

# 2024 9% Housing Tax Credit (HTC) Resolution Recommendations

## City Council Worksession

February 6, 2024

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Neighborhood Services Department



# Low Income Housing Tax Credits (LIHTC) Annual Award Process



IRS allocates available LIHTCs to states based on population



TDHCA adopts Qualified Allocation Plan (QAP) to award LIHTC, including points for Resolutions of Support or No Objection from local governments



Developer identifies a development site and submits an application to City to seek a Resolution (and other support)



Based on its adopted LIHTC Policy, City decides whether to issue a Resolution



TDHCA reviews applications, including resolutions and other matters and awards LIHTC in specific dollar amount



Developer's syndicator sells the LIHTC at a discount, and Developer uses funds for development

# QAP Requirements and Scoring Criteria

- Mayor and all elected members of the Governing Body of the municipality **must be notified**
- **For 9%: Points awarded** based on *level of support* from municipality:
  - 17 Points for resolution of support
  - 14 Points for a resolution of no objection
  - 0 Points for no resolution
- **For 9%: 1 Point** for a **commitment of development** funding of more than \$500
- Local officials and registered neighborhoods that have boundaries that completely surround the proposed development **must be notified**
- Any policy must **comply with the Fair Housing Act**, must be consistent with the Analysis of Impediments to Fair Housing Choice and other housing policies

# 2024 CFW HTC Policy Notification and Info Session Requirements

Written notifications required **30 days** prior to application deadline

- Councilmember of district in which development is located
- Neighborhood Services (NS) Staff
- Superintendent of Impacted School District
- Impacted **Registered** Neighborhood/HOA\*

\* Neighborhood Services and Community Engagement staff coordinated to notify impacted associations once developer notified NS staff. Where necessary, City staff encouraged developers to engage with other less formal organizations.

Hold **one** information session with registered associations by January 5, 2024

Must notify associations at least **seven** days in advance of session

# 2024 9% HTC Policy Resolution Requirements

HTC Resolution Requirements	Resolution of Support	Resolution of No Objection
Written notifications sent to Councilmember, City Staff, ISD, and Registered NA/HOA	X	X
Neighborhood/HOA information session held by the application deadline	X	X
Fiscal Tax Impact Required for Projects with Full/Partial Tax Exemption	X	X
Minimum 10% of total units are 0-30% AMI	X	X
Located in TDHCA-defined high opportunity area, mixed-use growth center, city revitalization area, or CNI Neighborhood	X	

# Commitment of Development Funding – Fee Waivers

(for 9% HTC Resolutions of Support)

- All building permit related fees
- Plat application fee
- Board of Adjustment application fee
- Demolition fee
- Structural moving fee
- Community Facility Agreement (CFA) application fee
- Zoning application fee
- Street and utility easement vacation application fee
- Ordinance inspection fee
- Consent / Encroachment agreement application fee
- Urban forestry application fee
- Sign permit fees

**Fees Eligible for Waiver**

- Park Dedication fees

**Waiver Eligible, Consult with PARD**

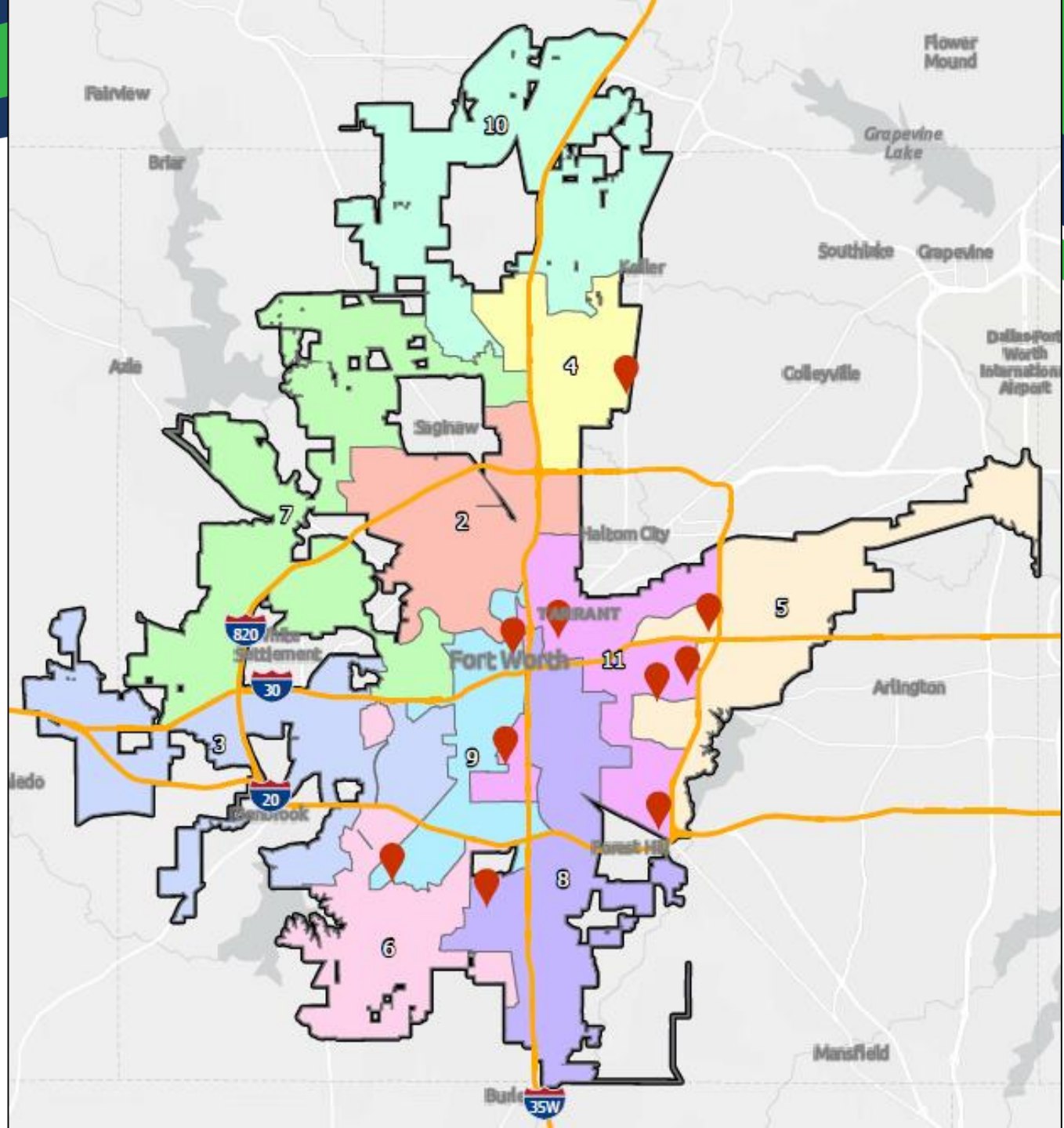
- Transportation impact fee
- Water and wastewater impact fees

**Waiver Not Provided by HTC Policy**



# 2024 9% HTC Resolution Applicants

- |                                |        |
|--------------------------------|--------|
| Huntington Place Senior Living | (CD4)  |
| Parkwood Hill                  |        |
| 6500 Bridge Apartments         | (CD5)  |
| Hughes House III               | (CD5)  |
| Delara Chase                   | (CD6)  |
| Sycamore Senior Living         | (CD8)  |
| Georgian Oaks                  | (CD9)  |
| Maren Grove                    | (CD9)  |
| Avenue at Lancaster            | (CD11) |
| Lofts at Redwood               | (CD11) |
| Riverside Pointe               | (CD11) |

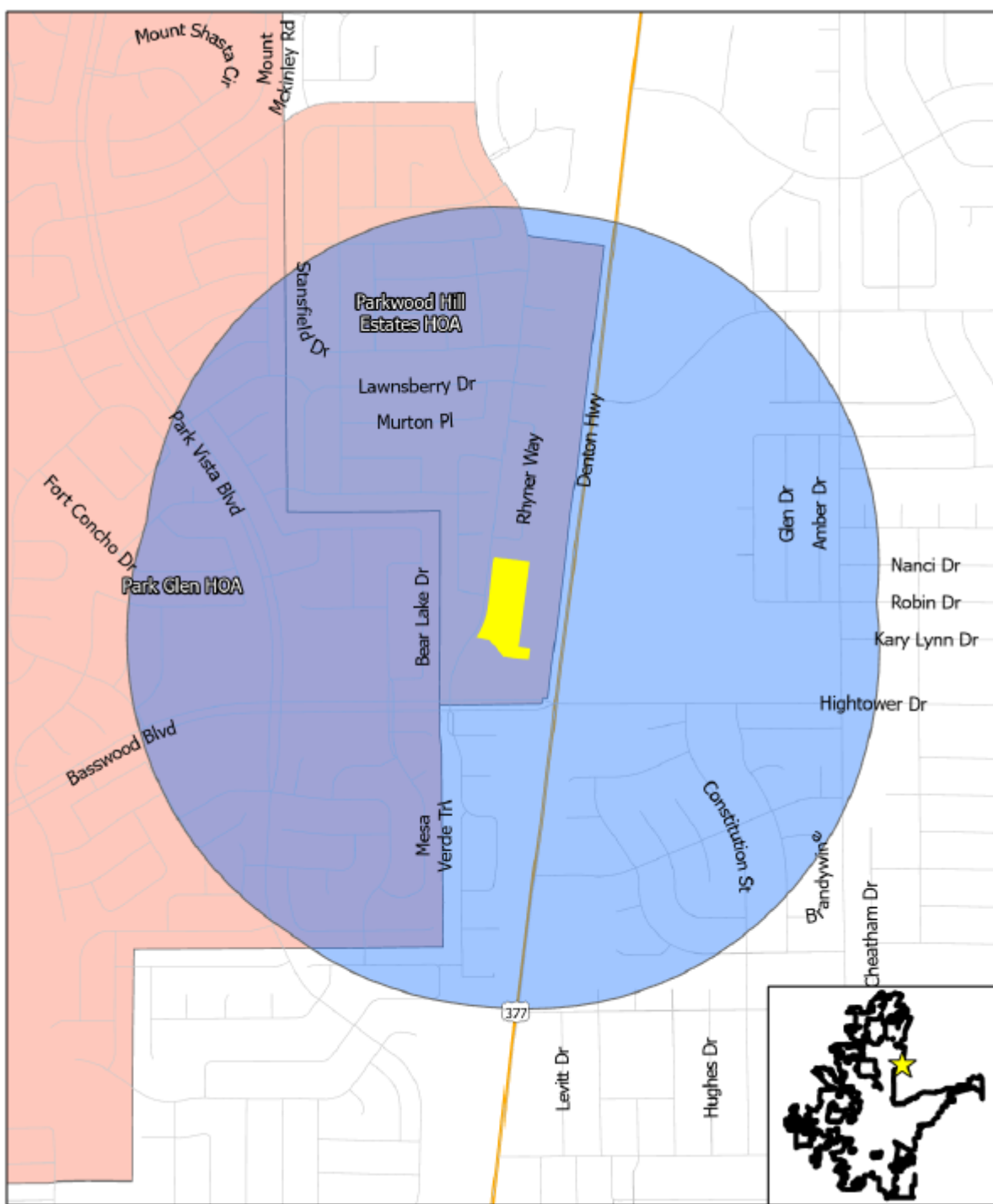


# CD 4 – CM Lauersdorf

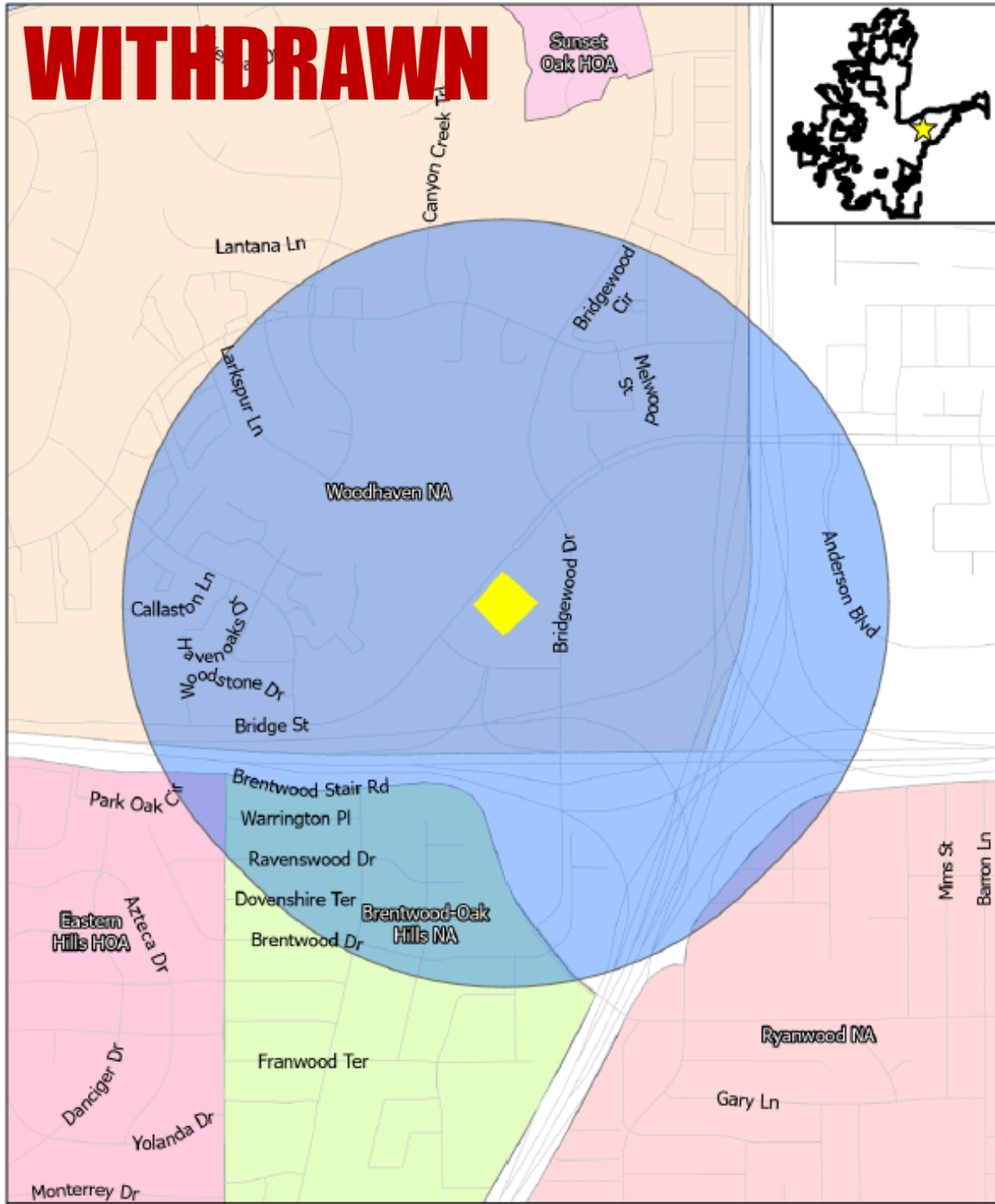
## 9% Resolution of Support

### Huntington Place Senior Living Parkwood Hill

- Developer: Cross Development Residential
- 5601 Basswood Blvd.
- 90 Units – Senior
- Will Pay Taxes
- Zoning Change Needed





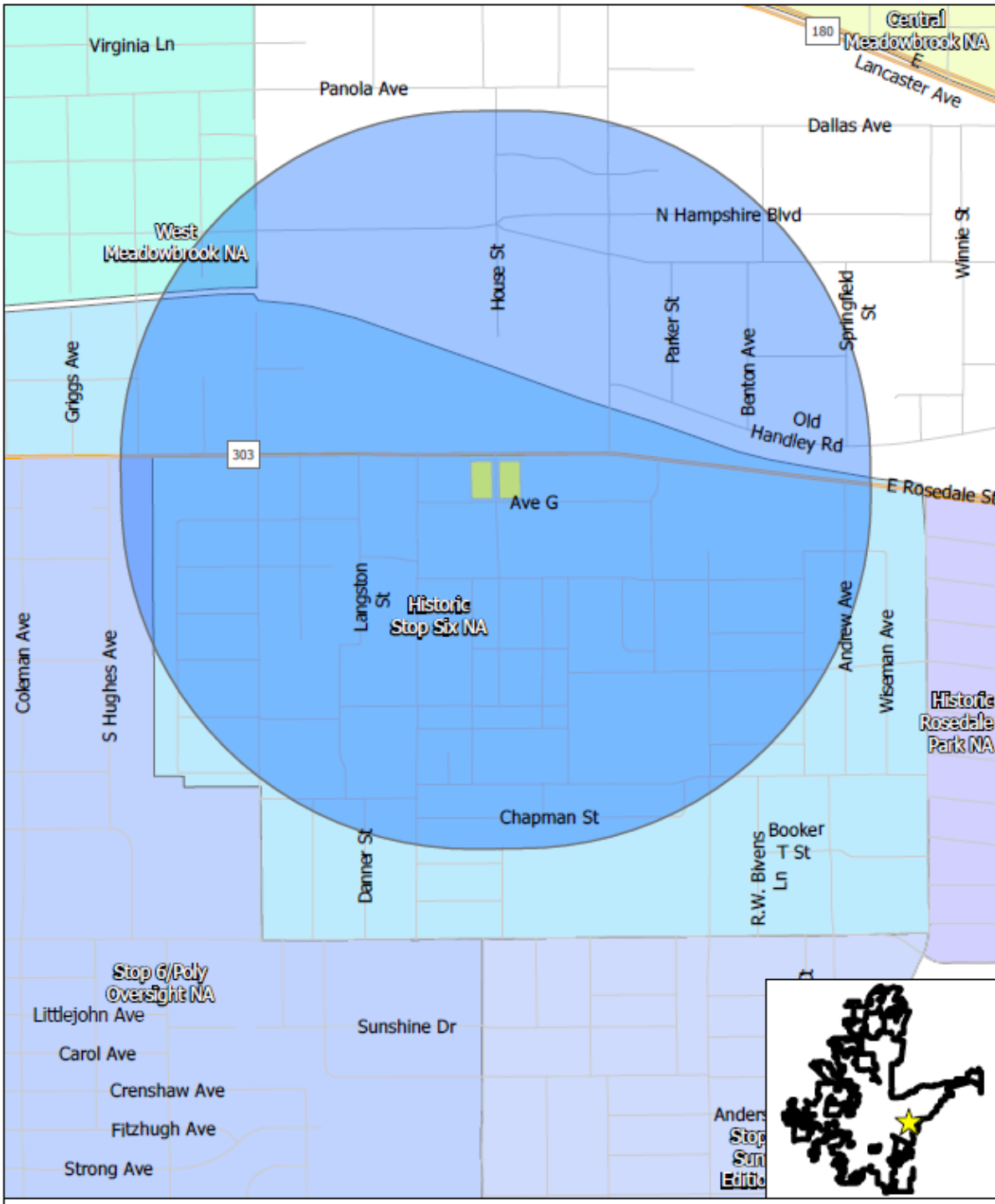


# CD 5 – CM Bivens

## 9% Resolution of Support

### 6500 Bridge Apartments

- Developer: National CORE
- 6500 Bridge St.
- 88 Units – Senior
- NEZ Area 5, TIF 13
- Will Pay Taxes
- No Zoning Change Needed



# CD 5 – CM Bivens

## 9% Resolution of Support

### Hughes House II

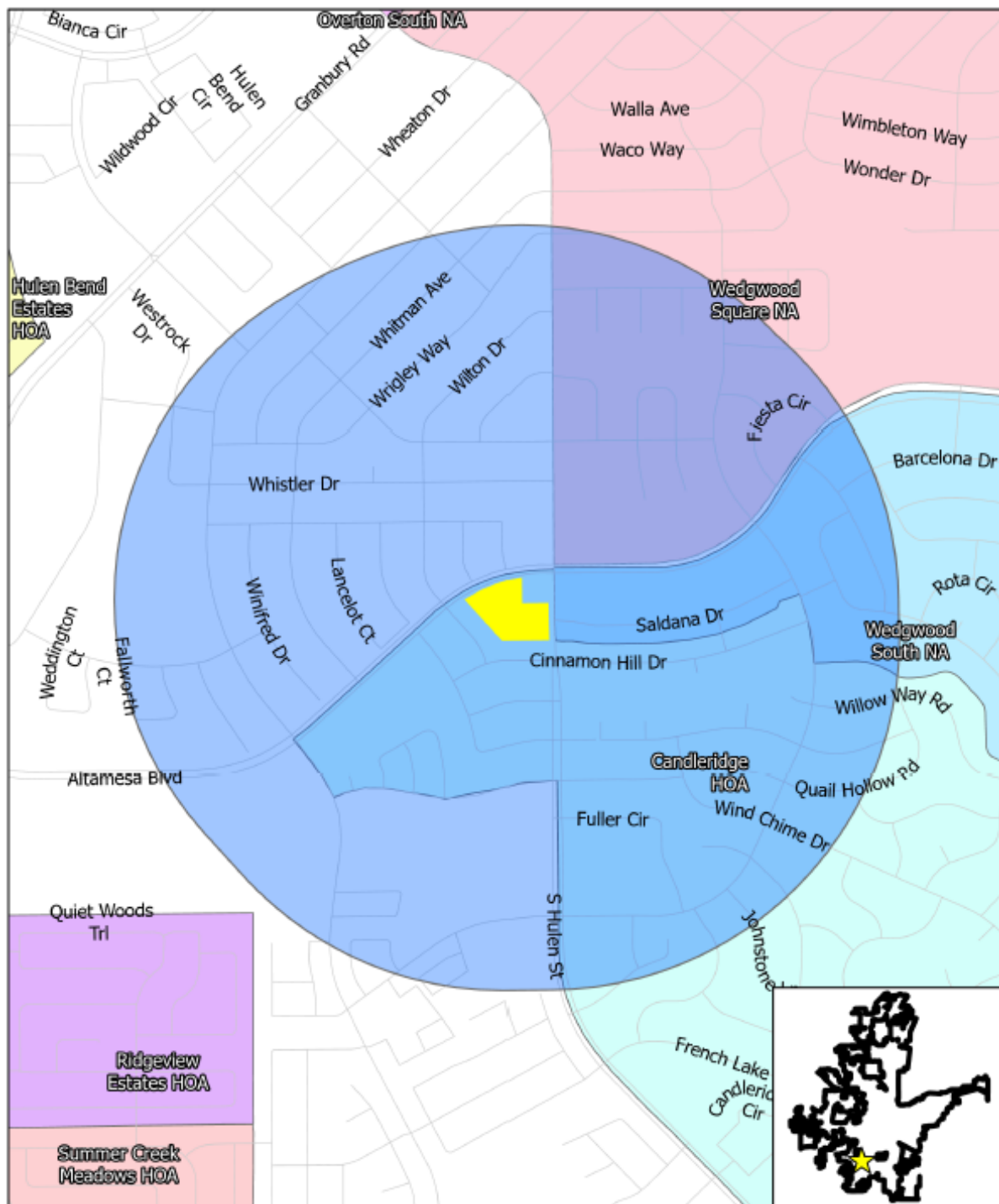
- Developer: Fort Worth Housing Solutions and McCormack Baron Salazar
- Southeast and Southwest corners of East Rosedale Street and Etta Street
- 78 Units – Family
- NEZ Area 6, CNI Area
- Will Not Pay Taxes
- No Zoning Change Needed
- One-Mile Three Year Rule Waiver,  $\geq 20\%$  HTC Units in Census Tract Waiver Needed,  $\geq 40\%$  Poverty Rate in Census Tract

# CD 6 – CM Williams

## 9% Resolution of Support

### Delara Chase

- Developer: O-SDA Industries, LLC
- 4805 Altamesa Blvd.
- 116 Units – Family
- Will Pay Taxes
- No Zoning Change Needed

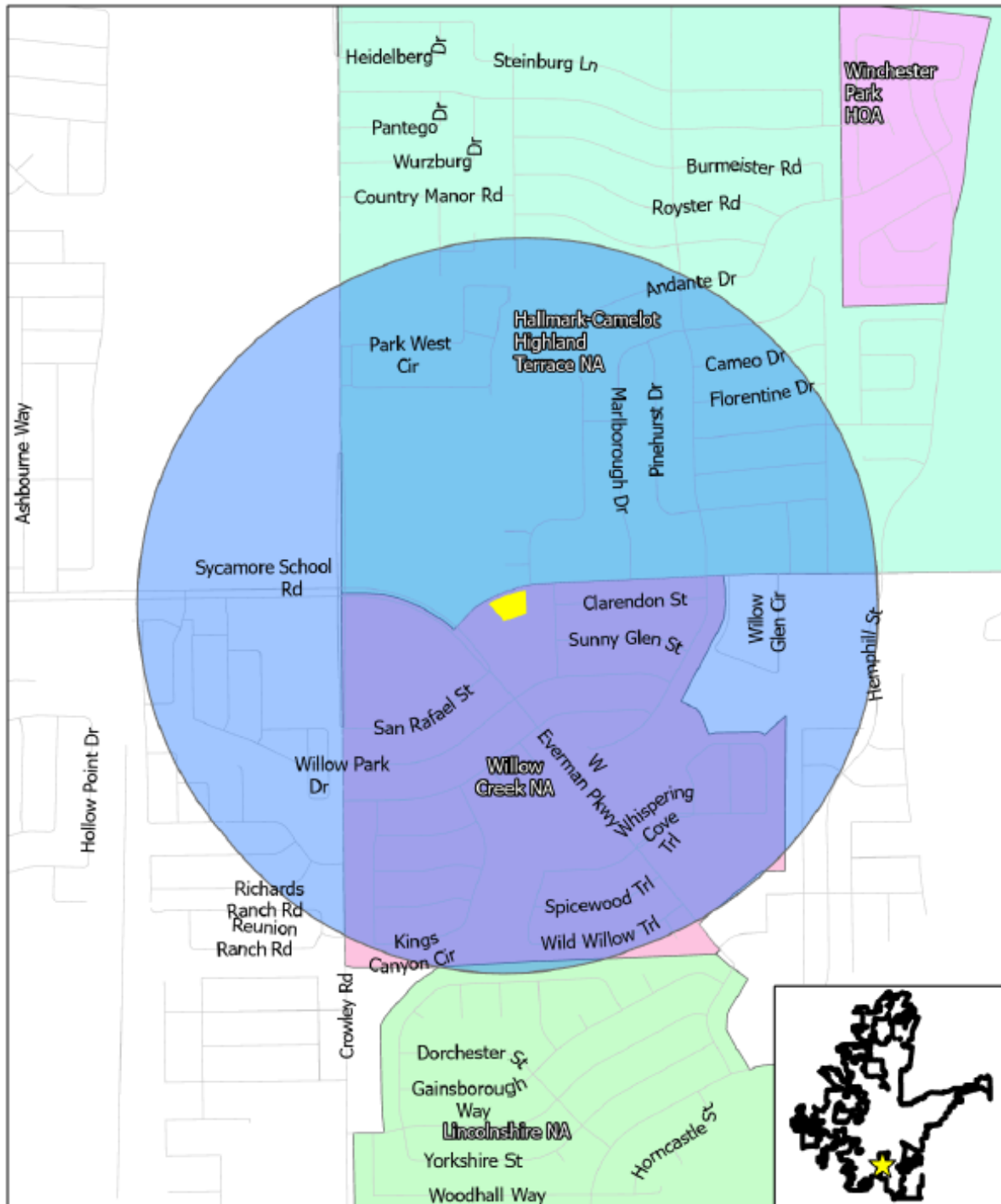


# CD 8 – CM Nettles

## 9% Resolution of Support

### Sycamore Senior Living

- Developer: JCM Ventures
- 1651 Sycamore School Rd.
- 88 Units – Senior
- Will Pay Taxes
- Zoning Change Needed

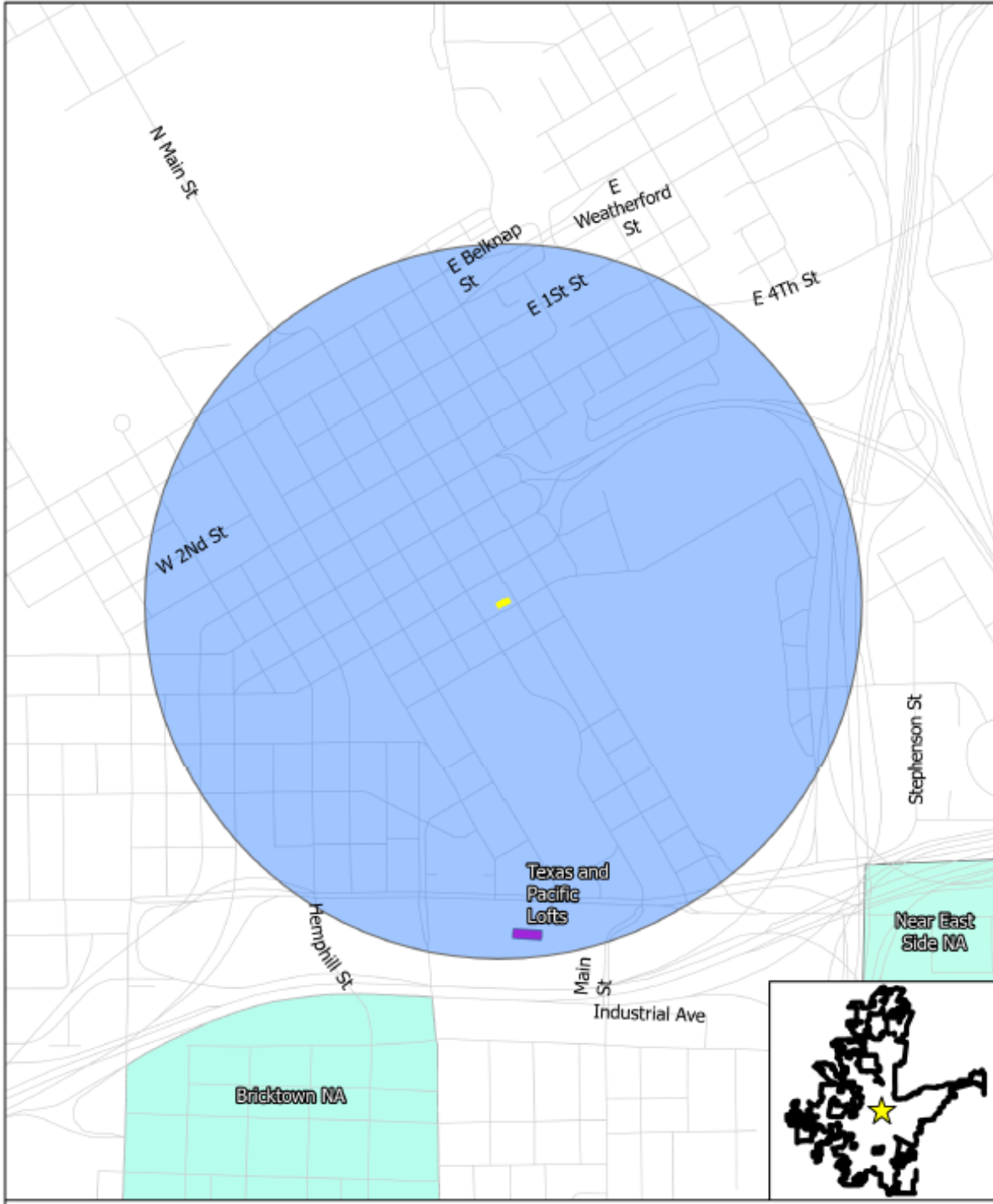


# CD 9 – CM Beck

## 9% Resolution of Support

### Georgian Oaks

- Developer: O-SDA Industries, LLC
- 210 E. 7th St.
- 100 Units – Senior
- Historic Designation, Downtown PID, TIF 8
- Will Pay Taxes
- No Zoning Change Needed
- ≥20% HTC Units in Census Tract Waiver Needed

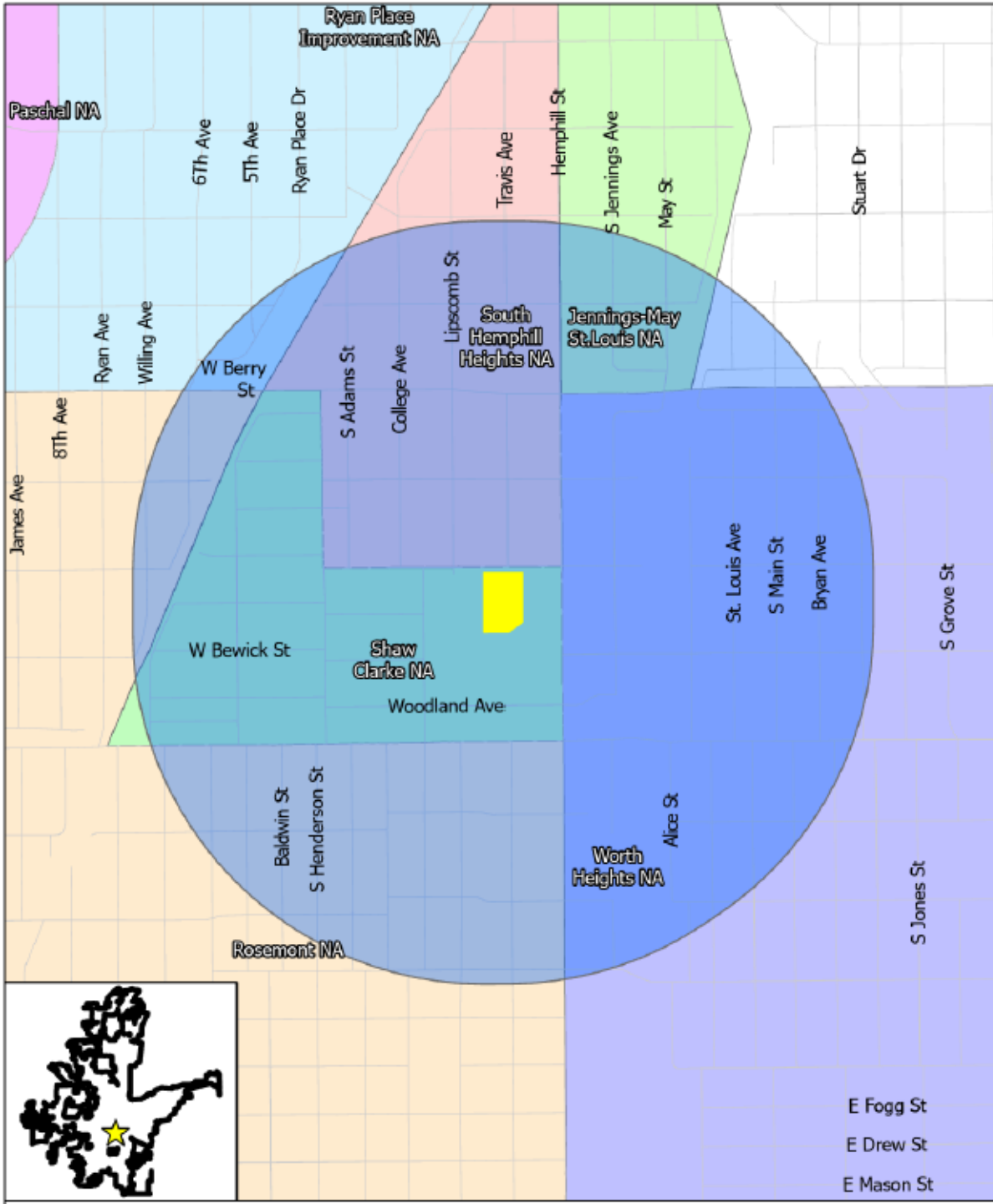


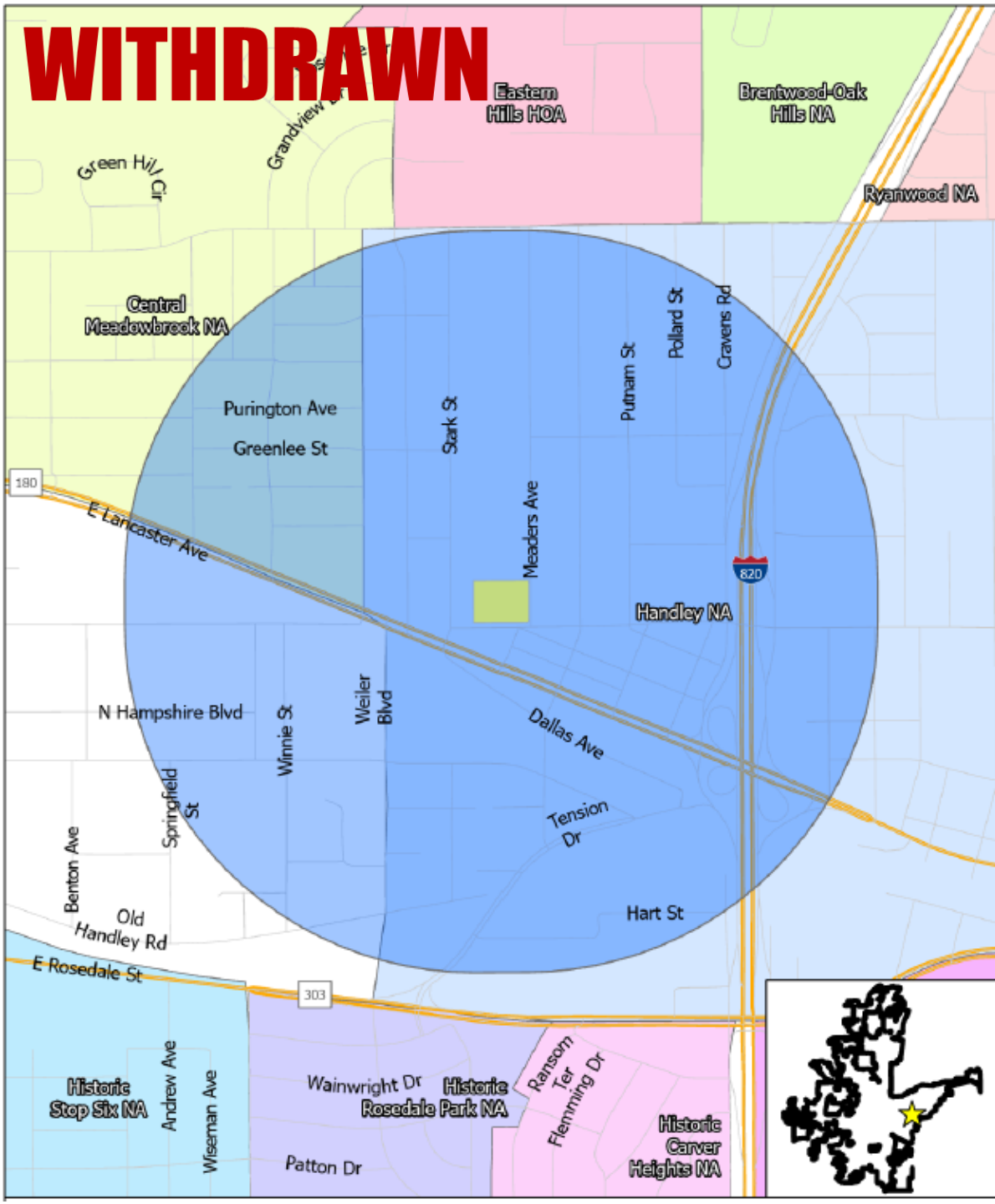
# CD 9 – CM Beck

## 9% Resolution of Support

### Maren Grove

- Developer: O-SDA Industries, LLC
- 801 West Shaw St.
- 89 Units – Family
- Historic Designation, NEZ Area 6, Hemphill/Berry Urban Village
- Will Pay Taxes
- No Zoning Change Needed
- One-Mile Three Year Rule Waiver





**WITHDRAWN**

# CD 11 – CM Martinez 9% Resolution of Support

## Avenue at Lancaster

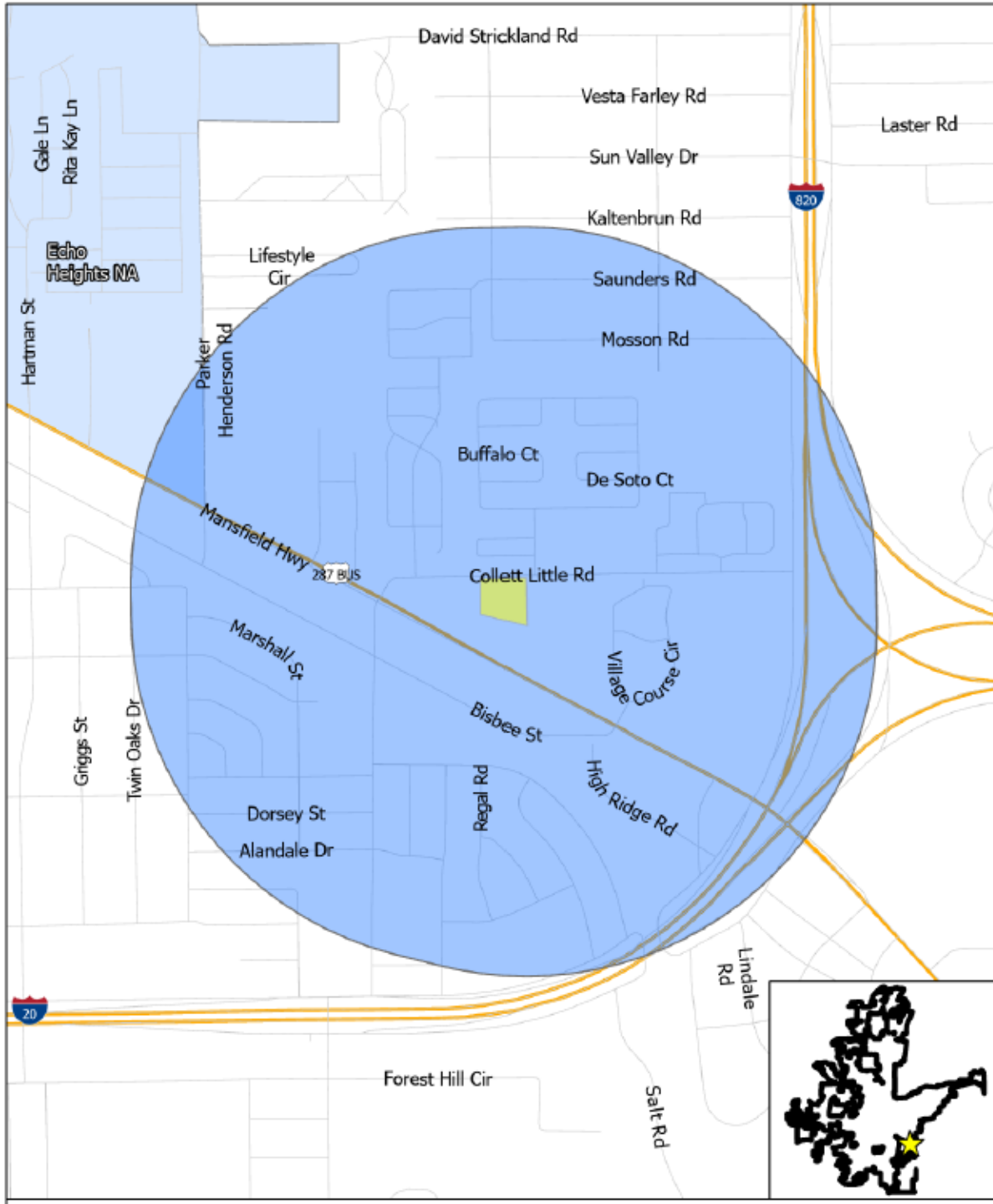
- Developer: Brompton Development, LLC
- 5733 Craig St.
- 88 Units – Senior
- NEZ Area 6
- Will Pay Taxes
- Zoning Change Needed
- One-Mile Three Year Rule Waiver

# CD 11 – CM Martinez

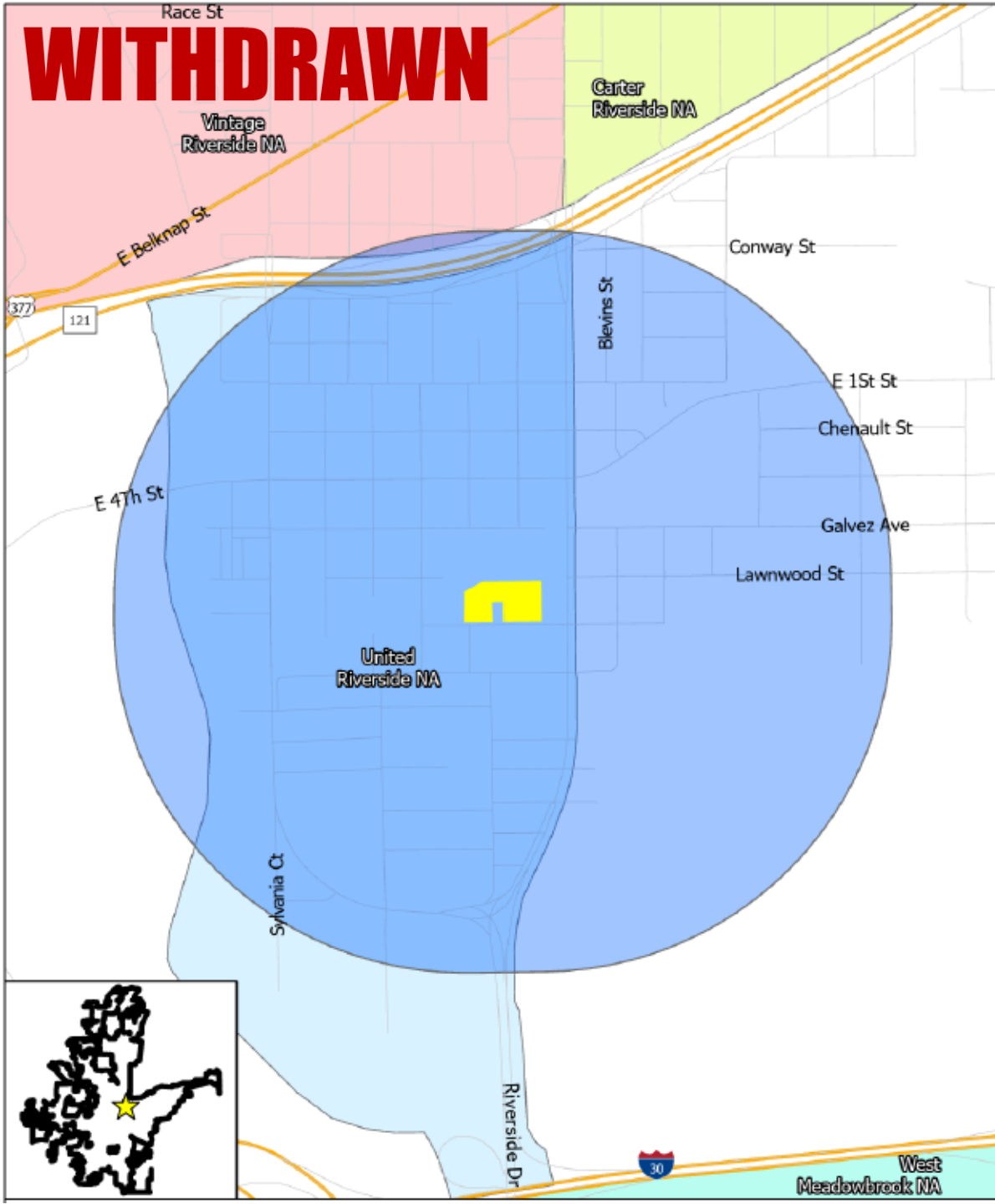
## 9% Resolution of Support

### Lofts at Redwood

- Developer: Brompton Development, LLC
- 5008 Collett Little Rd.
- 88 Units - Family
- NEZ Area 6
- Will Pay Taxes
- Zoning Change Needed
- ≥20% HTC Units in Census Tract Waiver Needed







# CD 11 – CM Martinez

## 9% Resolution of Support

### Riverside Pointe

- Developer: National CORE
- 3001 Fisher Ave.
- 88 Units – Senior
- NEZ Area 4
- Will Pay Taxes
- Zoning Change Needed
- $\geq 20\%$  HTC Units in Census Tract  
Waiver Needed,  $\geq 40\%$  Poverty  
Rate in Census Tract

# 9% HTC Resolution Recommendations

Resolution of Support	
Huntington Place Senior Living Parkwood Hill (CD4)	Georgian Oaks (CD9)
Hughes House III (CD5)	Maren Grove (CD9)
Delara Chase (CD6)	Lofts at Redwood (CD11)
Sycamore Senior Living (CD8)	

Withdrawn Applications	
6500 Bridge Apartments (CD5)	Riverside Pointe (CD11)
Avenue at Lancaster (CD11)	

# 2024 9% HTC Timeline

DATE	ACTIVITY
October 3, 2023	HTC Developer Forum
October 6-20, 2023	Developer question-and-answer period
November 7, 2023	Presentation at City Council Work Session
November 14, 2023	Council action & approval of Proposed 2024 Policy
<b>December 6, 2023</b>	<b>Deadline to submit notifications (30 days ahead of submittal)</b>
January 5, 2024	Deadline to host at least 1 information session for registered neighborhood associations
<b>January 5, 2024</b>	<b>Deadline for developers to submit application to Neighborhood Services</b>
February 6, 2024	Staff recommendations presented at City Council Work Session
<b>February 13, 2024</b>	<b>City Council consideration &amp; approval of resolutions</b>
March 1, 2024	Deadline to submit application to TDHCA
July 2024	Final TDHCA award of housing tax credits

Questions/Comments?

