonprofits, health care and food security, etc.
 - Availability of and impact on public transit service
3. Inclusiveness with surrounding neighborhood
 - Letters of Support - Involvement and support from local stakeholders and neighborhood organizations;
 - Neighborhood Association (if applicable)
 - School District
 - County (If Development will be Tax Exempt)
4. Meets City [Comprehensive Planning](#)
 - Alignment with the Comprehensive Plan, Future Land Use Map, zoning and other master, strategic, and redevelopment or neighborhood plans adopted by the City.
 - Quality of design and construction
 - Impact on City infrastructure
 - Demonstrated development team experience
 - Any other factor relevant to the best interest of the City (includes consideration for fair housing)

City of Denton
Housing Tax Credit (HTC) – Request for Support
2018 POLICY

Required Information: Before a project will be evaluated by the staff, each applicant requesting support must submit the City of Denton's HTC Request for Support application with all attachments. The application and list of required documents are available on the City's website at www.cityofdenton.com.

Annual Schedule: The City of Denton will establish and announce each year an annual schedule of deadlines and other dates of importance for consideration of City support for LIHTC projects. The schedule is available on the City's website at www.cityofdenton.com.

Meeting with City Staff: No less than one meeting with the applicant, developer, sponsor, and relevant City staff will take place to discuss the proposed project in general, and any issues and concerns identified in the application in particular.

Presentation to City Council: The Applicant will be requested to give a presentation to the City Council regarding their proposed project. Presentations will generally be scheduled during a City Council Work Session in the month of February.

Substantial Changes: Should a project which receives support from the City have a substantial change including, but not limited to, the following before the start of construction, the Developer must notify the City of Denton in writing and request a new commitment of support:

- Number of units
- Number of Affordable Units or Affordability period
- Type of units
- Target population
- Amenities
- Type of construction
- Developer / sponsor / owner
- Final site development plan

Administration of the HTC Program: The HTC program in the State of Texas is administered by the Texas Department of Housing & Community Affairs. The City of Denton has no responsibility for application approval for HTC projects or for the administration of the HTC program.

Development Review: Consideration of the applicant's request for a Resolution of Support or a Resolution of No Objection in no way impacts the City's rights to approve, disapprove, or modify the developers proposed site plans or to modify the zoning for the proposed development.



Please note: The City of Denton reserves the right to deny applications that do not coincide with the City's Housing Tax Credit Support Instructions and Policy, various strategic and master plans, or policy direction from the Denton City Council. Before a project will be evaluated, each applicant requesting support must submit a completed application with all attachments in accordance with the timeline prescribed herein.

1. PROJECT INFORMATION

Legal Name of Developer/Entity

Name of Proposed Development

Physical address of the project

Census tract #

Council District #

School District

Project type: ☐ General ☐ Elderly ☐ Supportive Housing - Special Populations
Applicant Role: ☐ Owner ☐ Developer ☐ Other (list below):

Housing Tax Credit application for: ☐ 9% HTC ☐ 4% HTC
Applicant is requesting Council Resolution: ☐ of Support ☐ Stating No Objection
Is the property: ☐ New construction ☐ Renovation ☐ Acquisition/Redevelopment

Total number of units:

	# of Total Units	# of Market Rate Units	# of Affordable Units			\$ Estimated Rent	# SF of Each Unit
			#30%	#60%	#80%		
SRO*							
1 BR							
2 BR							
3 BR							
Total Units	0	0	0	0	0		
% of Total		0.0%	0.0%	0.0%	0.0%		
Length of Affordability on the Project:							

*Single Room Occupancy

2. APPLICANT INFORMATION

Name

ST

ZIP

City

Telephone

Contact person

Contact Telephone

Contact Email

DUNS #:

Federal Tax ID#

For Developers and Partners, check all that apply: ☐ For Profit ☐ Nonprofit ☐ Public Housing Authority



In the last ten years:

Have you developed other Housing Tax Credit projects? ☐Yes ☐No

If yes, please list project names and addresses:

Have you developed other affordable housing projects? ☐Yes ☐No

If yes, please list project names and addresses:

3. PROJECT NARRATIVE & ATTACHMENT CHECKLIST

A project narrative and attachments must be attached to this application and briefly address, at a minimum, each of the following items:

a. <input type="checkbox"/> Preliminary Site Plan - Provide a preliminary site plan for the proposed project;
b. <input type="checkbox"/> Location map "all" multi-family developments highlighting affordable housing within two miles of the proposed site.
c. <input type="checkbox"/> Census tract map with site identified;
d. <input type="checkbox"/> Letter of zoning verification or status of rezoning request from the City - Include a letter from the City of Denton's Development Services Department verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted;
e. <input type="checkbox"/> Support and/or opposition from community - Describe the impact the project is anticipated to have on surrounding neighborhood and involvement and support from local stakeholders and neighborhood organizations; include a list of stakeholders and neighborhood associations contacted. Attach all letters of support or opposition to your project:
i. <input type="checkbox"/> Letter of support and/or opposition from the neighborhood association;
ii. <input type="checkbox"/> Letter of support and/or opposition from the school district(s);
iii. <input type="checkbox"/> Letter of support and/or opposition from the County (if project will be tax exempt)
f. <input type="checkbox"/> TDHCA self score - Please attach TDHCA Application
g. <input type="checkbox"/> Describe tenant population(s), restrictions (e.g. income or age restrictions) and access to supportive services demonstrated through provision of or proximity to community resources – schools, libraries, public facilities, nonprofits, health care and food security, public transit etc. if any, to be provided to or made available to residents;
h. <input type="checkbox"/> Provide a list of basic amenities and unit amenities proposed for the project;
i. <input type="checkbox"/> Describe the project's quality of design and construction;
j. <input type="checkbox"/> Demonstrate the project's compatibility and alignment with the priorities stated in the City's Comprehensive Plan, Future Land Use Map, Consolidated Plan, and any other applicable master, strategic, and redevelopment or neighborhood plans adopted by the City of

4. FINANCIAL NARRATIVE & ATTACHMENT CHECKLIST

A financial narrative for the project must be attached to this application. Please address, at a minimum, each of the following items including following attachments:

a. <input type="checkbox"/> Project pro forma and plan for public housing partner and Community
b. <input type="checkbox"/> Annual Audit and if public housing partner, fiscal year budget
c. <input type="checkbox"/> Describe the taxable status of the development. Indicate whether the development will be paying property taxes or if the development will be tax exempt;
d. If tax exempt, provide:
i. <input type="checkbox"/> A projected loss of property taxes (to each taxing entity and in total) over the 15-year period, and include assumptions and
ii. <input type="checkbox"/> A copy of the fiscal year budget and strategic plan of the public housing partner;
iii. <input type="checkbox"/> A detailed plan clearly showing how project revenues will be distributed, including uses by the public housing partner and community contributions and investments.



5. SUBMISSION INFORMATION

The Development Services Department serves as the City's primary staff and point of contract for all TDHCA programs. Completed applications should be submitted to:

Before a project will be evaluated, each applicant requesting support must submit a completed application with all attachments.

City of Denton 2018 Important Dates for 9% Request for Support*:

January 2018: Application Deadline

February 2018: Presentation from Applicant(s) at City Council Work Session

March 2018: Consideration of Resolution(s) at City Council Meeting

**Housing Tax Credit 4% Request for Support will complete the same steps above but may be submitted year-round.*

Applicant must attend all City Council meetings where these Resolutions are discussed. Staff will inform the applicant, using the e-mail addresses provided, of the meeting dates as soon as they are determined.

CERTIFICATION

The applicant/developer certifies that the data included in this application and the exhibits attached is true and complete to the best of my knowledge. The statements are made for the purpose of obtaining a resolution or resolutions from the Denton City Council. I understand that false statements may result in forfeiture of benefits and possible prosecution by the City Attorney.

Legal Name of Developer/Entity

Authorized Officer

Title

Signature

Date

Denton Housing Authority

September 14, 2017

City of Denton
Sarah Kuechler
Assistant to the City Manager
215 E. McKinney Street
Denton, TX 76201

Re: Low Income Housing Tax Credit (LIHTC) – Request for Support 2018 Policy

Dear Sarah,

Thank you for meeting with myself, staff, consultant, and a member of our Board of Commissioners on September 6, 2017 regarding your draft of a LIHTC Policy. We shared with you our concerns of the impact this policy would have on the affordable housing community and specifically Denton Housing Authority (DHA). Since we did not receive a copy of this draft prior to this meeting, we could only provide you a brief response. I was a little surprised by this, especially since you had already met with City Council in June.

This Policy is a barrier to affordable housing in the city of Denton, especially for DHA. This policy will unfairly target minority, disabled, and elderly families who are in the most need for affordable housing and will hinder DHA's efforts to provide affordable housing to these vulnerable populations. At a time when affordable housing is a luxury for some, many poor families struggle to make enough to afford rent, even here in the City of Denton. In Texas, a minimum wage worker has to work 93 hours per week in order to afford a modest two-bedroom apartment. (*Sources: 2014 American Community Survey, National Low Income Housing Coalition's Out of Reach 2014*)

Non-profit developers such as DHA should not be required to "pay to play" in order to develop affordable housing in Denton, when state law, not the whim of the council, has determined that a housing authority is a political subdivision of the state and therefore exempt from property taxes. Just like UNT, TWU, school districts, counties, etc.

This Policy only recreates the LIHTC application process already in place by the state and requires the expenditure of unnecessary dollars at a time when funding from federal agencies have been drastically reduced. The majority of the questions will require work from attorneys, architects, engineers, consultants, costly studies (i.e. traffic impact, market, environmental, etc.) that in most cases would not be required until further along in the state application process. No developer, private or non-profit would want to work with a city that has such strict requirements, just to get a resolution of support or non-opposition.

Section 8 Program
940/383-1504

Pecan Place Apartments
940/484-9535

Heritage Oaks Apartments
940/383-1506

1225 Wilson St. • Denton, Texas 76205 • 940/383-3039 • Fax 940/484-8804
E-mail: s8@dentonhousingauthority.com



Denton Housing Authority

As we explained to you, this is a very competitive process on the state level and there is no guarantee any application will be approved. Your Policy will stop any attempt by DHA to even submit an application. This year Council approved resolutions for two 9% Applications from Developers (only if they did not partner with DHA) and neither of these applications was approved. Note: Council denied the application with the developer who partnered with DHA. The more applications a city can get on the table greatly improves its chances of being awarded limited tax credits to develop affordable housing. The losers are the people in need of affordable housing.

The City was awarded credits in the 9% round in 1996, then not again until 2004 when DHA replaced the old Phoenix Apartments in southeast Denton. The next time an award was received was in 2011, and this was a rehab of an existing property.

The Policy must include the City's policy/plans for affordable housing, as outlined in the *Consolidated and Action Plan*, *Affirmatively Furthering Fair Housing Plan*, or any other policy or plan that addresses affordable housing. And this Policy must be consistent with these Plans, and what you submit to the federal government for awards of CDBG & HOME funds.

The Policy must define the City's definition of "financial investment in the community". If you are looking for a dollar amount, the Policy must state that amount. If you have programs or initiatives that the City would like funded, the policy should also state this.

The requirement to get letters of support from school districts, county government, and neighborhood associations is another unnecessary barrier and only feeds the "Not In My Backyard" (NIMBY) associated with LIHTC development.

The US Senate and House have introduced related bills, *Affordable Housing Credit Improvement Act of 2017* that would prohibit local approval or support. These bills have broad support from across the nation, with bipartisan support in both chambers. The explanation being that these types of provisions can result in the unintended consequence of giving local governments "veto power" over projects, as withholding support could result in the project not getting funded, especially in high opportunity areas such as Denton. The intent of this provision is to prevent "Not In My Backyard" (NIMBY) opposition from interfering with tax credit development.

Senator Orrin Hatch, the bill co-sponsor stated in opening statements at a Finance Committee hearing on *Increasing Access to Affordable Housing* on August 1, 2017: "...guiding principles for tax reform...the principles are: Fairness, efficiency, simplicity, and American competitiveness."



Denton Housing Authority

As discussed with you, the Policy should also separate the 9% applications from the 4% applications. They are two different programs with different timetables and requirements.

Although I do believe there should be some kind of request process, I do not feel that *recreation* of the state application process is the answer. I believe that the zoning process already fully vets a development and addresses a lot of the duplicative questions in your proposed policy and application. The zoning process allows public comments and citizen input, and a much fairer process than what you have proposed. I believe that this draft should be tabled until the City has done its own study of affordable housing, so you will better understand the need, availability, and resources available; and then develop a Policy. I feel that what you have now is only a deterrent to stop affordable housing in the city of Denton.

Thank you for the opportunity to comment on your draft policy and application and I appreciate your willingness to listen. I hope that you will take all these comments into consideration and understand that they come from a place of passion for the families we serve and knowledge of the need in our community.

Sincerely,



Sherri McDade
Chief Executive Officer
Denton Housing Authority



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)