



City of Austin

MEMO

Neighborhood Housing and Community Development

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To: Mayor and Council Members

From: John Hrcir, Government Relations Officer
Betsy Spencer, Director, Neighborhood Housing and Community Development 

Date: October 1, 2014

Subject: Update on Resolution No. 20140227-047 Re: Texas Department of Housing and Community Affairs 2015 Draft Qualified Allocation Plan (QAP)

This memorandum is to provide additional information in response to Council Resolution No. 20140227-047 that directed the City's legislative agenda be amended to include support for prioritizing access to transit for the Texas Department of Housing and Community Affairs' (TDHCA) Low Income Tax Credit program. This memo also provides additional information on TDHCA's public process related to the TDHCA 2015 Draft Qualified Allocation Plan (QAP). The Draft QAP was released on September 19, 2014, for public comment, which will be through October 20, 2014.

The Low Income Housing Tax Credits (LIHTCs) are an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. TDHCA is designated as Texas's state tax credit allocating agency. A scoring criteria known as the Qualified Allocation Plan (QAP) governs the awarding of LIHTCs and revisions are proposed annually through a public comment process. TDHCA offers an opportunity for the public to weigh in on the state scoring system for developments that receive LIHTCs. A copy of TDHCA's 2015 Draft QAP is attached and can be found online at: <http://www.tdhca.state.tx.us/multifamily/docs/15-DraftQAP-BoardApproved.pdf>.

In addition, TDHCA conducted a Governing Board Meeting on Friday September 5th, which Neighborhood Housing and Community Development Office staff attended to address Action Item #2, "Presentation, Discussion, and Possible Action on proposed amendments to 10 TAC Chapter 11 § 11.1(e), 11.2, 11.3(e), 11.3(f), 11.5, 11.6(5), 11.7, 11.8, 11.9(c)(4), 11.9(c)(5), 11.9(c)(7), 11.9(d)(1), 11.9(d)(4), 11.9(e)(3), 11.9(e)(7) and 11.10 concerning the Housing Tax Credit Program Qualified Allocation Plan and directing their publication for public comment in the Texas Register."

During the public comment period NHCD staff provided testimony, by reading Resolution No. 20140227-047 in which the Austin City Council expressed its desire to have the QAP prioritize access to public transportation for projects that receive state tax credits. No other comments provided were concerned with addressing the nexus of the QAP and public transportation. After receiving the comments the Board approved publication of the Draft QAP in the Texas Register. Documents may be viewed at: <http://www.tdhca.state.tx.us/multifamily/docs/15-DraftQAP-BoardApproved.pdf>

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These rules were published in the Texas Register and will be the official version for purposes of public comment. The public comment period began Friday September 19th and goes through Monday, October 20th.

For more information about TDHCA's QAP process, please contact Teresa Morales, Multifamily Division Manager with TDHCA who is overseeing the process at 512.475.3344.

Please do not hesitate to contact Betsy Spencer at 512.974.3182 or John Hrcir at 512.974.2285, if you have any other questions.

cc: Marc A. Ott, City Manager
Bert Lumbreras, Assistant City Manager
Rey Arellano, Assistant City Manager