AGENDA
Irving City Council Work Session
Thursday, October 3, 2024 at 1:00 PM
City Hall, First Floor, Council Conference Room
825 West Irving Boulevard, Irving, TX 75060

Citizens that would like to provide a presentation to Council, for items listed on the agenda, must submit their presentation(s) to Information Technology no later than 2:00 p.m. on the Tuesday prior to the work session or council meeting at councilpubpres@cityofirving.org.

DISCUSSION TOPIC

1 Citizen Comments on Items Listed on the Agenda

2 City Operations Update
-Last Month on ICTN

3 Review of Regular Agenda

4 Multifamily Program Changes

5 Considerations for New Cemetery Regulations

6 Data Centers and Potential Regulatory Changes

7 Housing Plan Initiatives

8 2025 Low Income Housing Tax Credit Policy & Application Update

EXECUTIVE SESSION

9 Economic Development Negotiations - Project Armadillo –
Open Meetings Act § 551.087

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the Kiosk at the City Hall of the City of Irving, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: **Friday, September 27, 2024 at 5:00 p.m**., and remained so posted at least 72 hours before said meeting convened.

_____ _____
Shanae Jennings, City Secretary/ Chief Compliance Officer **Date Notice Removed**

This meeting can be adjourned and reconvened, if necessary, the following regular business day.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and section 551.087 of the Texas Government Code.

A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the presiding officer or the consent of the Council.

This facility is physically accessible and parking spaces for the disabled are available. Accommodations for people with disabilities are available upon request. Requests for accommodations must be made 48 hours prior to the meeting. Contact the City Secretary's Office at 972-721-2493 or Relay Texas at 7-1-1 or 1-800-735-2988.

AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 10/3/2024 **DOC ID**: 14997
Recommending Department: Code Enforcement

Multifamily Program Changes

DISCUSSION:

Staff will present changes to the multifamily licensing and inspection program's risk rating system and enforcement strategies.

ATTACHMENTS:

WS #4 Multifamily Program Changes (PDF)
Risk Rating Scoring Sheet (PDF)

REVISION INFORMATION:

Prepared: 9/16/2024 01:08 PM by Shane Diller
Last Updated: 9/25/2024 09:57 AM by Shane Diller

Multifamily Program Changes

City Council Work Session

October 3, 2024

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

Current System

- 4 level system
  - “Demerit” style system where points accrue for deficiencies
  - 10 “points” inside each level (e.g. 2.2; 2.3; 2.4)
  - Rating results from annual inspections
  - Factors that accrue points:
    - Inadequate maintenance
    - Fire/Life/Safety (Exposed wiring, Fire alarm/suppression lacking)
    - Sustained complaints throughout the year
    - Maintenance incidents (sewage overflow, AC/Heat outage)

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

Improvement aims

- Accurately categorize the condition/risk of apartments and fourplexes
- Cleaner, safer, healthier housing
- Blight free exterior conditions
- Swift and effective response to complaints from management

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

New Levels

- 5 Level system
  - **Level 1- Excellent** (Typically newer, impeccably maintained and managed)
  - **Level 2- Above Average** (On-site maintenance, few complaints, clean exteriors)
  - **Level 3- Average** (Low number of maintenance incidents, moderate complaints, low number of failed exterior inspections)
  - **Level 4- Below Average** (High number of incidents, high complaint volume, failed exterior inspections)
  - **Level 5- Unacceptable** (All of Level 4 and serious structural or mechanical violations, serious or repeated Fire Code violations

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

New Scoring- Apartments

- Adjust scoring on current standards (weighting differently)

Current Point System	Current RR	Totals	Adj. Point System	Adjusted RR	Totals
1(1) -1(10)	1	129	1(1)-1(5)	1	48
2(11)-2(20)	2	175	2(6)-2(15)	2	202
3(21)-3(30)	3	5	3(16)-3(20)	3	54
4(31) and up	4	0	4(21)-4(30)	4	5
			5(31) and up	5	0

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

New Scoring- Fourplexes

- Adjust scoring on current standards (weighting differently)

Current Point System	Current RR	Totals	Adj. Point System	Adjusted RR	Totals
1(1) -1(10)	1	140	1(1)-1(5)	1	41
2(11)-2(20)	2	22	2(6)-2(15)	2	119
3(21)-3(30)	3	0	3(16)-3(20)	3	2
4(31) and up	4	0	4(21)-4(30)	4	0
			5(31) and up	5	0

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

Program enhancements

- Quarterly exterior inspections added to risk scoring formula
- Management training incentives (in partnership with Apartment Association of Greater Dallas)
    - Code Enforcement 101
    - Crime Prevention (from IPD)
    - Management best practices
    - Fire prevention and complex safety (from IFD)
- Including certain Fire Code violations in scoring

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

Expected Impacts

- Added inspection elements should improve property conditions
- Including new elements in scoring provide better insight and assessment
- Improved partnerships with IPD, IFD, and AAGD stress a more holistic approach to property improvements

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

Outreach

Risk rating changes and program enhancements are communicated in four ways:

- Directly from inspectors to the managers in their portfolio
- Directly to property owners and managers via letter and email
- Directly to the membership and stakeholders at AAGD
- Indirectly through social media and city website

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

Next Steps

- City Council Work Session presentation October 3, 2024
- Ordinance to City Council for consideration by end of 2024

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

Discussion

CityofIrving.org



@TheCityofIrving

City of Irving

Attachment: WS #4 Multifamily Program Changes (14997 : Multifamily Program Changes)

IRVING
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MULTI-FAMILY RISK RATING ASSESSMENT WORKSHEET

Apartment Name: _____ **Address:** _____ **Date:** 9/27/2024

Item	Criteria Description	Point Value	Point Breakdown		Points Risk Level
1	Age	0-2	20-30 years = 1 point Over 30 years = 2 points	+	0
2	[1]Interior Maintenance	0-10		+	0
3	[2]Exterior Maintenance	0-10		+	0
4	[3]Interior Life Safety	0-10		+	0
5	[4]Exterior Life Safety	0-10		+	0
6	Fire sprinklers	0 or 2	0-yes/2-no	+	0
7	Fire alarm system	0 or 2	0-yes/2-no	+	0
8	Hard wired smoke detectors	0-2	100 % = 0 points 50% but < 100 % of units are hard- < 50 % = 2 points	+	0
9	Two-pipe HVAC system functionality	0-3	No Issues last 12 months = 0, 1 system outage = 1, 2 system 3 or more system outages = 3	+	0
10	Sewage overflows	0-3	1 or 2 overflows in past 12 Months = 1 3 or 4 overflows in past 12 months = 3 or more in past 12 months = 5	+	0
11	Approved Maintenance Technician Program	0 or 2	Recognized program such as CAMT No Recognized Program = 2	+	0
12	Calls for Service / Complaints (last 12 months)	0-4	1 - 3 Complaints = 1 / 4 - 6 Complaints = 2 /7-10 Complaints =3 / 11 or more complaints =4	+	0
13	Management / Ownership Accessibility	0-3	On site office = 0 24 hour phone answering service = 1 No on site office = 3	+	0
			TOTAL POINTS ACCUMULATED	=	0
				Risk Level	

PROPERTY CONDITION:

[1] Interior Maintenance Issues- Dripping faucets; tile; cabinets; counters; a/c filters; baseboards; carpet; paint; etc.

[2] Exterior Maintenance Issues- Paint; landscape; litter; parking lot striping; perimeter fence; siding; minor fascia deterioration; minor roof repairs; etc.

[3] Interior Life Safety Issues- Exposed Electrical; Sheetrock penetrations in ceilings/at electrical or mechanical equipment/into attic/exposed to elements; roof leaks; plumbing leaks

[4] Exterior Life Safety Issues- Balconies; railings; stairs; roof replacements; open/accessible units; pool dangerous

RISK LEVELS: Level 1 = 0-10 **Level 2 =** 11-20 **Level 3-=** 21-30 **Level 4=** 31 & above

Inspector: _____

Attachment: Risk Rating Scoring Sheet (14997 : Multifamily Program Changes)

AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 10/3/2024 **DOC ID**: 14915
Recommending Department: Planning

Considerations for New Cemetery Regulations

DISCUSSION:

ATTACHMENTS:

Council Presentation (PDF)

REVISION INFORMATION:

Prepared: 8/14/2024 03:06 PM by Jocelyn Murphy
Last Updated: 9/26/2024 12:32 PM by Kenneth Bloom



IRVING TEXAS Planning and Zoning

UDC Amendments: Considerations for New Cemetery Regulations

City Council

Work Session

October 3, 2024

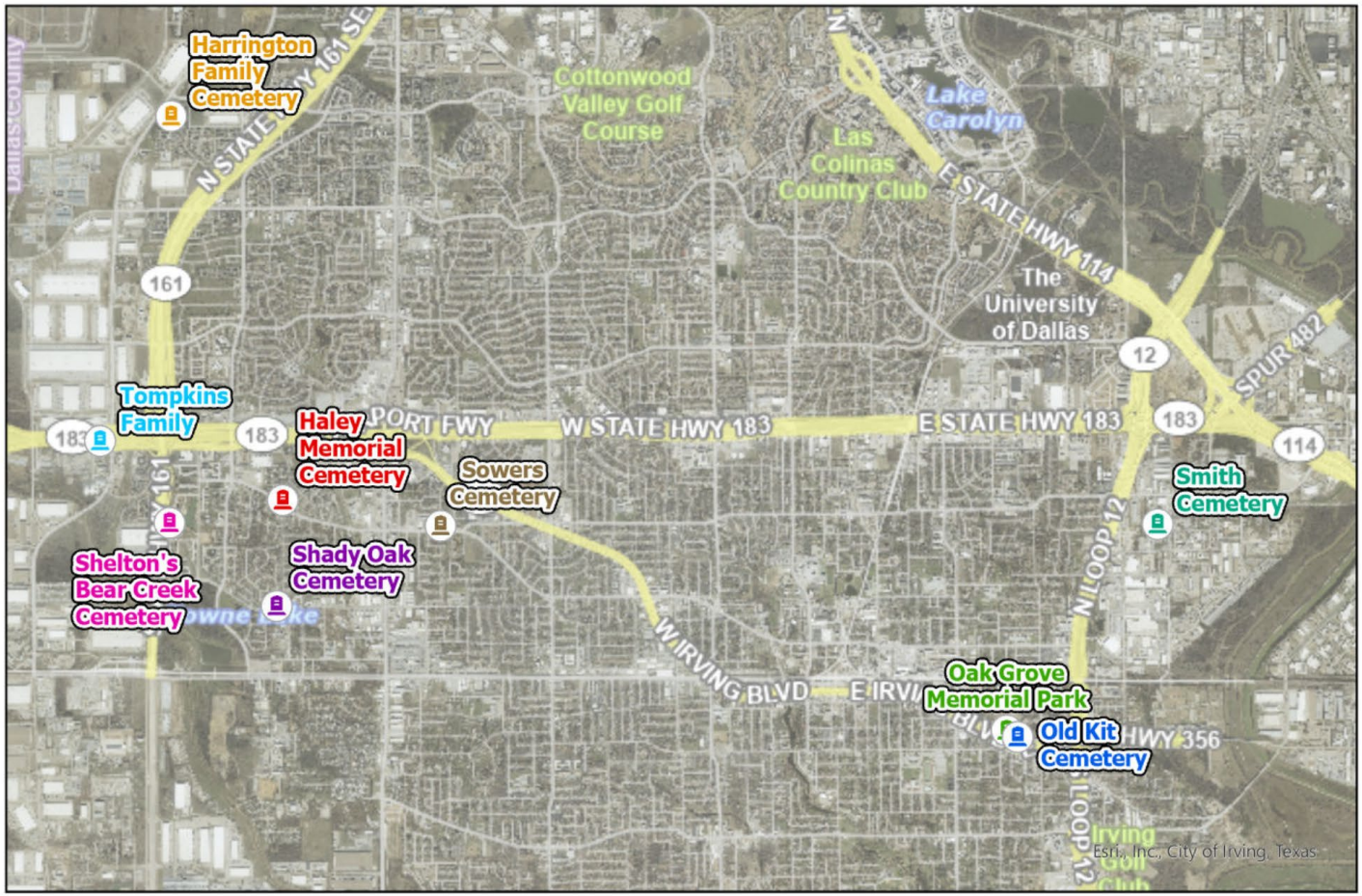
Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Purpose

- Discuss new information and changes to proposed standards
- Discussion and request direction whether to proceed with drafting and adoption of an ordinance

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Known Cemeteries in Irving



Cemeteries

- Haley Memorial Cemetery
- Harrington Family Cemetery
- Oak Grove Memorial Park
- Old Kit Cemetery
- Shady Oak Cemetery
- Shelton's Bear Creek Cemetery
- Smith Cemetery
- Sowers Cemetery
- Tompkins Family

Cemetery	Est. Size (acres)
Haley Memorial	2.97
Harrington	0.28
Oak Grove	26.9
Old Kit Cemetery	1.48
Shady Oak	1.46
Shelton's Bear	0.70
Smith Cemetery	1.06
Sowers	4.60
Tompkins Family	0.06

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Cemeteries and State Law

- The location and operation of Cemeteries is highly regulated by the State through the Texas Health and Safety Code (THSC).
- New cemeteries are generally prohibited “in or within five (5) miles of the boundaries of a municipality with a population of at least 200,000” per THSC Sec. 711.008 (a)(5).
- **H.B. 783** (Meza) **was approved in 2023.** This bill added an **exception for establishing a cemetery in a municipality located in**:
    1. A county with a population of more than 750,000; or
    2. A county adjacent to a county with a population of more than 750,000.
- This allows an application for a new cemetery in any DFW-area municipality, including Irving. **However, there is no entitlement for a cemetery**.

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

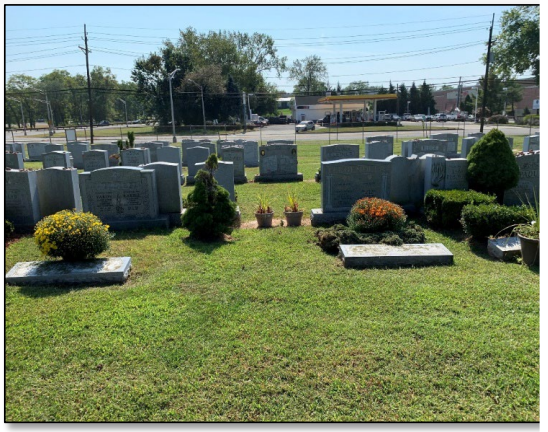
H.B. 783/ THSC 711.008(g-3)

- An individual, corporation, partnership, firm, trust, or association may file a written application with the governing body of a municipality to establish or use a new cemetery
- The governing body:
  1. By ordinance shall prescribe the information to be included in the application; and
  2. By ordinance may authorize the establishment or use of the cemetery if the governing body determines and states in the ordinance that the establishment or use of the cemetery does not adversely affect public health, safety, and welfare.
- Irving may adopt specific standards for new cemeteries.



Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

General Information (per TCCA*)



- Types of Burials:
  - Single Internment
  - Double Internment (top over bottom, with conditions)
  - Green Burial
  - Cremation Ashes
- Average size of Cemetery Space: 40 inches by 89 inches
- Density: Approximately 1,000 burials per acre
  - Can be less due to several factors, including internal roads, drainage, irrigation, maintenance area, etc.
  - Can be increased if utilize Double Internment

** Texas Cemeteries and Crematories Association*

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

TCCA: Considerations for New Cemeteries

- High up-front costs to develop new (roads, grading, drainage, irrigation, etc.
- Must be able to fund ongoing maintenance (irrigation, landscaping, road maintenance, drainage, etc.) which can be a significant annual cost
- Starting size of less than 10 acres for a new cemetery would likely only be large enough for one generation and therefore not have new funding source
- Suggest minimum size for a sustainable cemetery should start at around 25 acres

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

TCCA: Other Considerations

- Perpetual Care Cost: cemeteries typically charge 10% to 20% above the burial plot cost
  - Ex: $1,000 plot + PC fee = between $1,100 and $1,200 per plot
- Majority of Texas cemeteries have no oversight
  - Some cemeteries may have “endowment funds”, but are not “Perpetual Care” under Ch. 712
  - Cemeteries that are not Perpetual Care and run out of funds for maintenance or management do not default to the Texas Department of Banking
  - A “religious” cemetery is not regulated as a Perpetual Care

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Texas Health and Safety Code (THSC): Perpetual Care Cemeteries

- **Sec. 711.021(f):** Any <u>new</u> cemetery after Sept. 1, 1993 must be "Perpetual Care" cemeteries (PCC), subject to provisions in the THSC Ch. 712
- Must establish a trust, e.g. permanent funds, for maintenance of the property especially once full and no longer receiving new income
- **<u>Exemptions</u>** (THSC Sections 711.021(g) and 712.002):
  - New cemetery is **under 10 acres**
  - New cemetery is "**a church, a religious society or denomination**, or an entity solely administering the temporalities of a church or religious society or denomination"
  - New cemetery is **owned by the city**, county or state

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

THSC Ch. 712: Perpetual Care Cemeteries, cont.

- Regulated by the Texas Department of Banking
  - Issues Certificate of Authority
  - Must have at least 2 years of experience to receive Certificate
  - Must have written City approval prior to application for a Certificate
  - Funds are defined and protected
- If necessary, Cemetery would default to the custody of the Texas Dept. of Banking who would be responsible for finding a caretaker and funding for management of the property for an indefinite period of time.

City can ask if proposed cemetery is "Perpetual Care" but cannot require it for "a church, a religious society or denomination"

Even if a religious entity wanted to volunteer to be a "Perpetual Care" cemetery, the State would not accept or process their application

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Application Procedures

- Submit **S-P-2 (Generalized Site Plan) Zoning Application** for specific location
- Provide responses to **supplemental questionnaire** for additional information
- Public Notification:
  - Provide Property Owner Notification (“PON”) to all property owners within 200 feet of subject property, including date and time of Planning and Zoning Commission and City Council meetings (mailed at least 10 days prior to P&Z meeting).
  - Newspaper ad (“Public Notice”) published in Rambler (published at least 15 days prior to City Council meeting)
  - Zoning change sign(s) posted on property
- Public hearing and recommendation from Planning and Zoning Commission
- Public hearing and final action by City Council

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Supplemental Questionnaire

- Request additional information, including but not limited to:
  1. Name, address, phone number and email of the person or entity submitting the application
  2. Ownership structure (individual, corporation, partnership, firm, trust, or association), including if the applicant corporation is organized for cemetery purposes
  3. Whether or not the entity wholly owns the land
  4. Whether or not it will be a perpetual care cemetery; if NOT, then
     a) Will there be a permanent endowment fund;
     b) What is the anticipated percentage above the cost of an internment (for the endowment fund)
  5. Type(s) of internments (ex: single, stacked, family mausoleums, community mausoleums, etc.)
  6. What previous experience does the applicant and/or operator have with managing cemeteries (minimum 2 years)
  7. Anticipated number of burials/internments on the site (total and annually)
  8. Other information as needed

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Possible Regulations

Subject	Current Proposal	Reason
Minimum Lot Width	80 feet	Same as several commercial districts, including C-C, FWY, ML-20, ML-20a, and C-P
Minimum Lot Area	**25 acres** *(10 acres in March 2024)*	TCCA: 10 acres not enough for maintenance and up-front costs for new cemetery. 25 acres would be more appropriate and sustainable
Maximum Height of Structures		
• Adjacent to "R" Residential Zoning	25 feet, **plus an additional 1 foot in height for each 1 foot additional setback, to a maximum of 35 feet**	Allow taller structures if greater setback from residential.
• Adjacent to all other zoning districts	**35 feet**	Appropriate height if not adjacent to residential zoning

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Possible Regulations (cont.)

Subject	Current Proposal	Reason
Internment Setbacks:		
• From Rights-of-Way	**50 feet** *(100 feet in March 2024)*	Match largest setback for zoning districts (FWY)
• From Property Lines	**20 feet** *(100 feet in March 2024)*	Equal to standard R-6 rear setback
• From internal drive or parking space	**10 feet** *(20 feet in March 2024)*	More in line with standard parking space width
Building/Accessory Use Setbacks		
• From Rights-of-Way	**50 feet**	Match largest setback for zoning districts (FWY)
• From Property Lines	**20 feet**	Equal to standard R-6 rear setback

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Possible Regulations (cont.)

Subject	Current Proposal	Reason
Fencing/Screening		
• Location	No fence/wall between a public utility easement and a public right-of-way	Maintain access to easement without encroaching inside cemetery fence
• Screening	No screening requirement	Maintain visibility to reduce opportunities for vandalism
Lighting	Max. spillover: 1.0 foot-candle	Ensure any lighting does not excessively spill over onto adjacent property
Internal Roadways	Minimum 20 to 24 feet wide	Allows two-way traffic, one-way traffic with passing lane, and room to park near gravesite

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Possible Regulations (cont.)

- **Accessory Buildings and Uses**:
  - Caretaker residence
  - Administration and maintenance buildings
  - Committal Shelter
  - Funeral Home, mortuary or similar structure where services may be held indoors
    - ➢ Parking: per Sec. 4.4.3 (1 space per 50 sq. ft. of floor area)



Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

Timeline/Next Steps

March 21, 2024	Background and Proposed Standards City Council Work Session
June 18, 2024	Meeting with Texas Cemeteries and Crematories Association (TCCA) representatives
July 11, 2024	Overview of TCCA meeting at City Council Work Session
October 3, 2024	Overview of Proposed Standards
TBD	Proposed Ordinance at City Council Work Session
TBD	Planning and Zoning Commission Work Session
TBD	Planning and Zoning Commission Public Hearing
TBD	City Council Public Hearing and Possible Adoption

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

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Discussion and Direction

Attachment: Council Presentation (14915 : 56 UDC Amendments Cemetery Standards)

AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 10/3/2024 **DOC ID**: 15023
Recommending Department: Planning

Data Centers and Potential Regulatory Changes

DISCUSSION:

ATTACHMENTS:

Council Presentation (PDF)

REVISION INFORMATION:

Prepared: 9/19/2024 01:45 PM by Kenneth Bloom
Last Updated: 9/26/2024 03:13 PM by Kenneth Bloom



IRVING TEXAS Planning and Zoning

Data Centers and Potential Regulatory Changes

City Council

October 3, 2024

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

Purpose

- Background of permitting data centers
- Concerns over data center operations
- Impact of changes on existing data centers and entitlements
- Potential amendments going forward

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

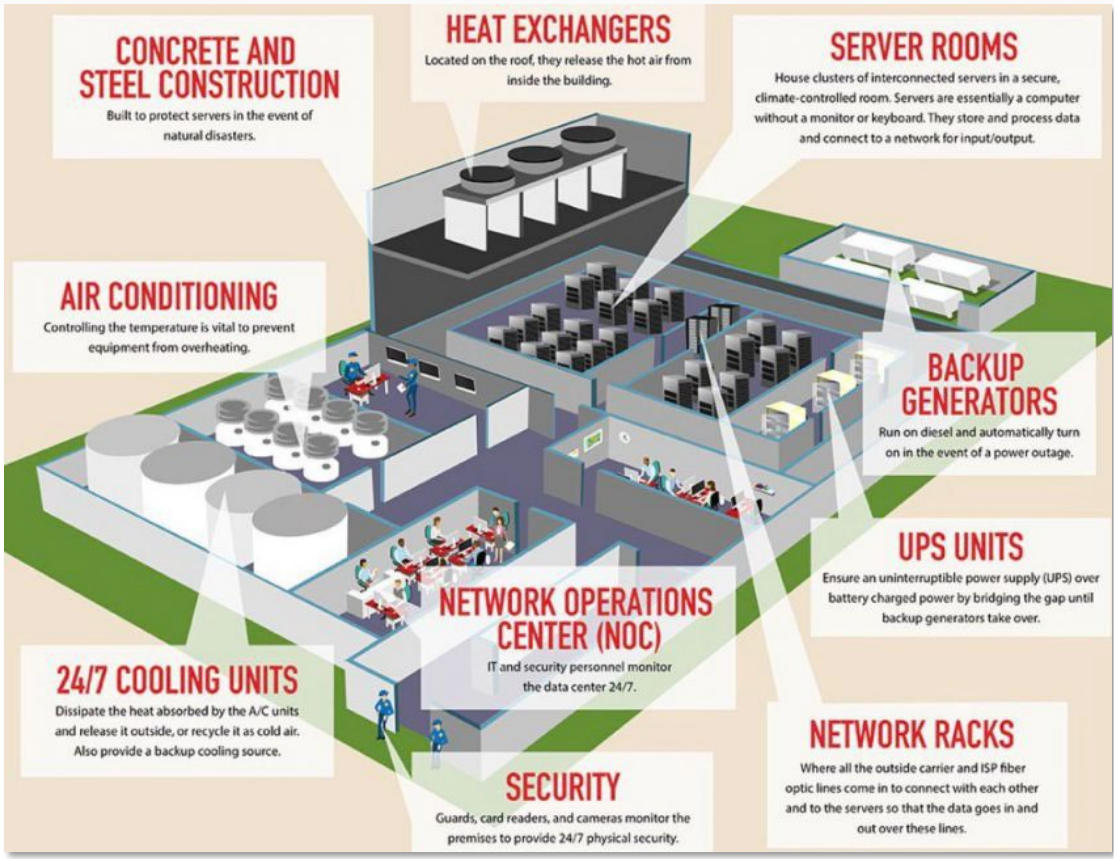
History

- Data centers were considered to operate similarly to warehouses and were permitted in the same identified industrial districts.
- Concerns have been raised concerning the external effects of data centers, especially concerning power distribution and continuous noise from cooling equipment.
- A Unified Development Code amendment was approved on June 27, 2024, to create development standards for data centers which identified industrial districts they were allowed by right and including setbacks, height, and screening to provide neighborhood protection.

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

Design Requirements for Modern Data Centers

- Physical security
- Chillers and cooling units
- Energy generators, fuel tanks, fuel cells, and energy storage
- Typical Height:
  - 1-story: 25 to 27 feet
  - 2-story: 47 to 49 feet



Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

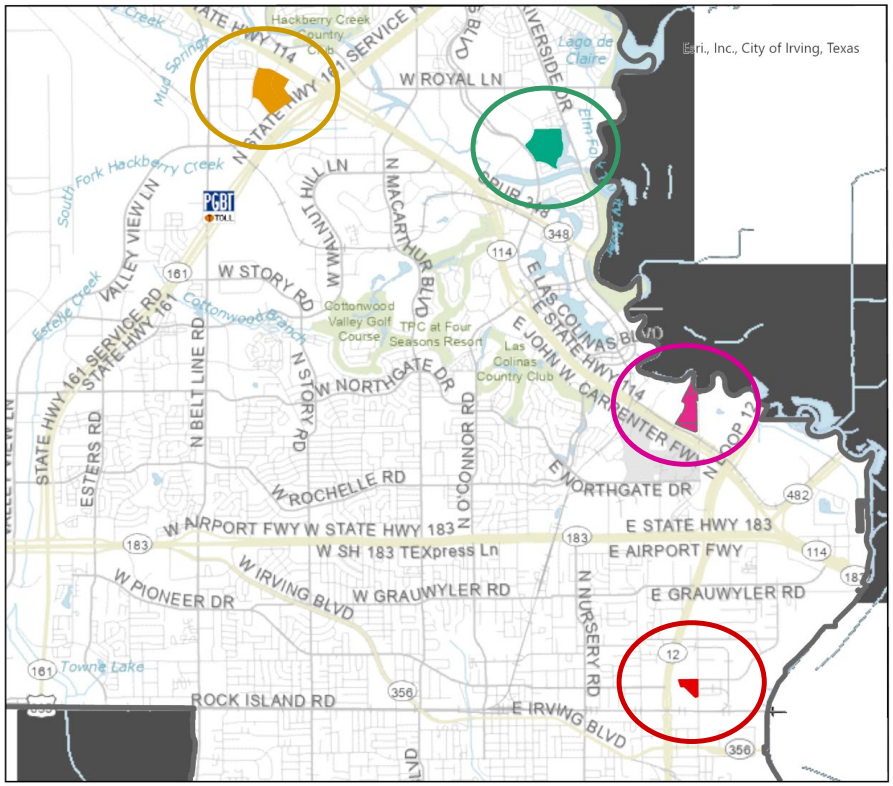
Common Concerns with Data Centers

- Building Height
- Building Setbacks
- Noise
  - HVAC “humming”
  - Diesel backup generators (including activation for routine maintenance)
- Screening (on ground and on rooftop)
- Minimum Parking
- Landscaping



Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

Existing Data Centers and Zoning Entitlements



- Three approved data center locations are allowed by S-P-2:
  - Longhorn Drive
  - 111 Customer Way (former Neiman Marcus Distribution Center)
  - University of Dallas Property

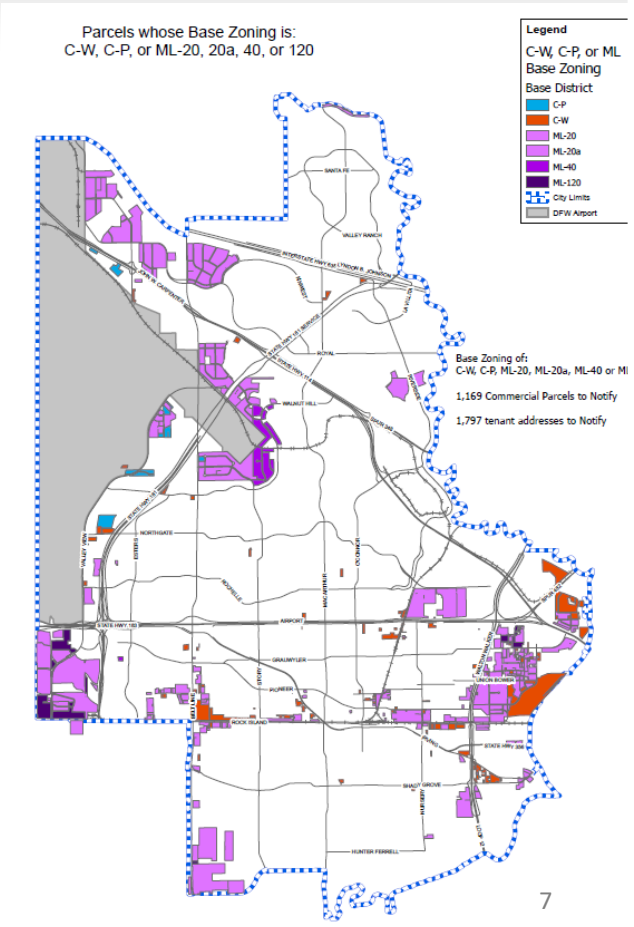
  These developments will remain legal.
- One data center under construction is allowed by right and did not necessitate a S-P-2 rezoning (did not need variances)
  - 505 N. Wildwood Dr.

  This development would be considered "legal non-conforming", eg "grandfathered".

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

Council Direction: CUP Option

- Require that all data centers be **permitted only through the Conditional Use Permit (CUP)** process
  - Data center regulations would apply
  - Variances could be requested
  - CUP allowances would apply
- The amendment would require mailed **notification** to all real property owners, business personal property owners, and property tenants (occupants) for the zoning districts where data centers are allowed:
  - C-W, ML-20, ML-20a, ML-40, ML-120, C-P
  - Estimated 5,000+ postcard mailouts (TBD)



Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

Considerations for CUP vs. S-P for Data Centers

CUP – Conditional Use Permit	S-P-2 – Generalized Site Plan
Requires P&Z and Council public hearings and notification (newspaper and mailed notices)	Requires PZ and Council public hearings and notification (newspaper and mailed notices)
Can be Temporary (can set time limits) ***** Likely will not meet conditions of Sec. 2.3.5(e)(5)***	Not time-limited
Could be revoked if meets findings and per requirements and procedures in UDC Sec. 2.3.5(k)	Permanent; would require city-initiated rezoning

** Legal Considerations*

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

Time Limit Determinations

A time limit may be imposed as a condition of approval of a CUP **only if the City Council determines that:**

- **The use is presented by the applicant as a temporary or interim use** or the use, due to its nature and operation, may be considered temporary or interim**, so that removal of the use is reasonably to be expected after a period of time.** Temporary or interim use may be indicated by leasing of land or building space, by minimal construction of property improvements or by the lack of construction customized for the specific use.
- The use is **consistent with current uses** in the area and on adjoining property; however, anticipated future changes in the area would cause the requested use to become incompatible after a period of time.
- The **health, safety, and welfare** of the public would not be adequately protected from the use without such condition.

Unified Development Code Sect. 2.3.5(e)(5)

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

CUP Initial Approval

- The City Council may permit a conditional use subject to appropriate conditions and safeguards when the council finds:
  a) The proposed use is **consistent** with the comprehensive plan;
  b) The proposed use is **compatible** with the existing and adjacent uses;
  c) The proposed use **meets all supplemental use standards** specifically applicable to the use as set forth in Chapter 3, Performance Standards for Selected Uses;
  d) The proposed use is **compatible with and preserves** the character and integrity of adjacent development and neighborhoods;
  e) Any **negative impact** on the surrounding area has been mitigated; and
  f) The proposed use is **not materially detrimental** to the public health, safety, and welfare, or result in material damage or prejudice to other property in the vicinity.

Unified Development Code Sect. 2.3.5 (e)(3)

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

CUP Review and Revocation Process

Unified Development Code Sect. 2.3.5 (k)

1) Review

a) Periodic review of CUP to ensure use is being operated in a manner consistent with the conditions of approval, and in a manner not detrimental to the public health, safety and welfare, or materially injurious to properties in the vicinity.

b) If **determination of noncompliance is found**, the director shall give written notice of the nature of the violation, the necessary action to remedy the violation, and the time period (between 10 and 30 days) after notification to bring the property into compliance.

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

CUP Review and Revocation Process, cont.

2. Revocation Process

a) If violations not corrected, the City Attorney's Office notifies the property owner in writing that a public hearing has been set to consider revocation of the CUP.

b) Public notification and public hearing process is the same as any other zoning case.

c) The P&Z shall conduct a public hearing no more than 30 days after the city attorney's notice and shall make a recommendation to the City Council. The P&Z can consider:

* Public testimony
* Staff reports
* Police Records
* Municipal or other court records
* Code Enforcement records
* Status of any state license required for operation
* Documentation of any health and safety concerns

d) The City Council conducts a second public hearing and may revoke or modify the CUP.

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

CUP Review and Revocation Process, cont.

3. CUP Revocation Considerations

a) The City Council **may** revoke a CUP due if any one of the following findings ca be made:

1) Circumstances have changed so the initial findings can no longer be made;
2) Alterations or enlargements or otherwise significant changes without approval;
3) Violation of any provision of the site plan;
4) The CUP was obtained by fraud or with deception;
5) If the use ceases or was suspended for one hundred eighty (180) calendar days or longe
6) One (1) or more of the conditions of the CUP were not met;
7) The use is in violation of any applicable statute, ordinance, law, or regulation; or
8) The use is detrimental to the public health, safety or welfare, or constitutes a nuisance.

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

Next Steps

September 12	Planning and Development Committee presentation and Direction
October 3	City Council Work Session
TBD	Planning and Zoning Commission work session
TBD	Publish notice in local newspaper (15 days before P&Z)
TBD	Mail notices (est. 5,000+ postcards) (10 days before P&Z)
TBD	Planning and Zoning Commission Public Hearing and Recommendatio
TBD	City Council Public Hearing and Consideration

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

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Discussion and Direction

Attachment: Council Presentation (15023 : 56 - UDC Amendments Data Centers by CUP)

AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 10/3/2024 **DOC ID**: 14995
Recommending Department: Housing and Redevelopment

Housing Plan Initiatives

DISCUSSION:

ATTACHMENTS:

Housing Plan Initiatives - Preservation Presentation (PPTX)

REVISION INFORMATION:

Prepared: 9/12/2024 01:33 PM by Imelda Speck
Last Updated: 9/18/2024 04:00 PM by Imelda Speck

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Housing Plan Initiatives: Preservation

Council Work Session

October 3, 2024

City of Irving Housing and Redevelopment

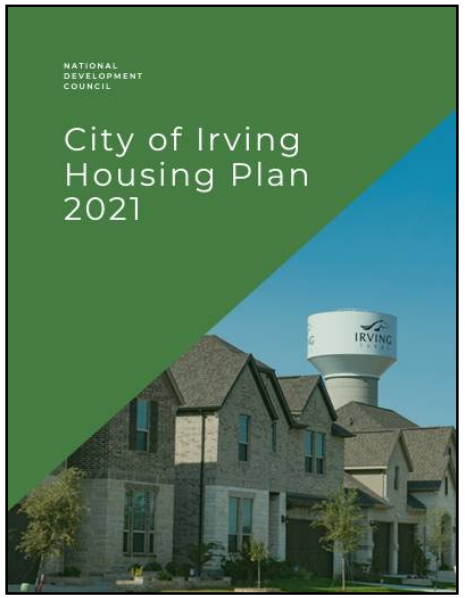
Agenda

- Background
- Review of Plan Recommendations - Preservation
- Discussion of Plan Recommendations & Council Direction

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Background

- September 12, Staff presented an overview of the Irving Housing Plan
  - Background
  - Plan Development
  - Plan Recommendations
  - Plan Implementation Status & Funding
- To provide direction on implementing the Housing Plan, Council requested additional information on the recommendations
- Over the next few meetings, Staff will bring sections of the plan for further review, discussion, and direction



Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

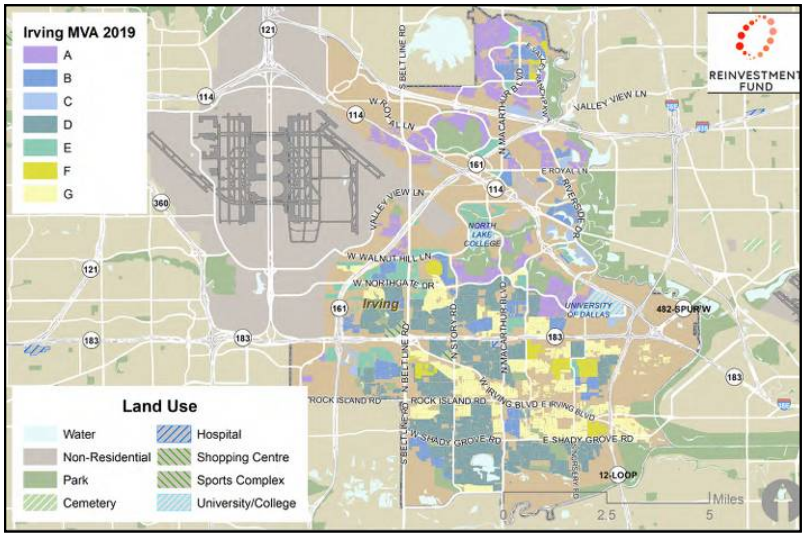
Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Executive Summary

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Irving's Housing Challenges:

- An aging housing stock
- A lack of diversity of housing types
- A low median household income
- A lack of deeply affordable housing units



3 Key Approaches

Preservation

- Prioritize resources to make necessary investments into existing housing stock to preserve existing affordable housing and bring to current market standards



Development

- Identify opportunities to create new housing options that meet today's consumer needs



Economic Mobility

- Identify tools/programs that can be used to provide households with diverse range of incomes and housing needs access to market-rate housing



Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

PLAN RECOMMENDATIONS - PRESERVATION

Recommendation	Timing	Market Type
1. Create a Multifamily Rental Rehabilitation Loan Program	ü	C, D, E
2. Create a Single-Family Rental Rehabilitation Loan Program	ü	C, D, E
3. Continue to operate and fund the existing Home Rehabilitation Program	ü	C, D, E
4. Create Neighborhood Empowerment Zone (NEZ)	ü	C, D, E
5. Apply for additional Housing and Urban Development (HUD) Section 108 financing	*	C, D, E
~~6. Support the development of Accessory Dwelling Units (ADU), by partnering with local lender, to create an ADU loan product~~	X	Planning Required

ü Implement in the short term * Defer for further study X Removed per Council Direction

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

1. Create a Multifamily Rental Rehabilitation Loan Program

- **Distressed Multi-family properties** are prime targets for investors who specialize in acquisition, rehabilitation and resale of property and typically result in **higher rents after rehabilitation** is complete
- Plan supports **preserving affordability** of existing units since **financial subsidy and amount of time** required to support substantial rehabilitation of existing property can be **much lower than** financial subsidy and time for **new housing units**
- Additionally, Irving's current housing mix of 60% Multi-family supports opportunity reinvestment of exiting stock
- **Concept**: Provide low-cost loans to incentivize owners to invest in health and safety related renovations while maintaining affordability of housing units.

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Multi-family Rehab Loan Program Status

- Staff presented Program Framework on May 30 & received support to move forward with Program
- Currently developing Request for Proposal (RFP)
- $2 Million allocated towards Program
- Program Overview:
  - Contract with 3rd Party Administrator to administer & market program
  - City would enter into Chapter 380 Agreements with property owners
  - Low-cost loan used towards renovation of multi-family complex, bringing to current market standards and addressing health and safety issues
  - In exchange for low-cost loan, a percentage of units* would remain affordable for income-qualified households for a specified affordability period*
    - * Affordability Mix and Affordability Period would be dependent on project

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Multi-family Rehab Loan Program Framework

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- Eligibility: Apartments build 20+ years ago
- Minimum Investment
  - Units older than 1985 - $50k/unit
  - Units built after 1985 - $25k/unit
  - Modernization of at least 2+ mechanical systems, major building components, and/or addressing interior/exterior life/safety issues
- Minimum Loan Match
  - 5% for 50 units or less
  - 10% for 50 units or more
- Maximum Loan Request: Can’t exceed 90% of Loan to Value of Property (LTV)*
  * May adjust based on underwriting feedback from Lender

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Multi-family Rehab Loan Program Affordability Terms

- Interest Rates tied to Affordability Periods
  - 1% interest Rate – 30-year affordability Period
  - 2% interest rate – 20-year affordability period
  - 3% interest rate – 15-year affordability Period
- Affordability Mix
  - Conventional Landlords
    - Minimum 25% affordable units for households at or below 60% Area Median Income (AMI)
  - Affordable Housing Developer/Leveraging additional federal funds.
    - Min. 20% units at fair market rent
    - Min. 50% of units at up to 120% AMI
      - Min. 30% of units at up to 80% AMI
      - Min. 20% of units at up to 50% AMI
      - Min. 10% of units at up to 30% AMI

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

2. Create a Single-Family Rental Rehabilitation Loan Program

- Respondents to Housing Plan Survey expressed strong support for creating program that incentivizes single family landlords to repair rental properties
- Similar to MF Rehab Program, provide low-cost loan program to incentivize landlord to invest in renovation
- In exchange for the repair assistance, rental property owner agrees to rent the property at an affordable rate to income eligible tenants during the term of the loan
- Target MVA Middle Market areas where homeownership is lower than most other market typologies, spurring investment to help strengthen market areas, while improving living conditions for occupants

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

3. Continue to operate and fund the existing Home Rehabilitation Program

- City currently operates home repair program for low-moderate income homeowners (at or below 80% AMI)
- Currently assists 10 households per year, up to $60k per home
- Need:
  - 60% of housing stock built before 1990
  - 30% of homeowners are Housing Cost Burdened
- Target MVA Middle Market areas in order to serve homeowners experiencing property tax increases and pressure to sell their homes to outside investors
- Developed Program Framework expanding eligibility to 120% AMI for seniors city-wide and targeted areas for households less than 65
- Working with Legal regarding path to Program Implementation

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

4. Create Neighborhood Empowerment Zone (NEZ)

- Authorized by Ch. 378, to encourage private investment in specific identified areas. Must determine creation of zone would promote:
  1) The **creation of affordable housing**, including manufactured housing, in the zone;
  2) An increase in **economic development** in the zone;
  3) An increase in the quality of **social services, education, or public safety** provided to residents of the zone; or
  4) The **rehabilitation of affordable housing** in the zone.
- City may:
  - Waive construction related fees or provide tax abatements/rebates
  - Set performance standards and encourage use alternative building materials to address concerns relating to environment or building costs, maintenance, or energy consumption

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Neighborhood Empowerment Zones

- Plan recommends to target MVA Middle Market Areas
- Serve dual purpose of stabilizing neighborhoods with high percentage of pre-1970s homes and prevent homeowners from being displaced from their homes
- Staff presented concept at P&D in May 2022 and presented overview of initial draft policy in October 2022
- Staff finalizing policy for first NEZ in Heritage District for Council consideration

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

5. Apply for additional Housing and Urban Development (HUD) Section 108 financing

- Plan recommended amended existing Section 108 loan agreement to borrow an additional $5 million to use towards the Multi-Family Rehab Loan Program
  - o Existing $3,359,000 Loan for the renovation of Georgia Farrow Recreation Center
- Current Borrowing Capacity - $9,905,880
  - o 60% borrowing capacity - $5,943,528
  - o 70% borrowing capacity - $6,934,116
- Recommendation under evaluation
  - o $2 Million allocated FY 23/24 for MF Rehab Program
  - o Additional Projects needs for this potential funding
  - o Impact to Annual CDBG Funded programs

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

6. Support the development of Accessory Dwelling Units (ADU), by partnering with local lender, to create an ADU loan product

- Difficult for homeowners to obtain sufficient low-cost capital for purposes of constructing ADU
  - While smaller than primary unit, cost to construct is high due to kitchen and bathroom
- No government sponsored enterprise (Fannie Mae/Freddie Mac) provide loan products for ADU-specific loan
  - Issues of low loan to value ratios and debt to income ratios don't take into account rental income after construction, thus limiting the amount of a loan
- Plan recommended partnering with Community Development Financial Institution (CDFI) to create flexible revolving loan program
- **Per Council Direction ADU development standards were not supported, thus removing this as a strategy**

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

Preservation

Housing Plan Recommendation	Timing	Market Type	Current Status	Council Priority?
1. Create a Multifamily Rental Rehabilitation Loan Program	ü	C, D, E	Developing 3rd Party Administrator RFP	• Yes • No
2. Create a Single-Family Rental Rehabilitation Loan Program	ü	C, D, E	Not Started	• Yes • No
3. Continue to operate and fund the existing Home Rehabilitation Program	ü	C, D, E	Developed Program Framework	• Yes • No
4. Create Neighborhood Empowerment Zone (NEZ)	ü	C, D, E	Developed Program Framework	• Yes • No
5. Apply for additional Housing and Urban Development (HUD) Section 108 financing	*	C, D, E	Pending Further Review / Need	• Yes • No
~~6. Support development of Accessory Dwelling Units (ADU), by partnering with local lender, like Community Development Financial Institution (CDFI) to create an ADU Loan Product~~	X	Planning Required	Removed per Council Direction	• Yes • No

Discussion

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Attachment: Housing Plan Initiatives - Preservation Presentation (14995 : 58 - WS Housing Plan Initatives)

AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 10/3/2024 **DOC ID**: 15018
Recommending Department: Housing and Redevelopment

2025 Low Income Housing Tax Credit Policy & Application Update

DISCUSSION:

ATTACHMENTS:

2025 LIHTC Policy & Application Updates Presentation (PPTX)

REVISION INFORMATION:

Prepared: 9/18/2024 03:08 PM by Megan Gordon
Last Updated: 9/27/2024 09:19 AM by Imelda Speck

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

2025 Low Income Housing Tax Credit Application Cycle

Proposed Updates to Policy & Scoring

City Council Work Session – October 3, 2024

City of Irving Housing and Redevelopment

LIHTC Background Review

- What is it?
  - Indirect federal subsidy used to finance the acquisition, construction and/or rehabilitation of low- and moderate-income affordable rental housing by providing tax credits for investments.
- How is it Awarded?
  - Each year, Texas Department of Housing and Community Affairs (TDHCA) awards housing tax credits (HTC) to developers to offset portion of federal tax liability
    - § 9% HTC - Allocated on regional basis and very competitive process, awarded once per year
    - § 4% HTC – Not competitively scored, and award multiple times throughout the year
  - TDHCA developers Qualified Action Plan (QAP), outlining state's eligibility priorities and criteria for award

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Local Government Support

- Unlike other City programs that directly invest in specific projects or provide direct incentives, **resolutions are an indirect way for City to support** proposed development
- Because of points allocation for Resolution of Support or No Objection, **City's position** regarding proposed development can **greatly affect whether the proposed development is awarded HTCs**

9% HTC

§ Proposer may receive points for local government support
  - o Resolution of Support
  - o Resolution of No Objection

4% HTC

§ While not competitively scored, threshold requirement
§ Must obtain Resolution of No Objection or application cannot proceed

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

City's Evaluation Process

- Last year Council approved evaluation criteria and scoring matrix for to evaluate projects and alignment with Irving's housing goals and needs
- The 2024 application was created by integrating the 2021 Housing Plan and staff-developed criteria that aligns with Irving's identified housing goals
- Scoring prioritizes applications addressing housing needs, constructing a development in an identified target area of the city, and aligning with current and future land use.

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Annual Assessment of Policy

- Each year, staff will review and assess policy and application for potential updates or changes
- Staff received feedback from affordable housing developers on proposed 2025 policy and application
- Proposed changes do not change scoring categories or point allocation, but focused on clarifying and refining criteria as well as updates to process and required documentation

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Policy: Threshold Requirements

- Submission of a complete application (including all required attachments) by deadline
- Developer has site control of development
- If development site is not currently zoned for intended use, the developer must have completed a formal consultation with City Planning staff outlining the process and requirements for rezoning the development site
- Developer meets community outreach requirements:
  - Minimum of 2 information sessions with all applicable neighborhood associations, homeowner associations or property owners within 750 feet of proposed project.
  - Provide notification at least 7 days in advance of each meeting to any applicable neighborhood associations, schools or school districts, homeowner associations, property owners within 750 feet of proposed project, Councilmember who represents district, At-Large Councilmembers, Mayor, and Housing and Redevelopment staff.
  - Notification must include time, date, location information about proposed development.

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Scoring Criteria

- **Alignment with Land Use (up to 24 points)** – Points are awarded to developments demonstrating consistency with City of Irving Future Land Use Plan and Current Zoning for proposed use.
- **Addressing Irving's Housing Needs (up to 20 points)** – Points are awarded to applicants addressing a housing need or problem identified in the Needs Assessment and/or Market Analysis from the 2021 Irving Housing Strategy and Plan and/or the 2023-2028 Consolidated Plan

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Criteria 2 – Address Irving's Housing Needs

Development **addresses a housing need or problem** identified in the Needs Assessment and/or Market Analysis from the 2021 Irving Housing Strategy and Plan

Housing Need	Possible Points	Basis for Points
1. Located in an area designated as A-E in the Market Value Analysis;	20	5+ Needs Addressed
2. ~~Preservation~~ Improves the supply of existing multifamily affordable housing opportunities by the preservation, repair or rehabilitation of ~~existing~~ multifamily housing in economically distressed area; or preserves, repairs, or rehabilitates the supply of existing multifamily housing in high opportunity areas*	15	4 Needs Addressed
	12	3 Needs Addressed
	8	2 Needs Addressed
	5	1 Need Addressed
3. Increase affordable rental housing opportunities;		
4. Provide supportive services for LMI & special needs populations;		
5. Increase the supply of affordable housing opportunities in high opportunity* areas by developing new construction of ~~multifamily housing~~ or repairing ~~of~~ existing ~~multifamily~~ housing units;		
6. Increase the supply of affordable rental housing units that are suitable for multigenerational and larger families by new construction of housing or for existing rental housing with four-bedroom units; and		
7. Increase LMI & Special Need's access to affordable housing opportunities.		

*High Opportunity Area – Based on Poverty Rates and Median Income in a Census Tract

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Scoring Criteria

- **Project Development Type and Location (up to 10 points)** – Points are awarded to applicants who rehabilitate or redevelop an existing multifamily complex, provides adaptive reuse of an existing development, or is a mixed-use housing development and/or project is located within a TOD or area designated for mixed use development.

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Criteria 3 – Project Development Type and Location

Possible Points	Basis for Points
10	Development rehabs/redevelops an existing multifamily complex **or** provides adaptive reuse of an existing development, **or** is a mixed-use housing development **and** is located within TOD or mixed-use designated area
8	Development rehabs/redevelops an existing multifamily complex **or** provides adaptive reuse of an existing development, **or** is a mixed-use housing development but not in TOD or mixed-use designated area
4	Development located in TOD or mixed-use designated area but does not rehab/redevelop existing multifamily complex **or** provide adaptive reuse of an existing development, **or** is not a mixed-use housing development
1	Development does not rehab/redevelop existing multi-family complex **and** is not located in TOD or mixed-used designated area, **and** does not provide adaptive reuse of an existing development, **or** is not a mixed-use housing development

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Scoring Criteria

- **Proximity to Amenities (up to 21 points)** – Points are awarded to developments located 1 mile or less to high frequency transit, a public park, a full-service grocery store, a community or senior center or library, a licensed day care center, a medical clinic or hospital, and/or a pharmacy.
- **De-concentration (up to 10 points)** – Points are awarded to developments located 1.5 miles or more to an existing LIHTC development.

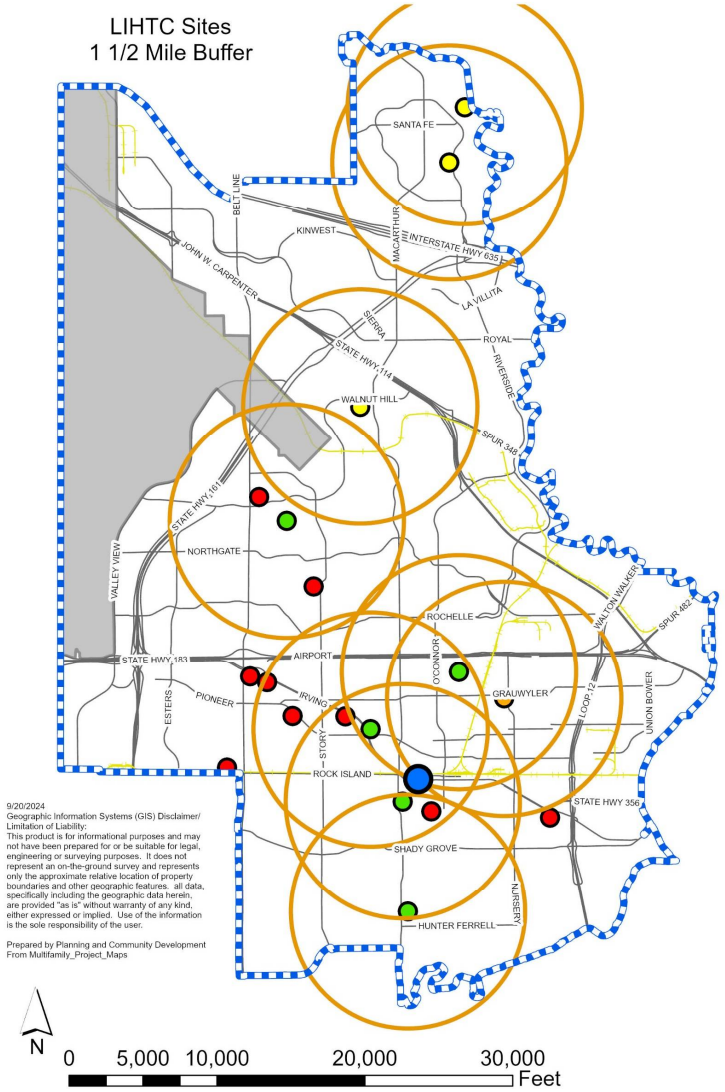
Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Criteria 5 – De-Concentration Factor

Development constructed or re-constructed within **Proximity** of another LIHTC Project

Possible Points	Basis for Points
10	Proposed Development's proximity is more than 1.5 miles to an existing LIHTC development; or if less than 1.5 miles is extending the affordability period of current LIHTC development
5	Proposed Development's proximity is less than 1.5 miles to an existing LIHTC development awarded more than 3 years ago **and** serves a different target population than existing LIHTC development **or** Proposed Development is less than 1.5 miles away from an existing LIHTC development with less than 5 years remaining in the development's affordability period.
0	Proposed Development's proximity is less than 1.5 miles to an existing LIHTC development constructed less than 3 years ago **or** Proposed Development is less than 1.5 miles to an existing LIHTC development constructed more than three years ago **and** serves the same target population as the existing LIHTC development **or** Proposed Development is less than 1.5 miles away from an existing LIHTC development with more than 5 years remaining in the affordability period

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC



Legend

- City Limits
- City Hall
- LIHTC 1.5 MIle Buffers

Status 2024

- Lost LI Units
- Potentially-Lost LI Units
- At-Risk LI Units
- Active Not at Risk HTC Units
- DFW Airport

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Scoring Criteria

- **Mixed Rate (up to 6 points)** - Points are awarded to applications based on the percent of total units reserved for households at or below 50% of area median income with priority given to developments that reserve at least 20% of total units for market rate rents.
- **Deeper Affordability (up to 6 points)** - Points are awarded to applications based on the percent of total units reserved for households at or below 50% of area median income with priority given to developments that reserve at least 10% of total units for households with less than or equal to 30% of area median income.
- **Public Engagement & Support (up to 3 points)** – Points are awarded to applicants demonstrating evidence of community outreach and support by submitting with their application letter(s) from Neighborhood organizations (church, schools/school district, local nonprofit, homeowner association, neighborhood association, etc.) that is within 2 miles of the project area and is dated within 3 months of the application submission.

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Points Overview

Criteria Category	Possible Points	Weight
Aligns with Land Use	24	24%
Addresses Housing Need	20	20%
Development Type & Location	10	10%
Proximity to Amenities	21	21%
De-Concentration Factor	10	10%
Affordability Mix – Market Rate	6	6%
Affordability Mix – 30%	6	6%
Community Outreach – Information Session	Y/N	N/A
Community Outreach - Support	3	3%
TOTAL	**100**	**100%**

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

2025 Policy Changes

1. Threshold Requirements
   a) Inclusion of Schools and School Districts in Community Outreach Requirements

2. Scoring Criteria
   a) Project Development Type and Location
      - Inclusion of adaptive reuse and mixed-use housing projects
   b) Public Engagement and Support
      - Inclusion of school in type of Neighborhood Organization

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

2025 Application Changes

- Part 1 – Basic Project Information:
  - Area of site in acres
  - Density in units/acre
  - Number of Units
  - Evidence of Site Control
  - List of Proposed Amenities
  - Preliminary Site Plan & Elevations
  - Experience on Previous Projects
  - Proposed Self Score
  - Developer Track Record
  - Additional Maps

- Part 2 – Scored Criteria
  - Consistent with Future Land Use
  - Addresses Housing Need
    - Updated Basis for Points & Required Documentation
  - Development Type & Location
    - Updated Basis for Points
  - Proximity to Amenities
    - Updated Required Documentation
  - Concentration of LIHTC Projects
    - Updated Basis for Points
  - Affordability Mix
  - Community Outreach
    - Updated Methods of Outreach & Required Documentation

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Direction and Next Steps

1. Receive Council feedback on proposed updates to 2025 LIHTC policy and application
2. Council consideration of Proposed Policy Changes
3. Review applications received in early 2025 for consideration of a Resolution of Support
   - o Late January-early February 2025 staff presents LIHTC applications overview at Work Session
   - o February 2025 Council consideration of LIHTC Resolution Applications

* Dates may change once final 2025 TDHCA application schedule is released

Attachment: 2025 LIHTC Policy & Application Updates Presentation (15018 : 58 - WS 2025 LIHTC

Questions?

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AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 10/3/2024 **DOC ID**: 15029
Recommending Department: Economic Development

Economic Development Negotiations - Project Armadillo - Open Meetings Act § 551.087

DISCUSSION:

ATTACHMENTS:

REVISION INFORMATION:

Prepared: 9/26/2024 04:24 PM by Bryan Haywood
Last Updated: 9/26/2024 04:45 PM by Bryan Haywood