

The Warren-Washington Industrial Development Agency is establishing this policy to provide guidance on what types of Housing projects may qualify for assistance through the WWIDA.

BENEFITS

Our current UTEP provides the ability to do relief with projects that our do meet the qualifications for our enhanced tax abatement programs. According to our UTEP the

Consideration for full or partial sales tax relief

Consideration for full pr partial relief for mortgage tax

Consideration for a 485b property tax relief or:

Based on analysis we may provide for relief under a different 485b structure for fewer years.

PLANNED UNIT DEVELOPMENTS

Planned Urban Development. **PUDs** usually are formed in condominium buildings due to their location in urban areas; however, **PUDs** can also include single-family and townhome communities.

- i. The information provided in the Cost Benefit Analysis;
- ii. The capital investment being made by the applicant;
- iii. The impact, if any, from local labor construction for the project;
- iv. Alignment with local planning and development efforts;
- v. Other factors as determined by the Agency to be relevant to the project.
- vi. Use of local vendors including banks and financing

MIXED USE DEVELOPMENTS

Housing Developments are classified as "**mixed-use**" if they provide more than one **use** or purpose within a shared building or **development** area. **Mixed-use** projects may include any combination of housing, office, retail, medical, recreational, commercial, or industrial components.

- i. The information provided in the Cost Benefit Analysis;
- ii. The capital investment being made by the applicant;
- iii. The impact, if any, from local labor construction for the project;
- iv. Alignment with local planning and development efforts;
- v. Other factors as determined by the Agency to be relevant to the project.
- vi. Use of local vendors including banks and financing

AFFORDABLE HOUSING PROJECTS

For Affordable Housing Projects, the Agency should consider the following criteria:

- i. The information provided in the Cost Benefit Analysis;
- ii. The impact, if any, from local labor construction for the project;
- iii. The number of residents at or below median income for community;
- iv. Review by Town Required
- v. Market/Feasibility study;
- vi. Distressed area;
- vii. Alignment with local planning and development efforts;

- viii. Located in areas that have inadequate affordable housing supply;
- xi. Urban or town center location;
- xii. Project/developer's return on investment;
- xiii. Use of local vendors including banks and financing

SENIOR HOUSING PROJECTS

For Senior Housing Projects, the Agency should consider the following criteria:

- i. The information provided in the Cost Benefit Analysis;
- ii. The capital investment being made by the applicant;
- iii. The impact, if any, from local labor construction for the project;
- iv. The number of residents at or below median income for community;
- v. Market/Feasibility study;
- vi. Distressed area;
- vii. Alignment with local planning and development efforts;
- viii. Urban or town center location;
- ix. Located in areas that serve below median income seniors;
- x. Project/developer's return on investment;
- xi. Project promotes walkable community areas;
- xii. Impediments to conventionally finance project; and
- xiii. Project provides specific senior amenities.
- xiv. Use of local vendors including banks and financing

MARKET RATE HOUSING PROJECTS

For Market Rate Housing Projects, the Agency should consider the following criteria:

- i. The information provided in the Cost Benefit Analysis;
 - ii. The capital investment being made by the applicant;
 - iii. The impact, if any, from local labor construction for the project;
 - iv. Market/Feasibility study;
 - v. Economic Need for Workforce Development
 - vi. Review by Town Required
 - vii. Distressed census tract;
 - viii. Alignment with local planning and development efforts;
 - ix. Located in areas that have inadequate housing supply;
 - ix. Project/developer's return on investment; xi. Project promotes transit oriented or walkable community areas; and
- Impediments to conventionally finance project
- x. Use of local vendors including banks and financing