

Other Criteria and Considerations of the TIF Program

1. The minimum total project development cost is \$500,000.00 **and** the minimum supportable TIF loan to the project is \$50,000.00.
2. Types of supportable development projects:
 - a) Residential Developments
 - i) Rental Housing
 - (1) Single Parcel or Contiguous Parcels

A TIF application by a single developer comprised of **five (5) or more** residential units is generally acceptable.
 - (2) Non-contiguous Parcels

A TIF application by a single developer comprised of **ten (10) or more** residential units within a quarter-mile radius of each other is generally acceptable, if the TIF project plan aligns with a plan or study approved and/or acknowledged by the City of Omaha, and is within a Neighborhood Revitalization Strategy Area.
 - ii) Owner-occupied Housing
 - (1) Multi-family – Condos, Townhouses, etc.
 1. Single Parcel or Contiguous Parcels

A TIF application by a single developer comprised of **five (5) or more** residential units is generally acceptable.
 2. Non-contiguous Parcels

A TIF application by a single developer comprised of **ten (10) or more** residential units within a quarter-mile radius of each other is generally acceptable, if the TIF project plan aligns with a plan or study approved and/or acknowledged by the City of Omaha, is within a Neighborhood Revitalization Strategy Area, and if the developer does the following:

 - Presents a realistic plan and vision for the entire defined project area
 - Presents proven track record and prior experience in large scale neighborhood revitalization, especially within Omaha
 - Presents a mechanism to maintain an element of control of the housing development for the life of the TIF term.
 - (2) Single Family
 1. Single Parcel or Contiguous Parcels

A TIF application by a single developer comprised of **five (5) or more** residential units is generally acceptable, if the developer does the following:

 - Presents a realistic plan and vision for the entire defined project area
 - Presents proven track record and prior experience in large scale neighborhood revitalization, especially within Omaha
 - Presents a mechanism to maintain an element of control of the housing development for the life of the TIF term.
 2. Non-contiguous Parcels

A TIF application by a single developer comprised of **ten (10) or more** residential units within a quarter-mile radius of each other is generally acceptable, if the TIF project plan aligns with a plan or study approved and/or acknowledged by the City of Omaha, is within a Neighborhood Revitalization Strategy Area, and if the developer does the following:

 - Presents a realistic plan and vision for the entire defined project area

- Presents proven track record and prior experience in large scale neighborhood revitalization, especially within Omaha
- Presents a mechanism to maintain an element of control of the housing development for the life of the TIF term.

Note: Preference will be considered for single family projects where the primary uses of TIF are public improvements, site preparation, building demolition, and/or excavation.

b) Mixed-Use Developments

A TIF application that involves a mix of land and/or structure uses is generally acceptable. (Residential components of a Mixed-Use Development must meet the above Residential Development criteria and considerations.)

c) Commercial and Industrial Developments

A TIF application that involves commercial (retail and/or office) or industrial only or a mix of both uses is generally acceptable.

3. Single, stand-alone retail project requests may be considered on a case by case basis, but are generally not preferred projects.

If the project is located along/within an Area of Civic Importance (ACI), which calls for a higher level of public improvements as defined in the Urban Design Guides of the City Code, the project may be considered. Grocery store project requests within food deserts in the City of Omaha may be considered for the use of TIF. Food deserts are defined by the United States Department of Agriculture (USDA) Economic Research Service. The website is: <http://www.ers.usda.gov/publications/err-economic-research-report/err143.aspx>.

4. Any TIF-assisted rehabilitation for buildings meeting one of the following criteria shall use Secretary of the Interior Standards for Rehabilitation as a guideline to the extent feasible as approved by the Planning Director; or other standards for rehabilitation of historic structures as adopted or amended by the City. Such buildings are identified as having historical or architectural significance and physical integrity as part of the City's historic survey program.
 - a) Buildings identified as listed individually on the national register
 - b) Buildings identified as a "contributing building" in a nationally registered district
 - c) Buildings identified as a historic building and listed individually as a local landmark
 - d) Buildings identified as a "contributing building" in a local landmark district
 - e) Buildings identified as eligible for historic designation on as part of the City's historic survey program

1. Projects must include funding for any required public improvements.
2. For any TIF loan, the Project owner/developer must secure funds for the project, including any public improvements, as required. The incremental tax allocations paid into Douglas County are forwarded to the owner/developer, or their assignees as received, to amortize the TIF loan. Except for the tax allocations for the permitted term, the City assumes no responsibility for the repayment of any TIF loan.
3. The City assumes no responsibility for the financing of any TIF loan or bond.
4. An employee of the City of Omaha cannot invest, participate or take a personal interest in a redevelopment project that is funded through TIF. (See City of Omaha Charter §8.05).
5. Any TIF project that involves the displacement of property owners, renters or businesses must adhere to any and all laws, including relocation as required by law.

10. The following funding sources are generally used in conjunction with the City of Omaha TIF program:

- Historic Tax Credits
- New Market Tax Credits
- Community Development Block Grant (CDBG) Funds
- Low-Income Housing Tax Credits

The Valuation Incentive Program (VIP), administered by the Nebraska State Historic Preservation Office, is **not** compatible with the TIF program. Applicants must choose to use TIF **or** VIP, not both.

11. A percentage of the TIF loan, considered a voluntary TIF contribution, will be requested. These funds will be directed to a public improvement fund specifically for public enhancements off-site yet within the general vicinity of the TIF redevelopment project site.

These funds would be paid to the City of Omaha upon approval of the redevelopment agreement. These public enhancements will further improve the urban form and vitality of the community as a whole. Refer to Attachment 3 for details regarding this TIF contribution policy.

12. All TIF projects must comply with city codes and zoning ordinances, and will be approved subject to compliance with these codes and zoning ordinances, to include urban design review, when applicable.

a) **A TIF pre-application meeting must be scheduled for all proposed TIF projects and will include Planning, Economic Development and Public Works staff.**

b) A Site Plan Review is highly encouraged to determine if the site complies with the current ordinance and addresses appropriate public improvements. An application for Site Plan Review must be submitted along with an as-built survey to the Current Planning Division. Contact the Planners Desk for the Site Plan Review application process: (402) 444-5150 Ext. 2006.

No Building Permit will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance.