

EXHIBIT D

City of Dallas Fort Worth Avenue Tax Increment Financing District Grant Program

The City of Dallas wishes to establish the Fort Worth Avenue TIF District Grant Program pursuant to Chapter 311 of the Texas Tax Code, to implement the Project Plan and Reinvestment Zone Financing Plan ("Final Plan") for the Fort Worth Avenue Tax Increment Financing District ("District").

The purpose of the Fort Worth Avenue TIF District Grant Program is to promote: (1) development and diversification of the economy; (2) development or expansion of residential, transportation, business, and commercial activity; (3) creation of a broader mix of residential property types, (4) elimination of unemployment and underemployment; (5) density within the District; and (6) public infrastructure improvements including improvements to pedestrian connections and utility burial within the District. The City will achieve these objectives by making grants from the tax increment fund of the District in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the tax increment fund for the District. No County monies can be used to pay for economic development grants; however, County monies can be used as a direct pledge for eligible TIF project costs.

Use of Funds

All grant award amounts and awardees must be recommended by the Fort Worth Avenue TIF Board and approved by City Council. Nothing contained herein shall obligate the City to provide grant awards as this Program does not constitute an entitlement. The project **must** demonstrate that the development is not financially feasible *but for* the grant. This grant program is predicated upon funding from one or more of the other cost categories; that is, this assistance is available only for projects that are desirable and not fully funded with other budget categories.

Payment of Funds

No grant funds will be distributed until all conditions of the grant agreement have been fulfilled. Grants can only come from increment contributed by the City and must be budgeted in the Final Plan, which provides for economic development grants. The City may in the future negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the District.

Eligible Types of Projects

Project must be at least one of the following types of development:

- New residential development
- Mixed-income and workforce housing development
- Retail or office development
- Mixed-use, transit-oriented development, including development that provides additional linkages to existing transit services

General Eligibility Criteria

All grant projects will be reviewed based on the degree to which projects meet the following criteria:

- Level of investment creates sufficient TIF revenues to support the grant amount.
- For all housing projects, new or substantially rehabilitated affordable housing is created, with preference given to affordable units distributed evenly with respect to location and type.
- Project provides linkages with or improvements to alternate forms of transportation.
- Project is located in a prominent area, such as along a major thoroughfare.
- Project provides native landscaping, follows xeriscape principles, and/or otherwise creates a “green” and sustainable landscaping plan. The Fort Worth Avenue Design Review Committee and staff will make the final determination.
- Project provides façade and other physical enhancement that supports creation of a unique design identity for the area.
- Project is high density, with preference given to projects that have an urban-style density.
- Project mixes uses vertically.
- Project provides public parks or plazas.

Additional Requirements for All Grants

- The project and any related development must meet affordable housing requirements established by the Final Plan and any related City requirements.
- Except in the case of single or limited source procurements (e.g. procurements with utility providers) or other special circumstances, either the developer or the City must competitively bid construction of public improvements and follow the City’s Business Inclusion and Development policies for certified minority/women-owned business enterprise (M/WBE) participation in the construction of public improvements.
- The developer must make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction proportionate to the TIF funding provided.
- The developer must promote hiring of neighborhood residents for any new jobs created.
- The developer must comply with established design guidelines for the District, or, in the absence of adopted guidelines, must receive approval of the project design from the District’s design review committee.

Fort Worth Avenue TIF District Grant Program Area

Projects may be located anywhere within the District.