Low Income Housing Tax Credit (LIHTC) LIHTC-24-03	601 River Rd Rehabilitation	

Staff Recommendation

X	Approval - Policy Criteria Met		Additional Information Needed	Denial – Policy Criteria Not Met

Recommendation Summary

City Council adopted a Policy which includes criteria for Low Income Housing Tax Credit Projects (LIHTC). Under the policy, applications must meet at least **5 of the 8** criteria, including criteria #1, in order to receive a positive staff recommendation. Under the current policy, no exemption from taxes may be considered unless the project meets criteria 1a-1e. In addition to the criteria, the policy also indicates additional considerations that may be considered by staff and the Workforce Housing Council Committee as means for recommending approval or denial of a request.

Staff considers **4 of the 8** LIHTC criteria met and **1** LIHTC criteria is neutral. Since this request is for rehabilitation of an existing Section 8 apartment complex, staff recommends approval of the resolution of support.

Staff: Amanda Hernandez, AICP, CNU-a	Title: Director of Planning and Development Services	Date: February 9, 2024

Analysis

See criteria analysis below.

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LIHTC Policy – Project Comparison Chart Criteria

	Housing Policy Criteria for Recommendation of Approval		Criteria Met?
1	**No exemption from local taxes may be considered unless the project meets the criteria listed below. The purpose of this criteria is to help increase the City's inventory of affordable units and ensure that units benefiting from the program are reserved for low income households that need them.**	No exemption from local taxes is proposed	**Met**
2	**Addresses a housing need identified in this housing policy or in the City's HUD programs**	Rental Housing Policy 1. Need for more diversity in the types…of housing… 40 of the existing 54 units are Section 8, this is a Section 8 Property 2. The city's aging housing stock and older neighborhoods need to be maintained in good condition – this request will rehabilitate an aging complex in an older neighborhood	**Met**
3	**The project is located in a high or medium intensity zone on the Preferred Scenario Map**	The property is located within the Blanco Gardens existing neighborhood	**Not Met**
4	**The project is not proposed to develop under a legacy district on the City's current zoning map.**	The property is located in the Legacy District Multifamily-24	**Not Met**
5	**The project is located within a ½ mile walking distance to grocery, medical services, and schools.**	The project is within a half mile of Cuevas Produce. There is no school or medical services within ½ mile walking distance of the property.	**Not Met**
6	**The project is located within ¼ walking distance of a proposed or existing bus stop on a current or planned transit route. If the project is not located within ¼ mile walking distance of a proposed or existing bus stop on a current or planned transit route, a private shuttle service for residents is provided in accordance with TDHCA requirements.**	The Conway bus route #4 stops within a quarter mile near Sturgeon Dr and River Rd	**Met**
7	**The project is renovating or redeveloping an existing multifamily complex or under-performing development.**	This is a renovation request	**Met**

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LIHTC-24-03	Rehabilitation

Housing Policy Criteria for Recommendation of Approval		Criteria Met?
8	The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. Proposed support services should:	The applicant provided the following response for Criteria #8: Amenities and Supportive Services: - Sport court - Community laundry room - High speed internet service to all units - Covered carport parking - 16 SEER HVAC - EPA Watersense toilets - Supportive services will include K-12 after-school tutoring program on site, adult and family skills classes, on-site social events, monthly arts and crafts and other recreational activities. Please note in case we hold the supportive services listed here and there aren't many participants in one or more of these, TDHCA allows for us to change the services offered to better meet the needs of the residents.	Neutral
8A.	Meet the needs of the local community		
8B.	Utilize local support services and resources		
8C.	Exceed the minimum TDHCA requirements for amenities; and		
8D.	Submit to the City the Project's TDHCA Application for Low Income Housing Tax Credits and includes the list of amenities in the Project's Land Use Restriction Agreement (LURA).		

LIHTC Policy – Additional Considerations

Housing Policy Criteria #1 Overview		
1	Regardless of compliance with the above criteria, projects located where emergency response times fall out of the National Fire Protection Association (NFPA) standards and / or projects located within or in close proximity to the floodplain may receive a denial recommendation.	Emergency response times to this location are within an acceptable range, with approximately 14 fire fighters within 8 minutes travel time from a station(s) This property is within the floodplain, however it is not new development, only rehabilitation of an existing complex
1A	Projects seeking tax exemption should: • Include an estimate of the tax revenues which will not be realized by the City, annually, over the life of the project. • Describe future plans for placing the property back on the tax roll, if applicable.	No exemption from local taxes is proposed
1B	For senior housing projects, inclusion of the following, additional, support service: presentations by the Capital Area Council of Governments (CAPCOG) Area Agency on Aging. Applicants must contact CAPCOG to arrange for a presentation of available services no less than once every other year and provide proof of this agreement with the application.	This is not a senior housing project
1C	For senior housing projects, the distance to medical facilities will receive additional scrutiny. Applicants must indicate the nearest medical facilities and any additional transportation options which will be available to residents in the event of an emergency.	This is not a senior housing project
1D	Once approved, additional consideration will be given to applications which show compliance with the Strategic Housing Action Plan.	N/A – this plan has not been approved