

CITY OF TEMPLE LOW INCOME HOUSING TAX CREDIT (LIHTC) SUPPORT AND FUNDING ASSISTANCE POLICY

Policy Statement: To meet the housing and development objectives of the City of Temple, it shall be the City's policy to analyze projects requesting support for proposed Low Income Housing Tax Credits (LIHTC). Such analysis is to determine if the projects comply with certain principles and policies in the City's 5-year Consolidated Plan and Choices '08 Comprehensive Plan, as well as various other master, strategic, and redevelopment or neighborhood plans adopted by the City of Temple. The goal of this analysis is to (a) establish if LIHTC projects merit local support and/or funding assistance, and (b) prioritize LIHTC submissions if more than a single proposal is received during an evaluation period. The Office of Community Development, which is organized under the General Services Division, serves as the City's primary staff and point of contact for all LIHTC programs.

Evaluation Criteria: The City of Temple is committed to the goal of improving the quality of life in the City, its neighborhoods and for its residents. As part of this commitment to a comprehensive community development and improvement program, the City supports the development of decent, safe, sanitary, and affordable housing options that provides full and equal access to all persons.

Therefore, in general, the City of Temple will use the following criteria in evaluation of projects for consideration of City support and/or funding assistance:

- Alignment with the priorities stated in the City's 5-year Consolidated Plan;
- Alignment with the Comprehensive Plan, Future Land Use Map, and zoning;
- Involvement and support from local stakeholders and neighborhood organizations;
- Impact on existing affordable housing in a neighborhood;
- Quality of design and construction;
- Impact on City infrastructure;
- Provision of both tax credit and market rate units;
- Level of funding assistance requested;
- Developments that pay property taxes;
- Demonstrated development team experience
- Impact on elimination of blight
- Impact of traffic associated with the project
- Availability of and impact on public transit service
- Impact on area schools;

- Preservation of environmental assets and/or enhancement of landscaping;
 - Impact on surrounding neighborhood(s);
 - Any other factor relevant to the best interest of the City (includes consideration for fair housing)
- **Required Information:** Before a project will be evaluated by the staff, each applicant requesting support and/or funding assistance must submit the City of Temple's LIHTC Project Support and Funding Assistance application with all attachments. The application and list of required documents are available on the City's website at www.templetx.gov/taxcredit.
 - **Annual Schedule:** The City of Temple will establish and announce each year an annual schedule of deadlines and other dates of importance for consideration of City support and/or funding assistance for LIHTC projects. The schedule is available on the City's website at www.templetx.gov/taxcredit.

Meeting with City Staff: No less than one meeting with the developer, sponsor and relevant City staff will take place to discuss the proposed project in general, and any issues and concerns identified in the application in particular.

Presentation to City Council: The Applicant will be requested to give a presentation to the City Council regarding their proposed project. Presentations are generally scheduled during a City Council Work Session in the month of February.

Substantial Changes: Should a project which receives support and/or funding assistance from the City have a substantial change including, but not limited to, the following before the start of construction, the Developer must notify the City of Temple in writing and request a new commitment of support:

- Number of units
- Type of units
- Target population
- Amenities
- Type of construction
- Developer / sponsor / owner
- Assistance required from City
- Final site development plan

Administration of the LIHTC Program: The LIHTC program in the State of Texas is administered by the Texas Department of Housing & Community Affairs. The City of Temple has no responsibility for application approval for LIHTC projects or for the administration of the LIHTC program.