



TIF District Affordable Housing

Review of TIF Annual Reports on Affordable Housing Production

In our early year annual ritual, we have once again conducted our review of the [TIF annual reports](#) recently presented to and approved by City Council. As we noted in our [newsletter summarizing TIF reports last year](#), by and large, when it comes to the discussion of affordable housing in these annual reports, the silence is deafening. Only 3% of housing units receiving TIF funding are reported as being affordable, despite the requirement in the majority of the TIF districts that 20% of the TIF-funded housing be affordable. Similarly, only 3% of the almost \$3 billion in collective TIF budgets has been set aside to support affordable housing.

While it is certainly laudable to include affordable housing in the TIF plans, what matters is providing actual affordable housing. Collectively, over 32,000 residential units have been built in these TIF Districts and 431 are reported as being affordable units. We believe that there are likely more affordable units in these TIFs; they simply are not being reported. If, however, these TIFs have only provided 431 affordable units, it is fair to ask whether the tax payers got the promised return on their investment of over \$316 million expended to date in the TIFs.

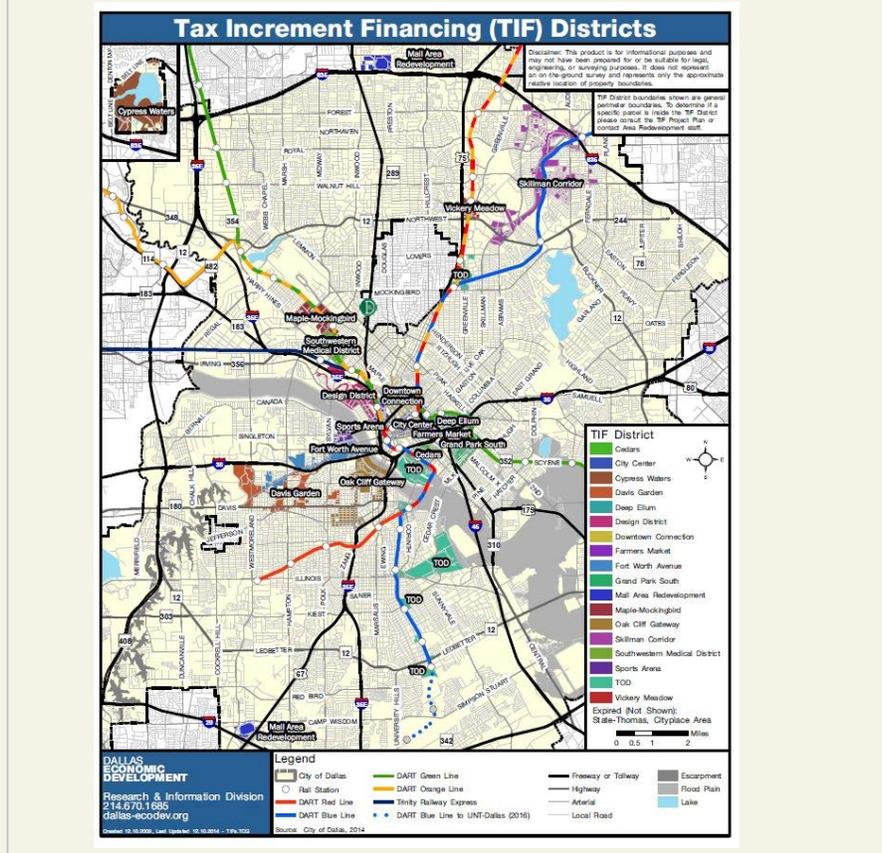
One of the many great suggestions briefed to Dallas City Council last week as part of [Neighborhood Plus](#) was to require affordable housing in projects receiving public funds or other City entitlements. Clearly these TIFs need to be included in any comprehensive housing strategy going forward. The Housing Committee should request a full briefing on the affordable housing created in each of the TIF Districts and require that the annual reports clearly report on the affordable housing being produced as a result of the public investment in the TIF.

Generally 20% of TIF funded housing must be affordable, but the TIF annual reports show only 431 of 32,000 units as affordable. Clearly the TIFs need to be included in any comprehensive housing strategy going forward.

Map of TIFS

For an in depth look at the TIF District map, [click here](#).

Dallas TIFs



2800 North Hampton Road • Dallas, Texas 75212 • 214-678-2300

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