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TDHCA Housing Tax Credit Process

Lori Schwarz, Director of Neighborhood Services

TDHCA 9% Housing Tax Credit Competition

Last Year 2019 9% Competitive Applications

- 317 pre-applications submitted to TDHCA
- 131 full applications submitted to TDHCA
- 71 (54%) awards made statewide

Current Year 2020 9% Competitive Applications

- 282 pre-applications received (as of February 24, 2020)
- 138 full applications submitted

TDHCA Application Point Allocation

2020 Final Qualified Allocation Plan Scoring Criteria

	Scoring Rank	Scoring Item	Maximum Points
Top 10 "Above the Line" Scoring Items *(Texas Government Code Section 2306.6710)*	1	Financial Feasibility	26
	2	Local Government Support	17
	3	Income Levels of Residents	16
	4	Size and Quality of Units	15
	5	Rent Levels of Residents	13
	6	Cost of Development Per Sq. Ft.	12
	7	Resident Services	11
	8	Declared Disaster Area	10
	9	Quantifiable Community Participation evaluated based on input from neighborhood organizations	9
	10	Community Support by State Representative ★	+8 / +4/ 0 / -4/ -8

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Top 10 "Above the Line Scoring Items" Maximum Points: 137

2020 Final Qualified Allocation Plan Scoring Criteria

	Scoring Rank	Scoring Item	Maximum Points
"Below the Line" Scoring Items	11	Opportunity Index	7
	11	Concerted Revitalization Plan	7
	13	Proximity to Job Areas	6
	13	Pre-application Participation	6
	15	Historic Preservation	5
	15	Underserved Area	5
	15	Readiness to Proceed in Disaster Impacted Counties	5
	18	Extended Affordability	4
	18	Input from Community Organizations	4
	20	Leveraging of Private, State, and Federal resources	3
	20	Resident Populations with Special Housing Needs	3
	22	Sponsor Characteristics	2
	23	Funding Request Amount	1
	23	Commitment of Development Funding by Local Political Subdivision	1
	23	Right of First Refusal	1

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"Below the Line Scoring Items" Maximum Points: 60

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Local Government Points Allocation: City Council Impact

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

Type of Activity	Point Allocation
City resolution	
Resolution of Support	**17**
Or Resolution of No Objection	**14**
City commitment of at least $500 funding	**1**

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

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 Resolution	**0**
Objection	**-8**

Community At Large Points Allocation: Neighborhood Organizations and Civic Organizations

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**

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 for 9% Program

TDHCA Rule	9% Competitive	4% Non-Competitive
Two Mile Same Year: *County Population >1M*	**Applies depending upon Collin County Population**	
Twice Per State Average Per Capita	**Applies**	
One mile Three Year: *May be allowed with specific approval by City Council*	**Applies**	
Proximity of Development Site > 1,000 feet: *County Population <1M*	**Applies depending upon Collin County Population**	

Housing De-Concentration Factors For 9% Program

Rule	9% Competitive	4% Non-Competitive
One Award per Census Tract: ***(new rule for 2020)*** *Lower scoring application will be ineligible*	**Applies**	
Census Tracts with More than 20% HTC Units per Total Households: *Currently only Census Tract 319*	**Applies**	**Applies**
Additional Phase: Same Target Population	**Applies**	**Applies**

Revisions for HTC Application Review Process

Next Year: 2021 HTC Application Process

- Offer pre-submittal training for potential applicants to improve the quality of the applications
- Modify the application to indicate the need/request for a waiver of the 1 mile/3 year rule (comparison of housing types, distance between developments and the time separation between past projects proposed projects).
- If necessary, request submittal of information to evaluate the request for a waiver, including a housing market study.

Next Year: 2021 HTC Application Review Process

Modify the Evaluation Committee and processes:

- Add two members: one citizen and one from the Community Relations Commission (CRC)
- Include Legal staff in selection meeting to ensure discussion during evaluation is focused on appropriate elements
- Evaluation Committee to only review applications for resolutions of support, (not review the information related to the CRP)
- The CRP documentation will be submitted to the City Council for their consideration (without a pre-evaluation/recommendation by the committee)
- During the City Council meeting, all eligible applicants will present their information to the Council, followed by a Q/A session and vote to determine the best applicant to receive the CRP points

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Questions?