



Housing Tax Credit Review Policy – City of Arlington, Texas
(Revised 01/11/2022)

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.

NON-DISCRIMINATION POLICY

It is the policy of the City of Arlington to comply with Title VIII of the Civil Rights Act of 1968, as amended (Commonly known as the Fair Housing Act) by ensuring that its Housing Tax Credit Review Policy does not discriminate against a person based on race, color, religion, national origin, sex, disability, or familial status. This policy means that, among other things, the City and all of its officials, agents and employees will not discriminate in any aspect of housing based on the protected class characteristics, including by:

- (a) making unavailable or denying a dwelling to any individual based on familial status;
- (b) discriminating against any individual in the terms, conditions or privileges of a dwelling, or in the provision of services or facilities in connection therewith based on familial status;
- (c) making, printing, or publishing, or causing to be made, printed, or published any notice, statement, or advertisement, with respect to a dwelling that indicates any preference, limitation, or discrimination based on familial status;
- (d) representing to individuals because of familial status that any dwelling is not available when such dwelling is in fact so available;
- (e) interfering with any person in the exercise or enjoyment of, or on account of them having exercised or enjoyed, or on account of them having aided or encouraged any other developer or individual in the exercise or enjoyment of, any right protected by the Fair Housing Act;
- (f) interfering with the funding, development, or construction of any affordable housing units because of familial status; and
- (g) discriminating on the basis of familial status in any aspect of the administration of its Housing Tax Credit Review Policy, zoning, land use, or building ordinances, policies, practices, requirements, or processes relating to the use, construction, or occupancy of dwellings.

Any developer or individual who believes that any of the above policies have been violated by the City of Arlington, may contact the City's Fair Housing Officer at Shana.washington@arlingtontx.gov or (817) 459-6232. Developers or individuals may also contact the:

U.S. Department of Housing and Urban Development
Fort Worth Regional Office
307 W. 7th Street
Fort Worth, TX 76102

https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint
(800) 688-9777 or (817) 978-5600

Or

U.S. Department of Justice
Civil Rights Division
Housing & Civil Enforcement Section
150 M Street, NE
8th Floor
Washington, D.C. 20002
<https://civilrights.justice.gov/>
(833) 591-0291 and (202) 514-4713