

Memorandum



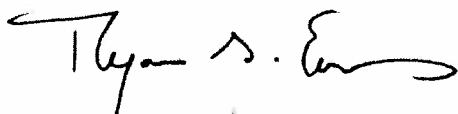
DATE February 17, 2012

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT 2012 Low Income Housing Tax Credit Projects for Dallas

On Tuesday, February 21, 2012, you will be briefed on 2012 Low Income Housing Tax Credit Projects for Dallas. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, Acting City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager

2012 Low Income Housing Tax Credit Projects for Dallas

A Briefing To The
Housing Committee

Housing/Community Services Department
February 21, 2012



Key Focus Area: Economic Vibrancy

Purpose

- ❑ Review selection criteria set forth by City Council
- ❑ Provide information regarding nine Low Income Housing Tax Credit (LIHTC) Projects for Dallas
- ❑ Provide recommendations for the LIHTC applications

Background Information

- December 2011, Texas Department of Housing & Community Affairs (TDHCA) released the Qualified Allocation Plan and Rules to allow for developers to apply for 2012 Low Income Housing Tax Credits (LIHTCs)
- January 10, 2012, Preapplications from developers were due to TDHCA
- January 20, 2012, applications from developers were due to the City of Dallas
- February 6, 2012, City Council Housing Committee was briefed on the LIHTC Program and notified of the applications which had been submitted to the City of Dallas

Low Income Housing Tax Credit Project Review Criteria as Adopted by City Council January 23, 2008

1. Does the project fit in the City's priorities?
2. Has the City already provided financial assistance?
3. Does the project eliminate slum or blight?
4. Does the project have appropriate zoning?
5. Proximity & capability of schools for project
6. Comments of owners/residents surrounding project
7. Concentration of multifamily projects in an area
8. Has applicant agreed to incorporate safety/security features for project?
9. Willingness of applicant to address resident's concerns
10. Quality of proposed project
11. Project design and special accommodations for expected tenants
12. Will the project have adverse effect on the neighborhood?
13. Is the project compatible with existing or anticipated development of area?

Low Income Housing Tax Credit Project Review Criteria as Adopted by City Council (continued)

14. Project compatibility with zoning in area
15. Parking demand & undue burden on public facilities
16. Traffic caused by the project
17. Existing or proposed public transit availability
18. Location, density, height of buildings effect on future development for area
19. Preservation of natural beauty and concern for landscaping
20. Managers reside on site
21. Financial capacity of applicant to complete & operate the project
22. Can the market absorb the new rental units?
23. One mile concern
24. Applicant has presented a suitable development plan for the entire development site
25. Any other factor relevant to the best interest of the City

City of Dallas Available Funds for Gap Financing LIHTC Developments

Funding Sources Include:

- HOME Investment Partnership Program -\$3M
- Tax Increment Financing - Varies
- Section 108 Loans – Varies

Note: With a 37% cut in HOME federal funding for this fiscal year, City must consider all of our redevelopment opportunities for housing when recommending LIHTC projects

Tax Credit Funds Available for 2012

- Approximately \$7.6 million available for the Region covering Dallas, Denton, Collin, Tarrant, and Grayson Counties
- There will only be enough funds to award to four or five projects
- Dallas can expect one or two projects, at the most, to receive tax credit awards

City of Dallas Participation in LIHTC Program

- TDHCA asks for the Governing Body to provide the following approvals for any proposed project located within the boundaries of the jurisdiction:
 - When the number of tax credit units previously approved exceeds two times the state average
 - When projects involving new construction or adaptive reuse are located less than a mile from another project funded within the prior 3 years and served the same type of household
 - When a proposed project is to be located in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tract

- Additional support
 - Formal resolution of support from the City Council
 - Provide gap funding for certain projects that meet the City Council goals & objectives
 - Letters confirming zoning, location, and inclusion in revitalization areas

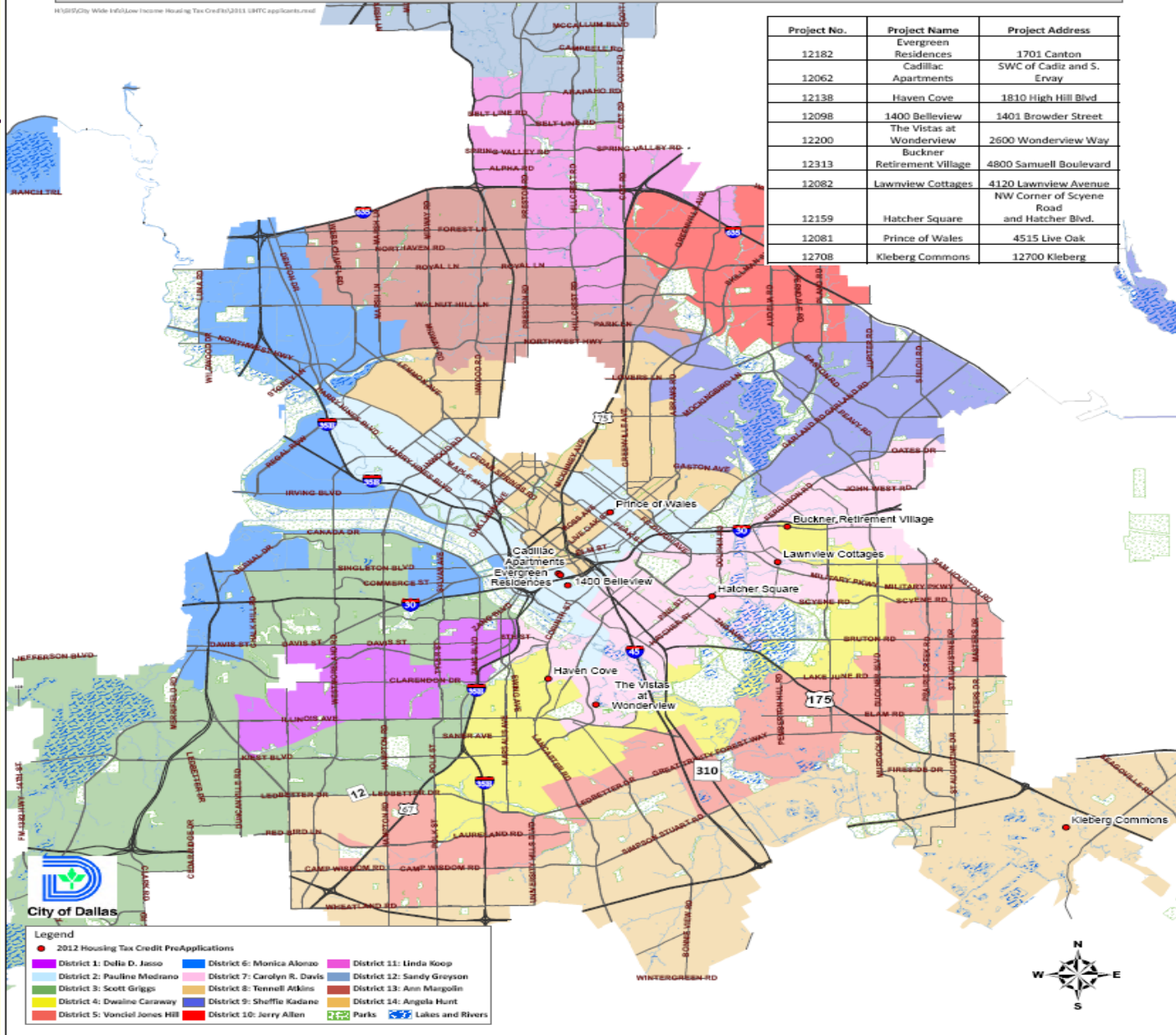
Overview of LIHTC Applicants

- As a whole, applications represented:
 - 2 Permanent Supportive Housing Projects
 - 3 Senior Projects
 - 4 Family Projects

Low Income Housing Tax Credit Applications Submitted to City of Dallas for 2012

H:\GIS\City Wide Info\Low Income Housing Tax Credit\2011 LITC applicants.mxd

Project No.	Project Name	Project Address
12182	Evergreen Residences	1701 Canton
12062	Cadillac Apartments	SWC of Cadiz and S. Ervay
12138	Haven Cove	1810 High Hill Blvd
12098	1400 Belleview	1401 Browder Street
12200	The Vistas at Wonderview Buckner	2600 Wonderview Way
12313	Retirement Village	4800 Samuel Boulevard
12082	Lawview Cottages	4120 Lawview Avenue NW Corner of Scyene Road and Hatcher Blvd.
12159	Hatcher Square	
12081	Prince of Wales	4515 Live Oak
12708	Kleberg Commons	12700 Kleberg



LIHTC Applications Submitted to City of Dallas for 2012

Project Name	Address	Council District	# of Units	Unit Types	Request for Funding
1400 Belleview	1401 Browder St.	2	164	Families-New	None (\$1.65M TIF approved in 2011)
Cadillac Apartment	Cadiz & South Ervay	2	164	Supportive Housing	\$3,653,000
Evergreen Residences	1701 Canton	2	130	Supportive Housing for Families	\$4,603,720
Buckner Retirement Village	4800 Samuell Blvd.	4	198	Elderly	\$400,000
Hatcher Square	4600 Scyene Rd.	7	136	Families-New	\$475,000 (\$1,025,000 Bond approved in 2010)
Haven Cove	1810 High Hill Blvd.	7	250	Families-New	\$500,000
Lawnview Cottages	4120 Lawnview Ave.	7	120	Elderly	\$360,000
The Vistas at Wonderview	2600 Wonderview Way	7	120	Elderly	\$500,000
Kleberg Commons	12700 Kleberg Rd.	8	200	Families-New	\$400,000

Staff Rankings

- Initial Rankings:
 - We will either “Recommend” the project or “Not Recommend” the project
- Final Rankings:
 - Recommended in June 2012
 - We will rank 1 thru 4
 - Staff will complete analysis based on the 25 elements of the selection criteria

1400 Belleview

1401 Browder Street

■ **Description**

- New construction of 164 multifamily units for families
- 46 One Bedroom, 87 Two Bedroom and 31 Three Bedroom Units
- 11% units for households at or below 30% area median family income
- 41% units for households at or below 50% area median family income
- 48% units for households at or below 60% area median family income
- Within 900 feet of the Cedars DART Station
- Four story building with 216 spaces of structured parking
- Mixed-Use 7,500 sq. ft. of retail space
- Zoning: PD 317, Subdistrict 2 – Mixed Use Corridors

■ **Applicant** – 1400 Belleview GP, LLC

■ **Developer/Partners** – Matthews Affordable Income Development, LLC (affiliate of Matthews Southwest with CasaLinda Development Corp.

- Jack Matthews, President
- Kristian Teleki, Sr. VP Development
- Scott Galbraith, President/CEO, Scott Galbraith Consulting
- Casa Linda Development Corporation-Linda Brown & Sara Reidy

■ **Community Support** – On January 25, 2012, the Cedars Neighborhood Association voted to support the project

DISD Schools Servicing 1400 Bellevue

Elementary (PK thru 5)

City Park Elementary
1738 Gano Street
Dallas, Texas 75215
Enrollment: 214 children
Building Utilization 52%

School to be closed
Children to attend Martin Luther King Jr.

Middle School (6 thru 8)

Billy Earl Dade Middle Learning Center
2801 Park Row
Dallas, Texas 75215
Enrollment: 409 children
Building Utilization 89%

High School (9 thru 12)

James Madison High School
3000 MLK
Dallas, Texas 75215
Enrollment: 539 children
Building Utilization 54%

1400 Bellevue

Sources & Uses

SOURCES

Permanent Loan	\$ 7,783,767
LP Equity	\$13,198,680
City TIF Funds	\$ 1,657,916
Deferred Developer Fee	<u>\$ 358,489</u>
Total Sources	\$22,998,852

USES

Land	\$ 595,788
Offsite Work	\$ 1,657,916
Construction Costs	\$14,907,541
Indirect Construction Costs	\$ 1,382,563
Developer Fee	\$ 2,411,630
Construction Loans	\$ 1,424,940
Permanent Loans	\$ 213,042
Other Financing Costs	\$ 171,920
Reserves	<u>\$ 233,512</u>
Total Uses	\$22,998,852

Recommend Full Support

- A Target Investment for the Southern Dallas Economic Growth Plan focus area
- City funding commitment already approved
- Have community support
- No zoning changes needed

Cadillac Apartments Cadiz & South Ervay

■ **Description**

- New construction of 164 Permanent Supportive Housing for homeless individuals
- All units will be efficiencies with one bathroom and a kitchen
- 10% units for households at or below 30% area median family income
- 40% units for households at or below 50% area median family income
- 50% units for households at or below 60% area median family income
- Within one mile of Convention Center DART Station
- Five story building with ground level parking
- Ground floor leasing and management space
- Zoning: PD 715 and CA-1(A)

■ **Applicant** – Cadillac Apartments, LLC

■ **Developer/Partners** – Green Eggs and Ham Developer, LLC

- Rebecca Greenan
- Jill Hamilton
- John Greenan
- Lawrence E. Hamilton III

■ **Community Support** – On February 8, 2012, the Developer presented the project to the Downtown Residents Council

Cadillac Apartments

Sources & Uses

SOURCES

LIHTC Equity	\$ 8,374,857
City Section 108	\$ 2,425,713
City Grant	<u>\$ 1,228,000</u>
Total Sources	\$12,028,570

USES

Acquisition	\$ 1,560,651
Construction Costs	\$ 6,838,290
Indirect Construction Costs	\$ 1,713,829
Developer Fee	\$ 1,341,000
Construction Loans	\$ 259,800
Reserves	<u>\$ 315,000</u>
Total Uses	\$12,028,570

Recommend Full Support

- A Target Investment for the Southern Dallas Economic Growth Plan focus area
- Targets Permanent Supportive Housing
- No zoning changes needed

Evergreen Residences

1701 Canton

■ **Description**

- New construction of 130 Transitional and Permanent Supportive Housing for Families
- 30 efficiency; 20 one-bedroom; 40 two-bedroom; 30 three-bedroom; 10 four-bedroom
- 11% units for households at or below 30% area median family income
- 42% units for households at or below 50% area median family income
- 47% units for households at or below 60% area median family income
- Within one mile of Convention Center DART Station
- Five story building with ground level parking
- Ground floor leasing and management space
- Zoning: CA-1(A)

■ **Applicant** – EVERgreen Residential, Ltd.

■ **Developer/Partners** – FPC Housing, LLC. (affiliated with the First Presbyterian Church); GREENArc, Corp.

- Rev.Dr. Bruce Buchanan
- Graham Green
- Buddy Jordan
- Family Gateway, Inc.

■ **Community Support** – Developer plans to meet with community stakeholders three times in February 2012

DISD Schools Servicing Evergreen Residences

Elementary (PK thru 5)

City Park Elementary
1738 Gano Street
Dallas, Texas 75215
Enrollment: 214 children
Building Utilization 52%

School to be closed
Children to attend Martin Luther King Jr.

Middle School (6 thru 8)

Billy Earl Dade Middle School
2801 Park Row
Dallas, Texas 75215
Enrollment: 409 children
Building Utilization 89%

High School (9 thru 12)

James Madison High School
3000 MLK
Dallas, Texas 75215
Enrollment: 539 children
Building Utilization 54%

Note: Children may be bused to a school they attended before becoming homeless

Evergreen Residences

Sources & Uses

SOURCES

Conventional Loan	\$ 5,554,733
City Loan	\$ 2,000,000
HTC Syndication Proceeds	\$16,800,000
Equity	\$ 1,000,000
City Grant	<u>\$ 2,603,720</u>
Total Sources	\$27,958,453

USES

Acquisition	\$ 2,603,720
Construction Costs	\$16,795,840
Indirect Construction Costs	\$ 1,701,467
Developer Fee	\$ 2,774,596
Construction Loans	\$ 2,578,808
Reserves	<u>\$ 1,504,022</u>
Total Uses	\$27,958,453

Recommend Full Support

- A Target Investment for the Southern Dallas Economic Growth Plan focus area
- Targets Permanent Supportive Housing
- No zoning changes needed

Buckner Retirement Village

4800 Samuel Blvd.

■ **Description**

- New construction of 198 units for seniors
- 96 one bedroom, 102 two bedroom
- 18 units for households at or below 30% area median family income
- 72 units for households at or below 50% area median family income
- 90 units for households at or below 60% area median family income
- 18 units at market rate
- Zoning – R-7.5 (A) single family

□ **Applicant** – Buckner Retirement Services, Ltd.

□ **Developer/Partners** –BRVR, LLC.

- Buckner Retirement Svs, Inc. (nonprofit)- Charlie Wilson, Sr.V.P.
- Alpha-Barnes Development Inc. & Alpha-Barnes Real Estate Services- Stephen Barnes, Principal

□ **Community Support** – Developer met with Buckner Terrace Homeowner's Association in January 2012 and they support the project

Buckner Retirement Village

Sources & Uses

SOURCES

Permanent Loan	\$ 6,037,884
City Loan	\$ 400,000
Equity Funds	<u>\$15,250,000</u>
Total Sources	\$21,687,884

USES

Acquisition/demolition	\$ 3,250,000
Construction Costs	\$12,933,530
Indirect Construction Costs	\$ 810,000
Financing	\$ 277,000
Taxes/Development Overhead	\$ 2,750,000
Reserves & Operating	<u>\$ 1,667,354</u>
Total Uses	\$21,687,884

Staff does not recommend support

- Not part of Southern Dallas Economic Growth Plan focus area
- Limited City funding
- Zoning changes needed

Hatcher Square

Scyene & Hatcher

■ **Description**

- New construction of 136 units for families
- 5 one bedroom, 100 two bedroom, and 31 three bedroom units
- 14 units for households at or below 30% area median family income
- 55 units for households at or below 50% area median family income
- 67 units for households at or below 60% area median family income
- Across Street from DART station
- Zoning: PD 849 mixed use

□ **Applicant** – Frazier HS, LP.

□ **Developer/Partners** – Frazier Revitalization, Inc.-nonprofit; Carleton Residential, LTD.

- Dorothy Hopkins, President, Frazier Revitalization, Inc.
- Printice Gary; Jeff Fulencheck, Will Henderson

□ **Community Support** – Developer met with Dolphin Heights, Mill City, and Bertrand Neighborhood Associations and True Lee Missionary Baptist Church

DISD Schools Servicing Hatcher Square

Elementary (PK thru 5)

Joseph J. Rhoads Learning Center
4401 Second Avenue
Dallas, Texas 75210
Enrollment: 408 children
Building Utilization 60%

Middle School (6 thru 8)

Pearl Anderson Middle Learning Center
3400 Garden Lane
Dallas, Texas 75215
Enrollment: 400 children
Building Utilization 29%

High School (9 thru 12)

Lincoln High School
2826 Hatcher
Dallas, Texas 75215
Enrollment: 707 children
Building Utilization 50%

Hatcher Square

Sources and Uses

SOURCES

Conventional Loan	\$ 4,818,883
Tax Credit Equity	\$15,398,460
City Funding	\$ 1,500,000
Deferred Developer Fee	<u>\$ 42,910</u>
Total Sources	\$21,760,253

USES

Acquisition	\$ 2,384,757
Demolition	\$ 297,935
Hard Construction Costs	\$12,492,450
Soft Costs	\$ 2,285,000
Developer Fee	\$ 2,350,000
Financing Costs	<u>\$ 1,950,111</u>
Total Uses	\$21,760,253

Recommend Full Support

- A Target Investment for the Southern Dallas Economic Growth Plan focus area
- City investment of \$1,025,000 in acquisition/demolition
- Have community support
- No zoning changes needed
- Developer has already invested \$1.4M from his own funds

Haven Cove

1810 High Hill Blvd.

■ **Description**

- New construction of 250 units for families
- 50 efficiency and one bedroom, 100 two bedroom, and 100 three bedroom units
- 24 units for households at or below 30% area median family income
- 106 units for households at or below 50% area median family income
- 120 units for households at or below 60% area median family income
- from DART station
- Zoning: MF-2(A)

□ **Applicant** – Haven Cove Ltd.

□ **Developer/Partners** – Siltek Group Inc.; CDHM Group, LLC

- Rene Sierra, Managing Member Siltek
- Donald Pace, Sole Member CDHM

□ **Community Support** – Developer has not met with Neighborhood Groups to our knowledge

DISD Schools Servicing Haven Cove

Elementary (PK thru 5)

Albert Sidney Johnston Elementary School
2020 Mouser Street
Dallas, Texas 75203
Enrollment: 481 children
Building Utilization 66%

Middle School (6 thru 8)

Oliver W. Holmes Humanities/Communications Academy
2001 East Kiest Blvd.
Dallas, Texas 75216
Enrollment: 948 children
Building Utilization 72%

High School (9 thru 12)

Franklin D. Roosevelt
525 Bonnie View Road
Dallas, Texas 75203
Enrollment: 635 children
Building Utilization 52%

Haven Cove

Sources & Uses

SOURCES

Conventional Loan	\$10,603,489
Tax Credit Equity	\$16,807,328
City Funding	\$ 500,000
Deferred Developer Fee	<u>\$ 437,303</u>
Total Sources	\$28,348,120

USES

Acquisition	\$ 3,600,000
Demolition	\$ 324,000
Hard Construction Costs	\$15,250,000
Soft Costs	\$ 5,225,500
Developer Fee	\$ 3,069,075
Financing Costs	<u>\$ 879,545</u>
Total Uses	\$28,348,120

Staff does not recommend support

- Not part of Southern Dallas Economic Growth Plan focus area
- Limited City funding

Lawnview Cottages

4120 Lawnview Ave.

■ **Description**

- New construction of 120 Units for seniors
- 108 one-bedroom and 12 two-bedroom units
- 12 units for households at or below 30% area median family income
- 48 units for households at or below 50% area median family income
- 60 units for households at or below 60% area median family income
- Zoning- CR- community retail

■ **Applicant** – SDC Lawnview Villas, LP, SDC Lawnview, LLC

- Jay Oji, President

■ **Developer** – Sphinx Development Corporation

■ **Community Support** – Developer has not met with Neighborhood Groups to our knowledge

Lawnview Cottages

Sources and Uses

SOURCES

Conventional Loan	\$ 6,912,288
City of Dallas Loan	\$ 360,000
Tax Credit Equity	\$ 5,164,281
Deferred Developer Fee	\$ 1,000,000
Operating Reserves	<u>\$ 650,000</u>
Total Sources	\$14,086,569

USES

Land Acquisition	\$ 675,000
Demolition	\$ 1,079,400
Hard Construction Costs	\$ 7,832,066
Soft Costs	\$ 1,155,421
Financing	\$ 1,036,682
Reserves	\$ 725,000
Developer Fees	<u>\$ 1,583,000</u>
Total Uses	\$14,086,569

Staff does not recommend support

- Not part of Southern Dallas Economic Growth Plan focus area
- Limited City funding
- Zoning changes needed

The Vistas at Wonderview

2600 Wonderview Way

■ **Description**

- New construction of 120 units for seniors
- 60 one-bedroom and 60 two-bedroom
- 6 units for households at or below 30% area median family income
- 42 units for households at or below 50% area median family income
- 72 units for households at or below 60% area median family income
- Zoning: MF-2(A) Multifamily Residential

□ **Applicant** – The Vistas at Wonderview Apartments LP

□ **Developer/Partners** – Beneficial Wonderview LLC; RLI Beneficial Holdings 12 LLC; Lomas Holdings Corp; AHG-RLI, LLC; Beneficial Holdings III LLC; Paxton Family Holdings LLC; O’Grady Family Holdings LLC

- Donald W. Paxton
- Robert Lomas
- Kathleen O’Grady

□ **Community Support** – Developer is planning to meet with Neighborhood Association in February 2012

The Vistas at Wonderview

Sources & Uses

SOURCES

Conventional Loan	\$ 2,343,250
City of Dallas	\$ 500,000
Tax Credit Equity	\$15,793,755
Owner Equity	<u>\$ 571,612</u>
Total Sources	\$19,208,617

USES

Land Acquisition	\$ 1,550,750
Hard Construction Costs	\$11,913,628
Soft Costs	\$ 1,875,439
Financing	\$ 1,196,801
Reserves	\$ 166,527
Developer Fees	<u>\$ 2,505,472</u>
Total Uses	\$19,208,617

Staff does not recommend support

- Not part of Southern Dallas Economic Growth Plan focus area
- Limited City funding

Kleberg Commons Housing

12700 Kleberg

■ **Description**

- New construction of 200 multifamily units for families
- 60 one-bedroom, 110 two-bedroom, and 30 three bedroom units
- 20 units for households at or below 30% area median family income
- 80 units for households at or below 50% area median family income
- 100 units for households at or below 60% area median family income
- Zoning – MF-1 (A) Multifamily Residential

■ **Applicant** – AD Kleberg Commons, LP

■ **Developer/Partners** – Kleberg GP, LLC; Anderson Development and Construction LLC; JEK Lending, LLC; ADC Opportunity I, LLC; ADC Holdings, LLC

- Neil Toller
- John Kirtland
- Terri L. Anderson

■ **Community Support-** Developer will seek support from churches and civic groups in the area

DISD Schools Servicing Kleberg Commons

Elementary (PK thru 5)

Ebby Halliday
10210 Teagarden Road
Dallas, Texas 75217
Enrollment: 587 children
Building Utilization 73%

Middle School (6 thru 8)

Seagoville Middle School
950 Woody Road
Dallas, Texas 75253
Enrollment: 1007 children
Building Utilization 160%

High School (9 thru 12)

Seagoville High School
15920 Seagoville Road
Dallas, Texas 75253
Enrollment: 1033 children
Building Utilization 115%

Kleberg Commons

Sources and Uses

SOURCES

FHA 221(d)4	\$ 8,990,000
City Loan	\$ 400,000
Tax Credit Equity	\$15,746,826
Deferred developer fee	<u>\$ 78</u>
Total Sources	\$25,136,904

USES

Land Acquisition	\$ 2,410,000
Hard Construction Costs	\$15,640,508
Soft Costs	\$ 991,076
Financing	\$ 1,262,872
FFE	\$ 315,000
PreStabilization Costs	\$ 1,832,299
Consulting Fees	\$ 268,515
Developer Fee	<u>\$ 2,416,634</u>
Total Uses	\$25,136,904

Staff does not recommend support

- Not part of Southern Dallas Economic Growth Plan focus area
- Limited City funding

LIHTC Applications Recommendations

Project Name	Staff Recommendation	Funding	
1400 Belleview	Recommend support based on: Southern Dallas Economic Growth Plan, previously approved investment, community support	\$1.65M TIF approved on June 22, 2011	*
Cadillac Apartments	Recommend support based on: Southern Dallas Economic Growth Plan and permanent supportive housing goal	\$1,228,000 HOME funds \$2,425,713 Section 108	*
Evergreen Residences	Recommend support based on: Southern Dallas Economic Growth Plan and permanent supportive housing goal	\$2.6M in HOME Funds \$2M in Section 108	*
Hatcher Square	Recommend support based on: Southern Dallas Economic Growth Plan, previously approved investment, community support	\$475K HOME Funds	
Buckner Retirement Village	Do not recommend support as project is not part of the Southern Dallas Economic Growth Plan and City funding is limited	\$0	
Haven Cove	Do not recommend support as project is not part of the Southern Dallas Economic Growth Plan and City funding is limited	\$0	
Lawnview Cottages	Do not recommend support as project is not part of the Southern Dallas Economic Growth Plan and City funding is limited	\$0	
The Vistas at Wonderview	Do not recommend support as project is not part of the Southern Dallas Economic Growth Plan and City funding is limited	\$0	
Kleberg Commons	Do not recommend support as project is not part of the Southern Dallas Economic Growth Plan and City funding is limited	\$0	

* Within two miles of each other; TDHCA will only award one of these projects this year

Next Steps

- ❑ February 22, 2012 – City Council approval of development tax credit applications to TDHCA
- ❑ March 1, 2012 or prior – City provides letters of support to tax credit applicants directly to TDHCA
- ❑ March 1, 2012 or prior - Developers present full application to TDHCA
 - ❑ If developer presented preapplication to TDHCA, community support letter is due March 1, 2012
 - ❑ If developer presents new application March 1, 2012, community support letter is due April 1, 2012
- ❑ March 15 thru June 30, 2012 - Staff completes criteria evaluations for Council approved projects
- ❑ April 2012 -TDHCA will hold public hearing in Dallas for LIHTC projects
- ❑ July 1, 2012 or prior – Considerations for zoning, TIF, or other funding presented to City Council individually
- ❑ July 28, 2012 – TDHCA Board will decide on tax credit recipients