



2021 Housing Tax Credit (HTC) Policy Developer Forum

Held on Wednesday, October 15, 2020 at 10:00 a.m. and 3:00 p.m.

Morning Session (10:00 a.m.)

Questions	Responses
For requests for 9% resolutions of support, is there a map of these areas?	Yes. Maps will be posted at https://www.fortworthtexas.gov/departments/neighborhoods .
What is the legal notification required for recording a meeting?	You will need to notify the audience that meeting is being recorded once the meeting begins. It is also good practice to note that the meeting will be recorded on the agenda or meeting notification.
Will you be emailing this presentation to participants or is there some place online where we can access the presentation?	We will email the presentation as well as post it to the Neighborhood Services website at https://www.fortworthtexas.gov/departments/neighborhoods .
Regarding permanent supportive housing (PSH) service frequency, how long must the once a week service be provided from program entry?	PSH services should be offered weekly for the first three months and then as determined by client need but at a minimum of twice a month.
Notification: in advance of what date or event should there be notification?	Notification to the various parties is required by November 27, 2020, which is 45 days prior to the application submission deadline of January 10, 2021. Please do not schedule meetings during the holidays. Feel free to call Community Engagement at 817-392-6201 or engagement@FortWorthTexas.gov . Staff can assist with making introductions to the neighborhood or homeowners' associations.
Is this calendar specific to 9% or for both 4% and 9%?	The calendar applies only to requests for 9% resolutions.
Are neighborhood HOA info sessions only required if your site is located within that HOA? Or is there a specified distance from the site that requires notification of surrounding HOAs?	Any neighborhood organization registered with the City of Fort Worth within 0.25 miles from the development must be notified. Contact Community Engagement at 817-392-6201 or engagement@FortWorthTexas.gov to request a map of impacted neighborhood organizations and for assistance in contacting these groups.
Do tax credits prefer multi-family developments over single-family developments?	Please refer to the Texas Department of Housing and Community Affairs' (TDHCA) website for guidance.
Is it possible for your IT staff to generate a map shape files that could be imported into Google earth? That would be very helpful.	At this time, the City is not able to share shape files of specific areas, but the relevant maps will be posted at https://www.fortworthtexas.gov/departments/neighborhoods alongside the application.
Is this webinar being recorded? Is a video copy available in addition to the PowerPoint?	No.
When you referenced sites located in Opportunity Index areas, is that as defined by the QAP or a separate City standard?	The Opportunity Index areas are the same as those described in §11.9(c)(4) of TDHCA's 2021 Qualified Allocation Plan (QAP).



2021 Housing Tax Credit (HTC) Policy Developer Forum

Held on Wednesday, October 15, 2020 at 10:00 a.m. and 3:00 p.m.

Afternoon Session (3:00 p.m.)

Questions	Responses
Why would the policy potentially waive market rate requirements for projects in severely distressed census tracts financed with 4% and not 9%?	The City Council prefers to see the development of mixed-income projects but is including this pilot provision in response to developer concerns regarding 4% HTC projects.
Are the "City revitalization areas" synonymous with Fort Worth's TIRZs? Are Mixed-Use Growth Centers from current or future zoning maps?	The City's revitalization areas referred to in the presentation include Neighborhood Empowerment Zones (NEZ), <i>currently designated</i> community and regional mixed-use growth centers, tax increment financing (TIF) zones, and urban villages. Federal revitalization areas in Fort Worth include six Opportunity Zones and the Stop Six Choice Neighborhood Initiative area. A file providing links to and maps of these areas will be posted on the website alongside the application at https://www.fortworthtexas.gov/departments/neighborhoods .
What percentage of the total units need to be covered by a HAP contract to waive the market rate requirement?	100% of a project's units must be included in the Housing Assistance Program (HAP) contract.
Is the two-mile waiver a request from the City of Fort Worth to TDHCA to make that change in the QAP for 2021? Is this set in stone already or still subject to TDHCA/governor approval? I know they allowed cities to waive it in the 2020 QAP in Houston due to Harvey.	The City did not request a two-mile waiver. The City's 2021 policy is based on TDHCA's 2021 QAP. At this time, only Houston is allowed a waiver. We are not aware of any other waivers by TDHCA.
Is there any city endeavor to expand Stop Six's boundary further west?	No, not at this time.