

2023 Housing Tax Credit Developer Forum

Monday, October 3, 2022
Como Community Center
10:00 a.m.

Amy Connolly, Assistant Director
Neighborhood Services Department

2022 HTC Policy in Review

2022 HTC Resolution Requirements

Requirements	9%		4%
	Support	No Objection	No Objection
Minimum 10% of total units are 0-30% AMI	X	X	X
Minimum 10% of total units are ≥70% AMI	X	X	
Located in TDHCA-defined high opportunity area, mixed-use growth center, city revitalization area, or CNI Neighborhood	X		
Written notifications to sent to Councilmember, City Staff, ISD, and Registered NA/HOA	X	X	X
Neighborhood/HOA information session held prior to application deadline	X	X	X
Applicants required to declare intent to seek City or FWHFC funds in the resolution application	X	X	X

2022 HTC Timeline

DATE	ACTIVITY
October 20, 2021	HTC Developer Forum
October 22, 2021	Developer deadline to submit policy questions/comments
October 29, 2021	Answers to developer questions posted to the website
November 9, 2021	Council consideration & approval of Proposed 2021 Policy
November 17, 2021	Deadline to submit notifications (45 days ahead of submittal)
December 24, 2021	Deadline to host at least 1 neighborhood information session (7 days ahead of submittal)
December 31, 2021	Deadline for developers to submit application to Neighborhood Services
January/February 2022	Staff recommendations presented at City Council Work Session
February 2022	City Council consideration & approval of resolutions

2023 HTC Policy Process Proposed Changes

Potential Changes for Tax-Exempt Developments

Requesting Tax Information

For developments that are completely or partially tax-exempt, developer must provide the City:

- (1) The source of the tax exemption,
- (2) The estimated aggregate value of the tax-exemption for the 15 year period following construction, and
- (3) All other information requested in the City's application.

2023 Proposed HTC Timeline

Notification & Applications Deadlines Pushed Back



Community Engagement Process

1. Developer notifies Neighborhood Services Department (NSD) staff of intent to submit an HTC application via HTC@fortworthtexas.gov that indicates the address(es) of the proposed development.
2. NSD staff prepares a map that indicates the registered NA/HOA within a ¼-mile radius of the proposed development and sends that map to Community Engagement Office (CEO) staff.
3. CEO staff send an introductory email to both the affected NA/HOAs and the developer. The email will include contact information for all entities notified and the map as noted above. This communication must be attached to the HTC application to provide proof of notification to the affected NA/HOA.
4. Developers engage with NA/HOA and hold at least **1 public meeting**. The meeting does NOT have to be held at a NA/HOA meeting but must be held in the area where the proposed development will be located.

What changes to the City's process would help you in the coming year?

What works/does not work
with the proposed 2023 HTC
policy timeline?

Thoughts on revised process for Community Engagement involvement?

What other supports do you need to develop more affordable housing in the City of Fort Worth, especially for the 0-30% AMI population?

2023 HTC Application Improvements

Applicant Info	
TDHCA Application #	
Owner/Developer Name (as it appears on TDHCA application)	
Mailing Address	
Primary Contact Person Name and Title	
Primary Contact Email Address	
Primary Contact Phone Number	
Secondary Contact Person Name and Title	
Secondary Contact Email Address	
Secondary Contact Phone Number	
Development Name (as it appears on TDHCA application)	
Development Address	
Public Partner Name(s) and Role(s) (if applicable)	
Partnership Members (include names and roles of each member)	

Resolutions and Requests	
Please indicate with an "X" which HTC Resolution you are requesting.	
Resolution of Support (9% HTC Applicants only)	
Resolution of No Objection (4% and 9% HTC Applicants)	
Please indicate with an "X" any additional clauses you are requesting be included in your 9 % HTC Resolution	
One-Mile/Three-Year Rule Waiver	
Concerted Revitalization Plan - <i>Clause only provided if required by the approved 2022 QAP</i>	
Census tract with 20% or more of its units supported by tax credits	
Census tract with a poverty rate of 40% or more	
Please indicate with an "X" which letter(s) you are requesting from staff	
Concerted Revitalization Plan (9% HTC Applicants only) - <i>Letter provided only if required by the approved 2022 QAP</i>	
Commitment of Development Funding Letter (9% HTC Applicants only)	
Multifamily Housing Revenue Bonds (4% HTC Applicants only)	

Funding Request Info	
<p>Note: This is notification of the intent to request funds. Additional information may be requested in order to complete a funding application. The award of City or FWHFC funds is subject to the process as described in the policy and final FWHFC Board or City Council approval.</p>	
Does the applicant anticipate requesting City of Fort Worth or Fort Worth Housing Finance Corporation funds to support the Development? If the answer is 'yes', provide financial information below.	
City of Fort Worth and/or Fort Worth Housing Finance Corporation Funds	
Private Funds	
Additional Public Funds	
Total Project Cost:	\$0.00
List private and public sources of funds	

Development Info	
Will the property be Tax Exempt? (please use dropdown list)	
Target Population (please use dropdown list)	
Construction Type (please use dropdown list)	
Development Type (please use dropdown list)	
Council District (please use dropdown list)	
Census Tract (please use dropdown list)	
Census Tract Median Household Income	#N/A
Census Tract Poverty Rate	#N/A
Located in a Census Tract with more than 20% Housing Tax Credit units per Total Households	#N/A
Flood Zone Designation (please use dropdown list)	
Current Zoning (please use dropdown list)	
Future Zoning (if a change is needed) (please use dropdown list)	
Describe the Development's amenities (i.e., community room, pool, computer stations, play room, dog park, walking trails, etc.)	

Eligibility Criteria							
Unit Composition - Please indicate the number of units planned by area median income (AMI) and number of bedrooms below.							
Bedrooms	Permanent Supportive Housing (PSH)*	0-30% AMI	31-50% AMI	51-60% AMI	61-70% AMI	>70% AMI	Total
0 (Efficiency)							0
1							0
2							0
3							0
4							0
Total Units	0	0	0	0	0	0	0

* While not required by the 2022 HTC Policy, please indicate if the development will include PSH units.

>70% AMI Unit Percentage	#DIV/0!	The >70% AMI unit <u>AND</u> the 0-30% AMI unit percentages must turn green to qualify a development for a resolution of support or no objection for 9% HTC applications. For 4% HTC applications, only the 0-30% AMI unit percentage must turn green to qualify a development for a resolution of no objection.
0-30% AMI Unit Percentage	#DIV/0!	

Is development located in a Designated Revitalization Area? (please use the dropdown list)	
How will the development contribute to the City's Revitalization Efforts? (Reference how the development aligns with the City's Comprehensive Plan)	
Is there an existing Land Use Restriction Agreement (LURA) or Housing Assistance Program (HAP) agreement that limits the number of market rate units that can be provided? If yes, please provide a copy of the existing agreement.	
Does one mile, three year rule apply? If yes, what is the name of the other property?	

Proximity to Community Amenities					
Please indicate with an "X" the distance the development is from the following amenities.					
Community Amenity	< 0.5 mile	0.5 - 1.0 mile	1.0 - 1.5 miles	1.5 - 2.0 miles	> 2.0 miles
Elementary School					
Middle School					
High School					
Trade/Technical/Undergraduate School					
Grocery					
Retail					
Parks					
Pharmacy					
Medical or Dental Office/Hospital					
Jobs/Job Center					
Bus Stop					
Transit Transfer Center					

Required Notifications			
Please include the name of the person or organization contacted and date notified. Proof of notification is required. See the policy for notification deadlines.			
Neighborhood Services Staff		Date	
Impacted City Council Member		Date	
Community Engagement Staff		Date	
Impacted School District		Date	
Neighborhood Association (NA) or Homeowner Association (HOA) Name 1		Date	
Neighborhood Association (NA) or Homeowner Association (HOA) Name 2		Date	
Neighborhood Association (NA) or Homeowner Association (HOA) Name 3		Date	
Information Session 1 (Required)		Date	
Information Session 2 (If needed)		Date	
Information Session 3 (If needed)		Date	

What do you dislike about the application?

What do you like about the application?

Is there anything else that
should be asked?

What's Next?

2023 Proposed HTC Timeline

DATE	ACTIVITY
October 3, 2022	HTC Developer Forum
October 12, 2022	Developer deadline to submit policy questions/comments
October 21, 2022	Answers to developer questions posted to the website
November 8, 2022	Council consideration & approval of Proposed 2023 Policy
December 14, 2022	Deadline to submit notifications (30 days ahead of submittal)
January 13, 2023	Deadline to host at least 1 neighborhood information session
January 13, 2023	Deadline for developers to submit application to Neighborhood Services
January/February 2023	Staff recommendations presented at City Council Work Session
February 2023	City Council consideration & approval of resolutions

Thank you!

Send comments/questions to

HTC@fortworthtexas.gov by Wednesday, October 12, 2022.

Answers will be posted to the department's website,
<https://www.fortworthtexas.gov/departments/neighborhoods>,
by Friday, October 21, 2022.

