

City of Dallas
CRITERIA FOR EVALUATING PROPOSED TIF DISTRICTS

Criteria

Rating Factor

A. Financial Benefits

1. Total new taxes generated by the District from all revenue sources exceed amount of taxes foregone - Direct monetary benefits to all taxing jurisdictions exceeds public funds invested during term of TIF District; Cash benefits to the City exceeds City expenditures	50 points max. (full points if within the term of the TIF; 10 fewer points for each 3 years without City payback)
2. Other taxing units participation	15 points max. (5 points for Dallas County and DISD and 5 points for either DCCCD or Dallas County Hospital District)
3. Comprehensive Review of Project Pro Forma - including rental rates, land costs, site analysis, construction costs, other sources of funds and grants, operating expenses and rate of return for the developer. Is there a financial gap with initial projects?	20 points max.
4. A minimum of \$15 million in new private investment will occur within 3 years of adoption of TIF District	15 points max.
Total Financial Points	100 points max.

B. Policy Benefits

1. Provides affordable housing	10 points max. (5 points for each 10% affordable units). <i>A minimum of 10% affordable housing is required for each TIF District</i>
2. Plan provides Urban Design Guidelines and/or historic preservation guidelines, if applicable	10 points max.
3. Provides preferential hiring for neighborhood residents for new jobs created	5 points max.
4. Enhances public investments over \$10 million made within last 5 years or expected within the next 5 years (i.e. DART Light Rail System, Trinity River, bond improvements)	20 points max.
5. Enhances core assets of City	25 points max.
6. Provides direct benefits to distressed areas	20 points max.
7. Adds park or green space or to City/County Trail system and provides for ongoing maintenance of these amenities	5 points max.
8. Complies with Fair Share Guidelines for private investment.	5 points max.
Total Policy Points	100 points max.

C. Overall Benefits

Staff will not move forward on a proposed TIF District unless both the financial and policy benefit categories qualify for a minimum of 70 points each (140 points total)