



2021 Neighborhood Risk Factors Report Packet

(Submit prior to Pre-application or Application, or behind Tab 2 of the Application)

Due to restrictions related to the COVID-19 pandemic, mitigation for schools is not required for 2021 Applications. Applicants must continue to provide disclosure and Application documentation. If schools are the only Neighborhood Risk Factor, this report is not required.

The purpose of the packet is to formalize the process in which Neighborhood Risk Factors (NRF) are disclosed and the NRF Report is submitted pursuant to 10 TAC §11.101(a)(3) of the Qualified Allocation Plan (QAP). The packet may be submitted at pre-application (if applicable per 10 TAC §11.8(b)(1)(I) relating to Pre-Application Requirements) or at Application. If TDHCA is the Bond Issuer and a determination of NRF is requested as part of the Inducement Resolution process, the packet may be submitted as described by 10 TAC §12.4(b) and (e) of the Multifamily Housing Revenue Bond Rule. Applicants who wish to submit a request for pre-determination prior to pre-application or Application are advised to review 10 TAC §11.1(k) for additional guidance. Termination due to an Applicant's own non-disclosure is not appealable as such appeal is in direct conflict with certifications made in the Application and within the control of the Applicant.

Pursuant to 10 TAC §11.8(b), related to Pre-application Participation, the competitive HTC pre-application must identify NRFs related to crime and schools.

- Pre-application Disclosure:** Pre-application # _____ Development Name _____
- Application Disclosure:** Application # _____ Development Name _____

The Development Site includes the following Neighborhood Risk Factor(s) (NRFs) (check all that apply):

Development Site is located in a census tract has poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13). If poverty is the only Neighborhood Risk Factor, attach a copy of the resolution described in 10 TAC §11.101(a)(3)(D)(i) and no further information is necessary.

Development Site is located in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crime is greater than 18 per 1,000 persons annually as reported on <https://www.neighborhoodscout.com/>.

Development Site is located within 1,000 feet (measured from nearest boundary of the Site to the nearest boundary of blighted structure) of multiple vacant structures that have fallen into such significant disrepair, overgrowth, and/or vandalism that they would commonly be regarded as blighted or abandoned.

Development Site is located within the attendance zone of an elementary school, middle school, or high school that:

Has a TEA Accountability Rating of D for the most recent year available prior to Application and an Improvement Required Rating for the most recent available year preceding; or

Has a TEA Accountability Rating of F for the most recent year available prior to Application and a Met Standard Rating by the Texas Education Agency for the most recent available year preceding.

Has a TEA Accountability Rating of F or D for the most recent year available prior to Application and does not have a TEA Accountability Rating for the most recent available year preceding

Does not have a TEA Accountability Rating for the most recent year available prior to Application and has a TEA Improvement Required Rating for the most recent available year preceding.

Neighborhood Risk Factors Report:

Pursuant to 10 TAC §11.101(a)(3)(C)(i)-(viii), information is being submitted for the items listed below if such information pertains to the Neighborhood Risk Factor(s) disclosures, including mitigation pursuant to 10 TAC §11.101(a)(3)(D) or any other such mitigation as the Applicant determines appropriate, to support a staff determination that the proposed Development Site should be found eligible. Such information is included behind this page:

- Determination regarding neighborhood boundaries based on the review of a combination of natural and manmade physical features (rivers, highways, etc.), apparent changes in land use, the Primary Market Area (PMA) as defined in the Market Analysis, census tract or municipal boundaries, and information obtained from any Site visits;
- Assessment of general land use in the neighborhood, including comment on the prevalence of residential uses;
- Assessment concerning any of the Undesirable Site Features that are present in the neighborhood, regardless of whether they are within the specified distances referenced in 10 TAC §11.101(a)(2);
- Assessment of the number of existing affordable rental units (generally includes, but is not limited to, rental properties subject to TDHCA, HUD, or USDA restrictions) in the Primary Market Area (PMA), including comment on concentration based on the size of the PMA;
- Assessment of the percentage of households residing in the census tract that have household incomes equal to or greater than the median household income for the MSA or county where the Development Site is located;
- Assessment of the number of market rate multifamily units in the neighborhood and their current rents and levels of occupancy;
- Any additional information necessary to complete an assessment of the Development Site, as requested by the Department.

Provide any comments or additional information in the box below, if applicable.

Mitigation of the Neighborhood Risk Factor(s):

Pursuant to 10 TAC §11.101(a)(3)(D), information regarding mitigation is being submitted for the items listed below, if such information pertains to the Neighborhood Risk Factor(s) disclosures. Mitigation must include documentation of efforts underway at the time of Application, and should include the measures described in 10 TAC §11.101(a)(3)(D)(i) – (iv), or such other mitigation as the Applicant determines appropriate to support a staff determination that the proposed Development Site should be found eligible. Such information is included behind this page:

I have provided information regarding mitigation of the above-mentioned Neighborhood Risk Factors, as applicable, behind this page, along with a summary narrative describing how the information presented meets the requirements of 10 TAC §11.101(a)(3)(D) and I have demonstrated how the information is consistent with the goals in 10 TAC §11.101(a)(3)(E)(i) – (iii) of the QAP (if applicable).

Provide any comments or additional information in the box below, if applicable.

How to Submit the NRF Report Packet:

The NRF Packet should be submitted directly to the applicable Department Contact listed below if submitting ***prior to Pre-application or Application submission and requesting a pre-determination.***

- 9% HTC Applications: Alena.Morgan@tdhca.state.tx.us (9% HTC Program Administrator)
- 4% HTC and Tax-Exempt Bond Applications: Teresa.Morales@tdhca.state.tx.us (Director of Multifamily Bonds and 4% HTC Program Administrator)
- Direct Loan Only Applications: Charlotte.Flickinger@tdhca.state.tx.us (Multifamily Direct Loan Program Manager)

If a pre-determination will not be requested, **the Packet must be included behind Tab 2** when the full Application is uploaded to the Serv-U Account that has been set-up for the pre-application or Application. Notify the appropriate contact person of the upload (refer to the Multifamily Programs Procedures Manual posted at <http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm> for an explanation of the process to set-up a Serv-U Account if needed).