

## Housing Policy Can Ask More of TIF Districts



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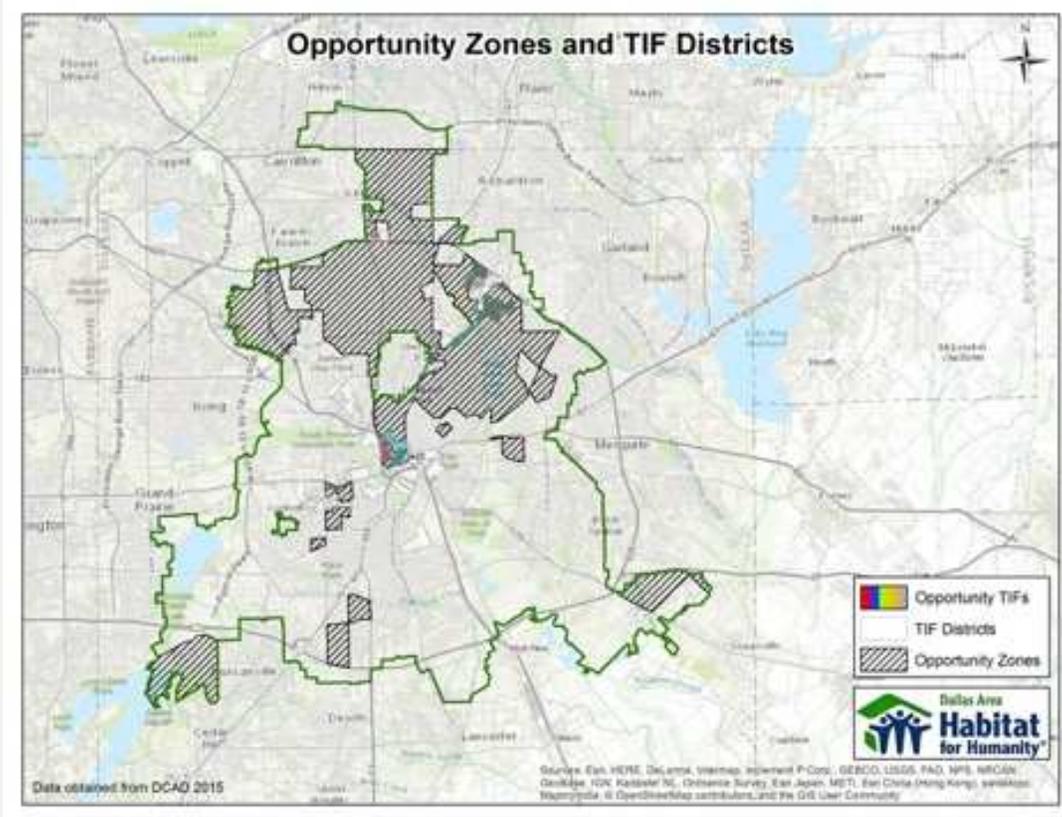
In August, led by chair Scott Griggs and co-chair Carolyn King Arnold, the Dallas City Council Housing Committee will again take up efforts to forge Dallas' first (and much needed) citywide housing policy. This [TIF](#) housing policy initiative will be under discussion:

***Require TIF housing projects in High Opportunity areas that receive assistance to provide 20% of the units to households at 80% AMFI, with a minimum of 10% of the units to less than 50% AMFI.***

As longtime advocates for [TIF](#) housing requirements we're pleased to see this item but we do have a few small issues: it is overly-restrictive geographically, does not increase the number of affordable units currently required, and will be difficult to evaluate unless the [TIF](#) districts track and report on their housing conditions, pricing, and affordability.

### **LIMITED GEOGRAPHIC APPLICABILITY**

Only 3.1 square miles (less than 1% of the City) meet the dual criteria of being located in both a High Opportunity area and a [TIF](#) district.



A policy affecting less than 1% of the City further restricted to only to those developments that directly receive TIF funding will have no appreciable effect on access to attainable housing.

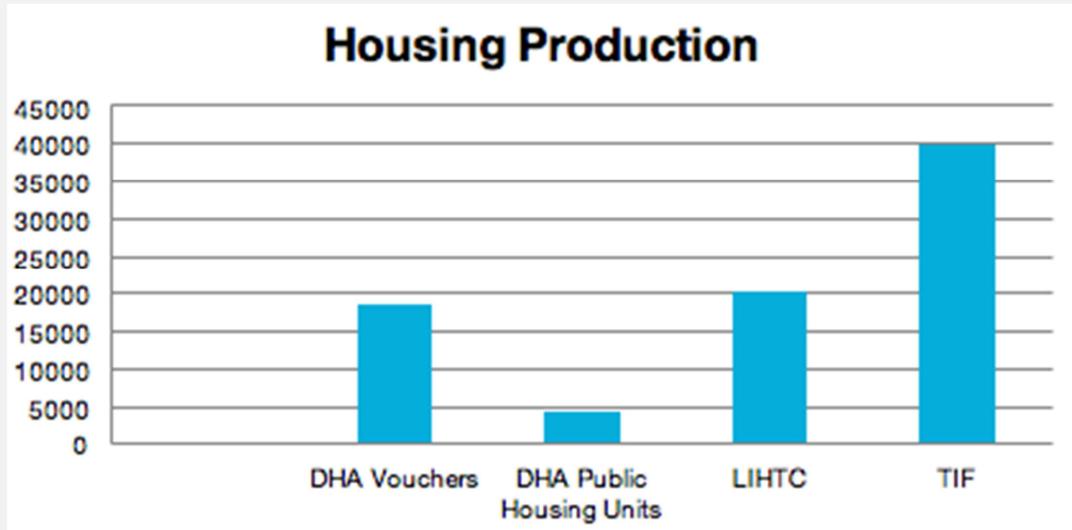
### NO ADDITIONAL AFFORDABLE UNITS

All 13 of the TIFs created, and 5 TIFs extended, since 2005 already require 20% (except the Downtown Connection TIF-10%) of all TIF-funded units to be affordable for 15 years to households earning 80% of the AMFI. The proposed policy would not increase the number of affordable units; it would only lower the price points of some units.

Compared to much of the DFW area Dallas is disproportionately poor and the majority of Dallas residents earn less than 80% of the AREA median income.



Districts is almost the same as all of the [DHA](#) vouchers, public housing units, and [low-income housing tax credit](#)-funded units (from 1990-2015) combined.



TIF Districts offer a great opportunity to implement Dallas' housing policy. The current proposed policy is not robust enough and should be modified so that it is not restricted geographically, increases the number of affordable units created in TIF Districts, and requires housing affordability, condition, and price point information to be included in the annual reports.

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