

Mandatory Criteria of the TIF Program

Applications for TIF assistance **must meet** the mandatory criteria in order for the project to be considered. The application must demonstrate how the project meets the required criteria.

A project **must meet each of the following** criteria:

1. The project must be located within a community redevelopment area or an area eligible for a designation of community redevelopment area as required and set forth by State Statute. The project must be located within a community redevelopment area prior to the preparation of a Redevelopment Plan, refer to Attachment 1 – Community Redevelopment Area map. Requirements for community redevelopment areas are found in Appendix One and Two. **(Community Development Law §18-2103)**
2. The use of TIF for the project will not result in a loss of pre-existing tax revenues to the City and other taxing jurisdictions. **(Community Development Law §18-2113 and §18-2116)**
3. The developer is able to demonstrate that the project would not be **economically feasible** without the use of TIF. In addition, when the project has site alternatives, the proposal must demonstrate that it would not occur in the area without TIF. Return on investment assists in determining the economic feasibility of the project. **(Community Development Law §18-2113 and §18-2116)**
4. The project must further the objectives of the City's Master Plan. This includes job creation, application/implementation of Urban Design elements of the project and related/adjacent public areas, preservation of historic sites and structures, revitalization of older neighborhood communities, business start-ups, business growth and expansion, and the densification of the urban core. **(City of Omaha Charter §7.04, The Master Plan; See Community Development Law §18-2112)**

Regarding the **CRA**, if the proposed TIF project is not within an area designated as a **CRA**, the applicant may submit a written request to the City Planning Department – economic development staff requesting a study to determine whether the area meets the statutory definition as a **CRA**. Please note: an area beyond the proposed TIF project site may be required to be designated a **CRA** in order to achieve the best economic development outcome. See Appendices One, Two and Four – Blighted, Substandard, and Community Redevelopment Area Definitions according to the Nebraska Community Development Law.

Part of the evaluation of the potential TIF project plan will include the incorporation of City Master Plan Elements into the design and implementation of the project. This evaluation will include the integration of Urban Design, Land Use, and Transportation Elements. In addition, TIF projects should begin looking into ways to incorporate goals of the Environment Element of the Master Plan and to incorporate sustainability practices. Compliance with the City Master Plan and sustainability practices will be addressed during the site plan review process and during the TIF application review process. As it relates to staff review for the Urban Design Element, refer to Attachment 2 – Design Review and Documentation Materials for Tax Increment Finance (TIF) Projects.