

Multi-family Rental Housing and Tax-credit Application Review and Resolution Policy Criteria

Effective December 17, 2019

One of the goals of the Harris County Consolidated Plan and Analysis of Impediments to Fair Housing, approved by Harris County Commissioners Court on January 8, 2019 and submitted to U.S. Department of Housing & Urban Development, is the promotion and preservation of quality affordable housing in the county. The county seeks to meet this goal by building and improving Multi-family rental housing units and supporting quality projects as they apply for Texas Department of Housing and Community Affairs housing financing programs. Harris County will pursue a balanced approach in investing and supporting multi-family rental projects in both High Opportunity areas as well as in revitalization areas that may be located near buyout interest areas or areas of severe disaster impact as a means of improving and preserving community stability.

The Texas Department of Housing and Community Affairs (TDHCA) provides guidance through their Qualified Allocation Plan (QAP) on the number of points for support or non-opposition for a multi-family rental project from a local jurisdiction, where the project is located. The following are the requirements developed by Harris County Community Services Department (CSD) and approved by Harris County Commissioners Court for the recommendation by CSD of projects for Court resolution of support or non-opposition. Please note that this recommendation by CSD does not constitute an approval from the County. All resolutions are subject to approval by the Harris County Commissioners Court.

Criteria for Resolution:

1. **Location:** The multi-family rental project must be located within Harris County, but outside an incorporated city limits.
2. **Floodway and Floodplain Development:** No resolution will be provided for projects that are located within any identified floodway. For Developments within the 100-year floodplain as identified by the Harris County floodplain manager, a resolution will be granted only if the developer of the project can demonstrate flood mitigation practices to avoid adverse impacts to residents and impacts to the floodplain. Sites not located within 100-year floodplain, but reported flooding events within the past 10 years may be subject to these requirements. Mitigation efforts may include, but not limited to, elevating building site out of floodplain, elevated podium construction, restricting ground floor space for residential use, etc. Any mitigation efforts will be evaluated on a case by case basis by CSD.
3. **Poverty Characteristics:** The county will not provide a resolution of support or non-objection to proposed applications for purchase or new construction where the poverty concentration of the site's census tract is greater than 25 percent unless the site is located within the boundaries of a community plan or concerted revitalization area, provide supportive housing units to a special population, such as homeless or disabled persons, and or in an area identified by the county as an area severely impacted by a Presidentially declared disaster.

4. **Concentration Policy:** Proposed new construction applications must comply with the county's Multi-family Concentration Policy.
5. **Letter of Notification to a Community or Civic Organization** (dated no older than one year), which includes:
 - Send a letter of notification to a community or civic organization serving the community in which the Development Site is located and stating support for the specific Development at the proposed location.
 - Provide a copy of the notification letter with your resolution request to HCCSD.
Note: Community and civic organizations do not include neighborhood organizations, governmental entities (excluding Special Management Districts), or taxing entities. The community or civic organization must be qualified as tax-exempt and have as a primary (not ancillary or secondary) purpose the overall betterment, development, or improvement of the community as a whole or of a major aspect of the community.
6. **Holding At Least One Public Hearing to Discuss the Proposed Project in the Area Where the Development Site is located** (*not required for rehabilitation projects*) and provide documentation of notification of local area, hearing sign-in sheets, and hearing minutes to the county with request for resolution. The County encourages the applicant to send hearing notification to the local civic association, Independent School District, and or local community-based organizations.

Developers are invited to provide a Letter of Support from the State Representative (dated no older than one year) in which the site is located to show additional community support for the project. The provision of such a letter will not adversely affect the recommendation of a project's resolution to Commissioners Court.

Letters of support will be provided to projects receiving funding from Harris County and comply with the criteria. Letters of non-opposition will be provided to those not receiving funding from Harris County and comply with the criteria. Harris County will adhere to its Fair Housing plan and Analysis of Impediments to Fair Housing and will Affirmatively Furthering Fair Housing.