

2023 Housing Tax Credit Process

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Local Government Points Allocation: City Council Impact



Local Government Support: Resolution & Funding

Criteria for Promoting Community Support & Engagement: Local Government Input Areas

Type of Activity	Point Allocation
City resolution	
Resolution of Support	17
<u>Or</u> Resolution of No Objection	14
City commitment of at least \$500 funding	1



Local Government Support: Concerted Revitalization Area

Criteria for Promoting Community Support & Engagement: Local Government Input Areas

Type of Activity	Point(s) Allocation
Concerted Revitalization Plan	
A letter from a municipality documenting CRP: 1) measurable improvements; 2) targeted efforts; and, 3) how improvements lead to an appropriate area for housing	4
Municipal designation as the development most supporting the CRP	2
Development is located in a location that would score at least 5 points using the Opportunity Index: TDHCA makes this determination	1



State Representative Points Allocation



Community Support & Engagement: State Representative

Criteria for Promoting Community Support & Engagement: Community Support from State Representative

Type of Activity	Point(s) Allocation
Letter from a State Representative	
Support Statement	8
Neutral Statement	0
Opposition Statement	-8
If no letter, the default points based on the municipal resolution	
Support	8
No Objection	0
Objection	-8



***Community At Large Points Allocation:
Neighborhood Organizations and Civic
Organizations***



Community Support & Engagement: Community Participation

Criteria for Promoting Community Support & Engagement: Quantifiable Community Participation

Type of Activity	Point(s) Allocation
Qualifying Neighborhood Organization Written Statement: TDHCA requires that the development site is located within the boundaries of an officially designated neighborhood organization as defined by TDHCA and 80% of its current membership live within the boundaries of the organization	
Explicit Support	9
Explicit support from a non-qualifying Neighborhood Organization	8
Explicit neutrality from a Neighborhood Organization that qualified as a Quantifiable Community Participation	6
Statement of neutrality from a Neighborhood Organization	4
Areas where no Neighborhood Organization is in existence	4
Statements of Opposition	0



Community Support & Engagement: Community Participation

Criteria for Promoting Community Support & Engagement: Input from Community Organizations	
Type of Activity	Point(s) Allocation
If the development site does not fall within the boundaries of a qualifying Neighborhood Organization	
Letter from a community or civic organization or property owners organization	4 maximum 2 per letter received



Housing De-Concentration Factors: City of Plano Implications



Housing De-Concentration Factors

Housing De-Concentration Factors for 9% Program

TDHCA Rule	9% Competitive	4% Non-Competitive
Two Mile Same Year: County population >1M Lower Scoring application will be ineligible per TDHCA	Applies Per TDHCA, County Collin County population = 1,006,038	Does Not Apply
Twice Per State Average Per Capita	Applies but not in Plano at this time	Does Not Apply
One mile Three Year: May be allowed with specific approval by City Council	Applies	Does Not Apply



Housing De-Concentration Factors

Housing De-Concentration Factors For 9% Program

Rule	9% Competitive	4% Non-Competitive
Proximity of Development Site > 1,000 feet: County Population <1M	Does Not Apply	Does not Apply
One Award per Census Tract: Lower scoring application will be ineligible	Applies	Does not Apply
Census Tracts with More than 20% HTC Units per Total Households: Currently only Census Tract 319	Applies	Applies



City Council HTC 2023 Process

City Council Options:

- Accept/modify recommendation of the CRC to amend the application
- Accept/modify recommendation of the CRC to amend the Secondary Consideration Factors evaluation
- Accept/modify recommendation to not edit the existing threshold evaluation questions
- Accept/modify recommendation to continue providing a \$500 commitment of funding for applicants receiving Resolution of Support



CRC Application Review: Application Amendment

CRC Recommendation:

Modify the existing application question below to be a standalone question for all previously approved HTC communities built by the developer and request the same information regarding the mix of affordable/market rate units.

2022 Application Question:

Was the project completed as proposed?				
a) Built environment	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
b) Financing	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No



CRC: Secondary Consideration Factors for Resolution of Support

CRC Recommendation:

Clarify the question below with edits as follows:

“If no to either "a", "b", or both, how many ~~combined total HTC units~~ **total market rate and affordable units** will there be when adding the proposed complex's units and the existing units when the applicable target range listed above?

2022 Application Language:

If no to either "a", "b", or both, how many **combined total HTC units** will there be when adding the proposed complex's units and the existing units when the applicable target range listed above?

If less than 200 units, the proposed development will receive **40** points

If between 200 and 400 units, the proposed development will receive **20** points

If more than 400 units, the proposed development may not receive any points



CRC Threshold/Evaluation Review: Other Considerations

1. Current Zoning Status: Consider the current zoning status of the proposed location for a housing tax credit development when determining whether to provide a Resolution of Support or a Resolution of No Objection.

CRC Response: The Commission recommends that current zoning should not be a factor considered when evaluating an HTC Resolution Application. However, applicants would be required to submit documentation that a formal meeting was held with Planning Department as evidenced by a copy of Planning Department's Pre-Application meeting notes.



CRC Threshold/Evaluation Review: Other Considerations

2. Applicant Locality: Take into account whether the applicant is a local developer? Commissioners should define local for clarity during the evaluation, if this is recommended.

CRC Response: The Commission believes that the locality of the developer is secondary to the consideration of longevity and long-term commitment to the community. Considerations to longevity and long-term commitment to the community are included in the current HTC Resolution Application and evaluation process.



CRC Threshold/Evaluation Review: Other Considerations

3. Property Management Locality: Consider whether the property management company responsible for overseeing the property after it is built should be local

CRC Response: The Commission considered whether a preference should be made to applicants that state the property will be managed by a local property management company. The Commission determined that this consideration was similar to the “preference to a local developer” discussion.



CRC Threshold/Evaluation Review: Other Considerations Not Recommended continued

4. City Commitment of \$500: Should the City contribute \$500 to demonstrate a commitment? In previous years, any application receiving a Resolution of Support was provided a letter of a \$500 commitment in the form of fee waiver(s). HTC applications receive one (1) point on their application if awarded.

CRC Response: The Commission recommends retaining the \$500 commitment of funding, in the form of fee waivers, to applicants receiving a Resolution of Support from the City.

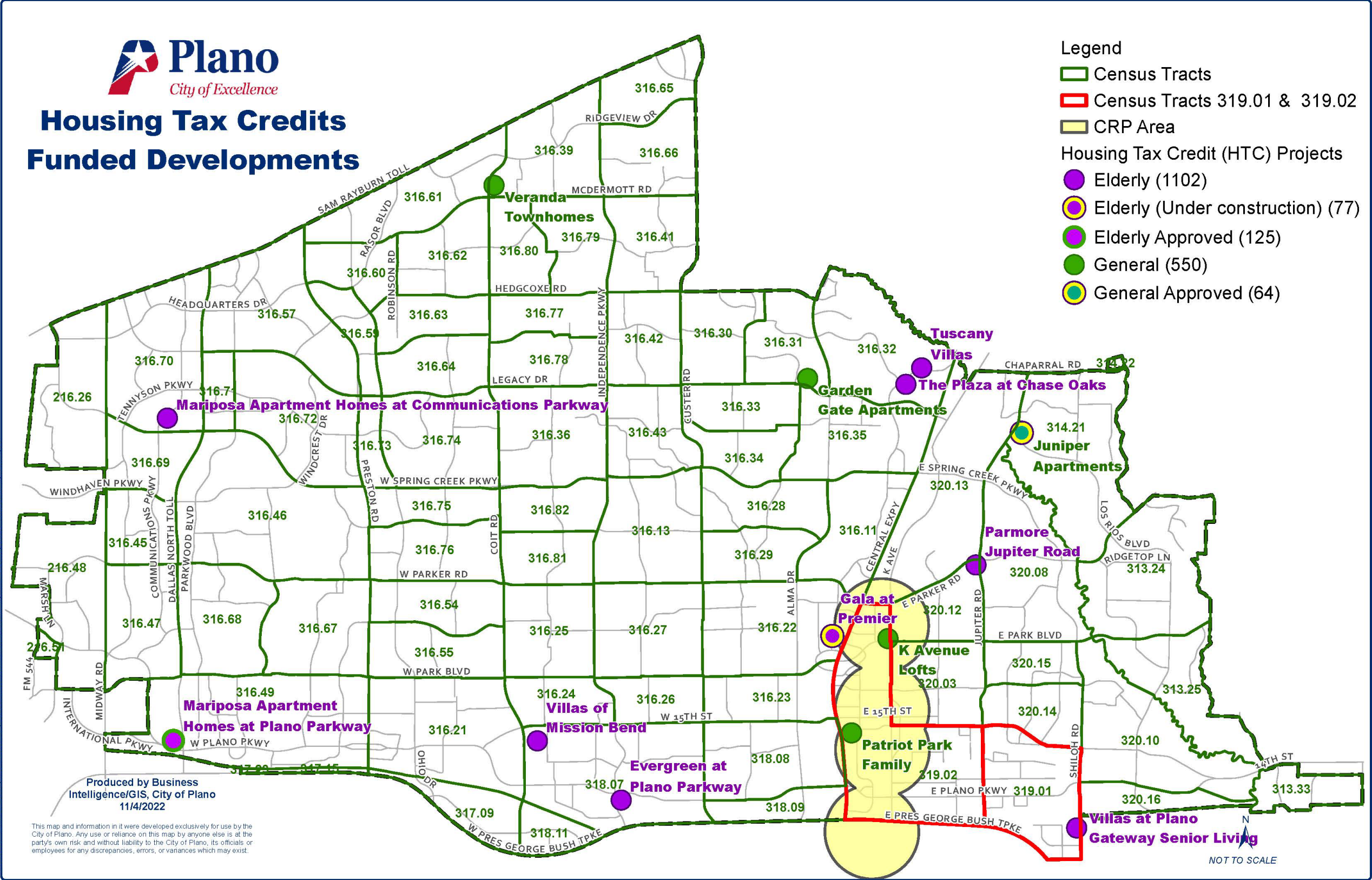


2022 HTC Application Update

Development Name	City of Plano Resolution Type	TDHCA HTC Award Status
Mariposa Apartment Homes at Plano Parkway (9%)	Support	Awarded
Juniper Apartment (9%)	Support	Awarded



Existing HTC Units



2023 HTC Process Timeline

November 2022: City staff will provide training to all potential HTC applicants and application is made available.

January 9, 2023: 9% HTC applications are due.

January 19, 2023: CRC will meet to discuss HTC recommendations.

February 13, 2023: CRC HTC Resolution Recommendations are presented to City Council/Council deliberation of CRP points



Questions?

