

# **HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA**

**REPORT TO THE COMMISSIONERS**

**DATE: MARCH 10, 2021**

**REGARDING:                   LOW INCOME HOUSING TAX CREDIT WORKSHOP**

## **Background**

Section 42(m) of the IRS Code requires housing tax credit agencies to develop and adopt a “qualified allocation plan”. The Qualified Allocation Plan (QAP) sets forth selection criteria to be used to determine housing priorities of the housing credit agency that are appropriate to local conditions. It also establishes certain priorities and preferences as a condition to allocating Housing Tax Credits for rental housing projects. City staff has determined to be in the best interest of the public health, safety and welfare of the citizens of Saint Paul that an effective qualified allocation plan be adopted.

This work session comes in addition to a community engagement session held in January with District Councils and some housing advocacy groups to discuss the priorities for the 2021 QAP. Based on the feedback heard in the community engagement session, City staff is proposing some amendments of the priorities as outlined in the Attachment.

The agenda of the work session includes the following:

1. Overview of the tax credit program
2. Review of low-income tax credit – Background information
3. Review of low-income tax credit – Program requirements
4. HRA Board discussion of Saint Paul selection priorities

**Future Action**

- April 28, 2021: HRA board report requesting approval of changes to Saint Paul selection priorities for 2021 for submission to Minneapolis/Saint Paul Housing Finance Board
- Early May: Minneapolis/Saint Paul Finance Board public hearing
- Early July: Low-income tax credit applications for Saint Paul projects will be due

**Staff: Kate Rodrigues 651-266-6695**

**Attachments**

- **Proposed Amendments to the 2021 QAP**
- **Proposed 2022-2023 Scorecards**