

Low Income Housing Tax Credit (LIHTC) Project-TDHCA Required Common Amenities

Common Amenities	
22 Total Points Required for Redwood Project	
Amenity	Points
Community Space for Resident Supportive Services	
High quality Pre-K program & associated education space at the Development Site.	11
Multifunctional learning and care center(s) or conference room(s) with the appropriate furnishings to deliver classes or care for children (15 sq ft * total number of units, >2,000 sq ft)	4
Multifunctional learning and care center(s) or conference room(s) with the appropriate furnishings to deliver classes or care for children (10 sq ft * total number of units, >1,000 sq ft)	2
Service provider office in addition to leasing office	1
Safety	
✓ Controlled gate access for entrance and exit areas	1
Secured Entry (applicable only if all Unit entries are within the building's interior)	1
✓ Twenty-four hour, seven days a week monitored camera/security system in each building.	2
✓ Twenty-four hour, seven days a week recorded camera/security system in each building.	1
✓ Courtesy patrol service	3
Health/Fitness/Play	
Accessible walking/jogging path	1
Furnished fitness center (one item for every 40 units)	1
✓ Furnished fitness center (one item for every 20 units)	2
✓ Children's playscape equipped for 5 to 12-year olds, or a Tot Lot	2
Game area such as horseshoe pit, putting green, shuffleboard court, pool table, ping pong table	1
✓ Swimming pool	3
Splash pad/water feature play area	1
Sport court or field (including but not limited to tennis, basketball, volleyball, soccer, or baseball field)	2
Design/Landscaping	
✓ Full perimeter fencing that includes parking areas and all amenities	2
Enclosed community sun porch or covered community porch/patio	1
Dog Park area that is fully enclosed and intended for tenant owned dogs to run off leash	1
Shaded rooftop or structural viewing deck	2
Porte-cochere	1
Lighted pathways along all accessible routes	1
✓ A resident-run community garden	1
Community Resources	
✓ Gazebo or covered pavilion w/sitting area	1
✓ Community laundry room	2
✓ Barbecue grill(s) and picnic table(s)	1
✓ Business center	2
✓ Furnished Community room	2
Library with an accessible sitting area	1
✓ Activity Room stocked with supplies	2
✓ Community Dining Room	3
✓ Community Theater Room	3
✓ High-speed Wi-Fi with coverage throughout the clubhouse and/or community building	1
High-speed Wi-Fi with coverage throughout the Development	2
Bicycle parking	1
Package Lockers	2
Total Points -Common Amenities	34

Low Income Housing Tax Credit (LIHTC) Project-TDHCA Required Residential Support Services

Residential Support Services		
<i>8 Total Points Required for Redwood Project</i>		
	Support Service	Points
Transportation Supportive Services		
✓	Shuttle 3x a week to major destinations (grocery, pharmacy, big box retailer) or daily shuttle during the school year to schools not served by district bus system	3.5
	Monthly transportation to community/social events	1
Children Supportive Services		
	High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space	7
✓	12 hours of weekly, organized, on-site services provided to K-12 children by a dedicated service coordinator or third-party entity.	3.5
Adult Supportive Services		
✓	4 hours of weekly, organized, on-site classes provided to an adult audience by persons skilled or trained in the subject matter being presented	3.5
	Annual income tax preparation and education on how to claim the Earned Income Tax Credit	1
	Contracted career training and placement partnerships with local worksource offices, culinary programs, or vocational counseling services; resident training programs that train and hire residents for job opportunities inside the development	2
	External partnerships for provision of weekly substance abuse meetings at the Development Site	1
Health Supportive Services		
✓	Food pantry consisting of an assortment of non-perishable food items and common household items (i.e. laundry detergent, toiletries, etc.) accessible to residents at least on a monthly basis or upon request by a resident	2
✓	Annual health fair provided by a health care professional	1
✓	Weekly exercise classes (offered at times when most residents would be likely to attend)	2
	Contracted onsite occupational or physical therapy services	2
Community Supportive Services		
	Partnership with local law enforcement and/or local first responders to provide quarterly on-site social and interactive activities intended to foster relationships with residents	2
✓	Notary Services during regular business hours	1
✓	Twice monthly arts, crafts, and other recreational activities	1
	Specific case management services offered by a qualified Owner or Developer, qualified provider or through external, contracted parties for seniors, Persons with Disabilities or Supportive Housing	3
	Weekly home chore services for Elderly Developments or Developments where the service is provided for Persons with Disabilities	2
	Any of the programs described under Title IV-A of the Social Security Act (42 U.S.C. §§601, et seq.) which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of unplanned pregnancies; and encourages the formation and maintenance of two-parent families	1
	A part-time resident services coordinator with a dedicated office space at the Development or a contract with a third-party to provide the equivalent of 15 hours or more of weekly resident supportive services at the Development	2
	Provision, by either the Development Owner or a community partner, of an education tuition- or savings-match program or scholarships to residents who may attend college	2
Total Points -Residential Support Services		17.5