2017QAP Preservation Definition

Developments are considered to be At-Risk if the contract granting the subsidy or federally insured mortgage will terminate within two calendar years of July 31 the year the application is submitted. At-Risk projects also include developments eligible to request a Qualified Contract.

2017 LOW-INCOME HOUSING TAX CREDIT PRIORITIES (9%)

15%
Texas sets aside at least 15% of the state housing credit for At-Risk developments.

2 Points
Awarded to projects that extend the affordability period to 35 yrs.

Texas’ 2017 Multi-family Rules include threshold points for Green Building Features.

ALLOCATIONS

9% Tax Credits (2014)
Properties Preserved 14
Apartments Preserved 704
% of Total Units Preserved 12%

4% Tax Credits (2014)
Properties Preserved 20
Apartments Preserved 2,964

ADDITIONAL STATE PRESERVATION RESOURCES

Texas Bootstrap Program: makes funds available to Colonias and nonprofits to purchase or refinance property on which to build or improve residential housing through self-help construction with very low- and extremely low-income households (Owner-Builders). In 2016-2017, $6.8 million will be available in funding.

Texas Housing Trust Fund: provides loans and grants for rental development or preservation, predevelopment funding, and non-profit capacity building. In 2016-2017 the fund will be approximately $11,790,000.

The City San Antonio Housing Trust (SAHT) was created by the City of San Antonio in 1988 with a corpus of $10 million. SAHT is governed by an 11 member Board of Trustees appointed by the San Antonio City Council.