

CITY OF SAN ANGELO LOW INCOME HOUSING TAX CREDIT (LIHTC) ASSISTANCE POLICY

Policy Statement: To meet the housing and development objectives of the City of San Angelo, 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, as well as various other redevelopment or neighborhood plans adopted by a local governing body. The goal of this analysis is to (a) establish if LIHTC projects merit local support, and (b) prioritize LIHTC submissions if more than a single proposal is received during an evaluation period. The Community & Housing Support (CHS) Division, which is organized under the Neighborhood & Family Services Department, serves as the City’s primary staff and point of contact for all LIHTC programs.

General Eligibility: Housing projects that propose construction and/or preservation of decent, safe, sanitary and affordable housing in areas of the City with the greatest housing need as identified in the City’s Neighborhood Revitalization Plan will be eligible for consideration of support. Such support may be any combination of the following:

- Council letter(s) of support
- Pass through loans
- Tax abatements
- HOME or CDBG award
- Any other form of support deemed relevant

Annual Schedule:

Oct 1	Applications due to CHS
Oct 1 – Oct 30	Evaluation period
Nov 1 – Nov 30	Town hall meetings scheduled
Dec 1- Dec 30	City Council presentations
Jan 1 – Jan 30	Support docs due to developers

Required Information: Before a project will be evaluated by the staff, each applicant requesting support must submit the City of San Angelo’s LIHTC Project Assistance application with all attachments. The application and list of required documents are available on the City’s website.

Priority Considerations: The City of San Angelo 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 San Angelo will give preference to a project that:

- Aligns with the priorities stated in the City's 5-year Consolidated Plan;
- Is located in one of the areas targeted for revitalization as identified in the City's Neighborhood Revitalization Plan;
- Incorporates a strategy of adaptive reuse or rehabilitation rather than new construction;
- Is supported by San Angelo Independent District
- Is consistent with the Comprehensive Plan, Future Land Use Map and local zoning
- Actively involves the neighborhood organization / stakeholders;
- Does not contribute to an over-saturation of affordable housing in a neighborhood;
- Demonstrates a high quality of design / construction; and meets or exceeds the Texas Engineering Practice Act standards for soil densities
- Can be funded without public dollars from the City.

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.

Absence of a Redevelopment / Neighborhood Plan: When a current plan is not available, it is the responsibility of the applicant to approach City staff early in the application period, as stated on the City's website. The City of San Angelo may, at its discretion and with reasonable notice, update an existing plan or develop a new plan. It is noted that actions taken by City staff with regards to a redevelopment/neighborhood plan do not commit the City to fund/support a particular proposed project.

Impact on City Infrastructure: Support will not be provided for proposed LIHTC projects that will negatively impact City public services, including utilities, public safety and emergency response services, neighborhoods or schools.

Authority of the City: The City of San Angelo reserves the right to deviate from any policy when it considers such action to be in the best interests of the City. In addition, the City may, at its discretion, consider other factors as part of its evaluation of an application for LIHTC project assistance, including:

- The design and architectural quality of the proposed project
- The amenities for residents included at the project

- The services provided for residents at the project
- Any other factor deemed relevant

Number of Requests of Support: No commitment of support will be provided for a proposed LIHTC project that was denied support by City Council. An exception will be made if the applicant has made modifications to the project based on feedback from Council.

Duration of Commitment of Support: No commitment of support for a proposed LIHTC project will remain in effect for more than one (1) year from the date of written support.

Substantial Changes: Should a project which receives a commitment of financial and/or development 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 CHS staff 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

Compliance & Monitoring: CHS staff will be responsible for ensuring Davis-Bacon Act and Section 3 compliance, if applicable. Any development receiving tax credits through TDHCA, that also receives CDBG or HOME funds through the City, may be subject to Davis-Bacon Act and/or Section 3 regulations. If staff determines that the project meets Davis-Bacon Act and/or Section 3 criteria, a meeting will be scheduled with the development team and the general contractor to ensure implications of the regulations are understood and are followed.

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 San Angelo has no responsibility for application approval for LIHTC projects or for the administration of the LIHTC program.