

Housing Tax Credit Review and Recommendation Policy
City of Grand Prairie, Texas
(3/11/19)

The City of Grand Prairie City Council will consider a Resolution of Support or a Resolution of No Objection for the State's Low Income Housing Tax Credit (LIHTC) projects that provide long-term, high quality sustainable affordable housing to the City. To determine if a proposed LIHTC project meets the standards adopted by the City Council, staff will evaluate both the proposed project 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 the following characteristics:
 - Lower crime rate than comparable properties in the community;
 - Hands-on management which includes comprehensive tenant screening;
 - Participation in the Crime Free Multi-Family program administered by the Grand Prairie Police Department
2. The proposed project should be consistent with the City's Comprehensive & Consolidated Plans.
3. The proposed project should use energy-efficient, sustainable building materials.
4. The City has a preference for (i) new development of senior housing, and (ii) acquisition and rehabilitation of existing multi-family properties or (iii) the demolishing of existing structures and the re-construction of new senior and/or affordable multifamily 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 Grand Prairie Housing Finance Corporation (GPHFC) as the intended recipient of the Right of First Refusal for the issuance of tax credit induced bonds.

The Developer should address how the development entity and the proposed project meet each of these criteria in their request to the City. Housing and Planning Department staff will evaluate the developer's proposal using these criteria as well as applicable city ordinances and will make a recommendation to the City Council as to whether it should be Considered for a Resolution of Support or Resolution of No Objection. It is important to note that City Council will review each development individually and on a case-by-case basis, taking any and all factors into account allowable under the law. A development that meets the above criteria is not guaranteed to receive approval from City Council.

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 developer's proposed site plans or to modify the zoning for the proposed development.