



## MEMORANDUM

**To:** Mayor and Council

**Through:** Dr. Eric Johnson, Assistant City Manager *EJF*

**From:** Deletta Dean, Director, Austin Housing *DD*

**Date:** February 4, 2026

**Subject:** **February 5, 2026 City Council Meeting – Agenda Items 34-39**

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The purpose of this memorandum is to provide information about the State of Texas 9% competitive Low-Income Housing Tax Credit (LIHTC) Program as well as the role of the City of Austin as it relates to the program.

### **Items for City Council Consideration**

At the February 5, 2026 City Council Meeting, agenda items 34 through 39 request City Council approval of resolutions to support six (6) proposed developments in the City of Austin. If approved, the City Council resolutions would be submitted with each development's tax credit application to the Texas Department of Housing and Community Affairs (TDHCA), the state agency that administers the program.

### **Low-Income Housing Tax Credit Program Information**

The LIHTC program is governed by the Internal Revenue Code and awards financing to eligible developers of affordable housing. The program provides an incentive to invest in the development of multi-family rental housing and requires a specified minimum percentage of units to be set aside as affordable to low-income households. It is important to note that 9% tax credits are competitive and offer the greatest financial incentive available through the LIHTC program. Under the program, developers are awarded tax credits, and investors (usually banks and other large institutions) have the opportunity to purchase these tax credits to offset other federal tax liability.

When a developer receives an award of 9% tax credits and sells them to an investor who needs the tax credits, the sale generates approximately 70% of the financing needed to fund the proposed development. The funds generated are equity for the development and not debt. In exchange, the investor is allowed to use the credits to offset other taxes over a 10-year period.

Tax credit developments help ease the shortage of affordable rental housing, attract private investment in affordable housing, and create jobs with an economic multiplier effect that lasts beyond the end of construction.

**The State of Texas Process**

Each January, TDHCA begins its competitive cycle to award 9% tax credits to proposed multi-family residential developments scoring the highest in each state region. Austin is in Region 7, which includes Travis and the surrounding counties.

The rules and scoring criteria for LIHTC applications are governed by a document known as a Qualified Allocation Plan (QAP). The QAP is revised each year by TDHCA with public input and must be approved by the Governor. This year’s statutory deadline for competitive LIHTC applications is March 1, 2026.

The percentage of affordable units in a tax credit property is specified in a restrictive covenant between the owner and TDHCA. The restrictive covenant is commonly known as a Land Use and Restrictions Agreement (LURA) and, for 9% LIHTC developments, is typically in effect for a period of 45 years. TDHCA monitors each property for physical condition and to ensure compliance with the conditions of the LURA in terms of household incomes and the amount of rent being charged to low-income households. Developments also elect to serve a specific Target Population (General, Elderly, or Supportive Housing) which is defined and enforced by TDHCA.

**The City’s Role in the Competitive Tax Credit Cycle**

Since the LIHTC Program is competitive, there are opportunities for the City to assist applicants with certain scoring criteria worth varying amounts of points, or for the City to support an award of tax credits for a project while acknowledging certain conditions exist.

1. Local Government Support: Up to 17 points. Section 11.9(d)(1) of the 2026 QAP states that “Within a municipality, the Application will receive: (i) seventeen (17) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality supports the Application or Development.” A Resolution of No Objection from the municipality would score 14 points. An applicant would receive 0 points in this category if no resolution is approved.
2. Commitment of Development Funding by Local Political Subdivision: 1 point. Section 11.9(d)(2) of the 2026 QAP gives one point if the municipality provides a *de minimis* amount of funding. In the case of the City of Austin, developments that are certified for S.M.A.R.T. Housing™ would qualify for the single point in this category because of certain waived development fees. Development may also qualify through a waiver of Street Impact Fees or an award of local funding.
3. Concerted Revitalization Plan (CRP) Area: Up to 7 points. Section 11.9(d)(7) of the 2026 QAP states that an application will receive 7 points for a letter from the municipality documenting that the proposed development contributed to revitalization efforts in a designated revitalization area. It is important to note that TDHCA staff will determine if the selected application meets the criteria for being in a CRP area, and therefore, if the application merits the additional points. Housing staff review and respond to these requests.

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4. Twice the State Average Per Capita: No points. Section 11.3(c) of the 2026 QAP requires applicant to obtain a written statement of support from the local governing body for an allocation of tax credits for a proposed housing development when the municipality has more than twice the state average of units per capita supported by housing tax credits or private activity bonds. This provision applies to all proposed developments within the City of Austin.
5. One Mile, Three Year Rule: No points. Section 11.3(d) of the 2026 QAP requires approval by the local governing body when an application proposes a new development that is one linear mile or less from another development serving the same type of household and that received an award of tax credits within the past three years.
6. Limitations on Developments in Certain Census Tracts: No points. Section 11.3(e) of the 2026 QAP requires support or no objection from the local governing body when an application proposes a new development that is located in a census tract that has more than 20% (0.2) Housing Tax Credit Units per total households.
7. High-Poverty Tract Neighborhood Risk Factor: No points. Section 11.101(a)(3)(D)(i) of the 2026 QAP requires developments located in a census tract that has a poverty rate above 40% for individuals to receive a resolution from the local governing body which acknowledges the high poverty rate and authorizes the development to move forward. This is considered a “Neighborhood Risk Factor” by TDHCA, and an application would be ineligible if this resolution is not provided.

#### **Staff Criteria for Recommendation of Support**

TDHCA will award tax credits based on its established scoring criteria. To ensure that the City’s priorities are also reflected in proposed developments, Austin Housing staff identified separate criteria that must be met for a proposed development to be eligible for a recommendation of support.

For 2026, staff identified seven criteria aligned with City priorities including the activation of City-owned land, affordable housing in high-opportunity areas, anti-displacement, transit-oriented development, supportive housing, preservation of affordable housing, and family-friendly unit composition. Applicants who met two of the following criteria were eligible to receive a recommendation for a Resolution of Support:

- 1) The development is located on a site owned, or slated to be owned, by the Austin Housing Finance Corporation (AHFC), the City of Austin, or an affiliate of AHFC or the City of Austin.
- 2) The development is located in a High Opportunity Area, according to the [City of Austin RHDA/OHDA Application Map Series](#).
- 3) The development is located in a Displacement Risk area, according to the [Project Connect Displacement Risk Maps](#). Tracts which have a Displacement Risk category of Vulnerable, Active, Chronic and Historic Displacement are eligible.
- 4) The development is located within 0.5 miles of the Project Connect first phase project, according to [Exhibit A](#) of Austin City Council [Resolution No. 20230601-072](#) (including Light Rail Phase 1, Priority Extension, and Future Austin Light Rail); or within 0.5 miles walking

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distance of [Capital Metro Rapid Bus Routes](#) (Routes 801, 803, Pleasant Valley, and Expo Center); or within 0.5 linear miles of a Capital Metro Red Line stop.

- 5) The applicant commits to enter into a Memorandum of Understanding (MOU) for Affordable Housing Homeless Set-Asides with the Homeless Strategy Office (HSO) for supportive housing.
- 6) The development is a rehabilitation or reconstruction of an existing affordable housing community.
- 7) No fewer than 70% of the units in the development include 2 or more bedrooms.

Each of the proposed developments being considered by the City Council meet at least two of these criteria. Details on the criteria each development meets are included in the Recommendations for Council Action. As a result, all are eligible for staff recommendations of support.

### **Current Applications for 9% LIHTC Resolutions**

Staff received requests for resolutions from twelve LIHTC Developers in December 2025. Since that time, resolutions associated with six of the developments have been withdrawn after their developers chose not to proceed with the full application. As a result, only six developments are being considered on the agenda. The six developments seeking Resolutions of Support are as follows:

- [Item 34. Jordan II Housing](#)
- [Item 35. Residences at Springdale](#)
- [Item 36. Rowen Vale](#)
- [Item 37. Sunflower Apartments](#)
- [Item 38. The Lenora](#)
- [Item 39. The Maven](#)

TDHCA allocates a limited amount of available tax credits to each region in the state. Region 7 is the geographic region which includes Austin and the surrounding area. Region 7 does include two proposed applications from Leander in addition to the applications located within the City of Austin.

It is estimated that Region 7 will see \$7,164,653 in funding, according to the most current TDHCA Pre-Application log. This will generate nearly \$60 million in equity, which is sufficient to fund three to four developments in the Region.

Attached, please find a table and map detailing the attributes of each of the six applications. Further details on each project can be found in the RCA and backup materials.

### **Future Funding Requests**

Many applicants have indicated that they intend to apply for significant gap financing through the City's Rental Housing Development Assistance (RHDA) program. Staff wish to make it abundantly clear that approval of a Resolution of Support by City Council does not indicate support for any future requests for City funding. Applicants for gap financing will be required to submit full RHDA applications and will be subject to the same review and approval process as a standard RHDA gap financing request.

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Should you have any questions or concerns, please reach out to Deletta Dean at [deletta.dean@austintexas.gov](mailto:deletta.dean@austintexas.gov) or (512) 978-1410.

cc: T.C. Broadnax, City Manager  
Erika Brady, City Clerk  
Jason Hadavi, City Auditor  
Mary Jane Grubb, Municipal Court Clerk  
Judge Sherry Statman, Municipal Court  
CMO Executive Team  
Department Directors

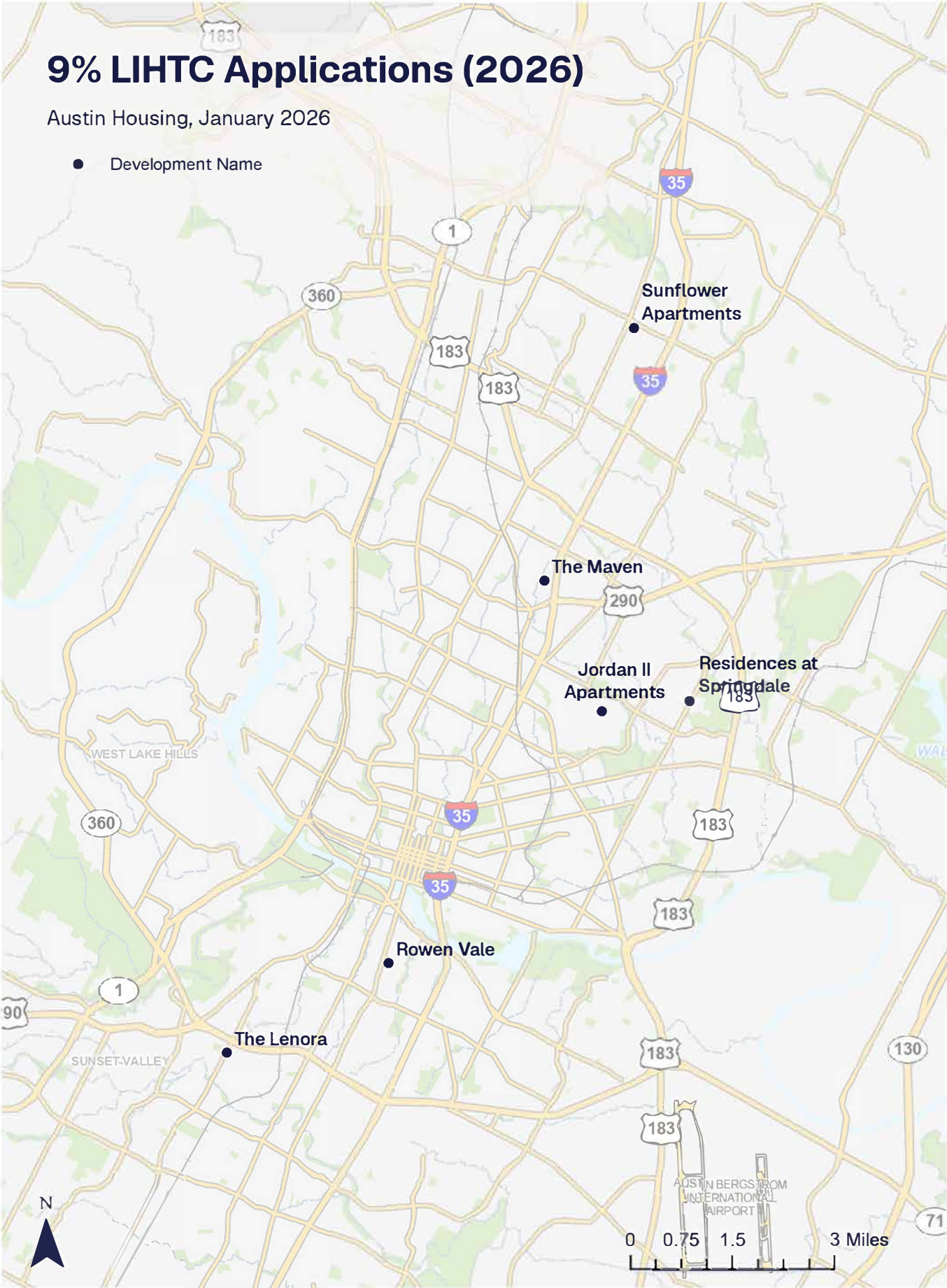
Attachment A: Map of Applicants for 9% LIHTC Resolutions of Support

Attachment B: Summary Table of Applicants for 9% LIHTC Resolutions of Support

# 9% LIHTC Applications (2026)

Austin Housing, January 2026

● Development Name



## 2026 Applicants for Resolutions of Support – 9% LIHTC Program

<b>Development Name</b>	<b>Property Address</b>	<b>Total Units (Estimated)</b>	<b>Affordable Units (Estimated)</b>	<b>Target Population</b>
<b>Rowen Vale</b>	206 E. Annie Street, Austin, TX 78704	75	75	General
<b>The Lenora</b>	4507 Menchaca Road, Austin, TX 78745	70	70	General
<b>The Maven</b>	700 1/2 E. Highland Mall Blvd. Austin, TX 78752	80	70	General
<b>Sunflower Apartments</b>	601 West Braker Lane, Austin, TX 78753	80	80	Supportive Housing
<b>Jordan II</b>	2701 1/2 Philomena St. Austin, Texas 78723	80	80	Supportive Housing
<b>Residences at Springdale</b>	5612 Springdale Road, Austin, TX 78723	70	70	General