

2026 9% Housing Tax Credit Resolution Application Questions & Responses

December 10, 2025

- 1. Can pictures of the property be used instead of a rendering for rehab projects?**

Yes, pictures of the property can be used instead of a rendering for rehabilitation projects.

- 2. Can a project receive the full 25 points for Deeper Affordability just by having project-based contracts?**

To receive the full 25 points for Deeper Affordability the project must have an existing or confirmed project-based contract (811, 202, project-based Section 8). The contract must result in the project having more than 20% of the units affordable at 30% AMI.

- 3. At the moment, we are only requesting Resolutions of Support, but do the Deeper Affordability points change if we are looking for soft funds?**

Funding processes are separate from the Resolution of Support. If you seek additional soft funds, you will need to follow and understand the application requirements for those funds.

- 4. I am unable to change the name of the funding source in order to input the capital stack. Can I just include a sources & uses chart in the PDF?**

Please use parentheses in the blank cells to indicate the amount and source for funding listed as "Other" on the Development Information page. You may also include a supplemental funding sources page attached to the PDF application.

- 5. For the rent schedule, we have several rent tiers and there is not enough room to input them in the excel. Can a rent schedule be included in the PDF?**

Please add comments in the relevant cells where there is additional specificity in Projected Rent amounts. You may also attach a rent schedule to the PDF application.

- 6. How does the passage of S.B. 840 impact the project's readiness scoring as it relates to zoning? For example, if the zoning classification of a particular site makes the site eligible for multifamily development under S.B. 840, will the City of San Antonio consider the property to be appropriately zoned?**

Projects eligible for multifamily development under S.B. 840 are considered zoned appropriately.