



## **Housing Tax Credit Review Policy – City of Arlington, Texas** (Revised 11/5/2019)

The City of Arlington will consider providing a Resolution of Support or a Resolution of No Objection for the State’s Low-Income Housing Tax Credit (LIHTC) developments that provide long term, high quality sustainable housing to the city. To determine if a proposed LIHTC development meets this standard, staff will evaluate both the proposed development as well as the proposed development entity using the following criteria.

1. The proposed developer has a track record of developing and managing high quality LIHTC housing, with hands-on management which includes comprehensive tenant screening.
2. The proposed development should be consistent with Comprehensive & Consolidated Plans.
3. The proposed development should use:
  - a. Energy-efficient measures
  - b. Sustainable building materials
  - c. Materials from the City’s preferred materials list
4. The City has a preference for demolishing existing structures and building new housing.
5. The City has a preference for developers with experience constructing and owning/managing well-maintained, quality properties and a preference for local, on-site property management.
6. The City has a preference for developers who are willing to identify the Arlington Housing Finance Corporation (AHFC) or an eligible, related entity designated by the AHFC, as the intended recipient of Right of First Refusal.
7. The City has a preference for developments that serve a mixture of income levels, including market rate units.
8. The City has a preference for developments located near jobs and quality childcare.
9. The City has a preference for developments with sites that have existing multi-family zoning.
10. The City has a preference for developments that are not seeking a property tax exemption.

The Developer should address how the development entity and the proposed development meet each of these criteria in their request to the City. City staff will evaluate the developer’s proposal using these criteria as well as applicable city ordinances and will make a recommendation to the Community and Neighborhood Development Committee as to whether the proposed development should be reviewed by City Council and Considered for a Resolution of Support or Resolution of No Objection.

Consideration of the developer’s request for a Resolution of Support or a Resolution of No Objection in no way impacts the City’s right to approve, disapprove or modify the developers proposed site plans or to modify the zoning for the proposed development.