Texas Housing Group

THG Legislative Priorities DRAFT

90th Texas Legislative Session

About Us

Texas Housing Group functions as a peer network for affordable housing leaders in Texas, with a vision for affordability for all Texans.

Mission

Our mission is to conduct shared learning and create a community of practice to develop a unified voice and collective advocacy to meet the housing needs of Texans.

Members

Texas Housing Group is comprised of affordable housing leaders from large Texas municipalities, housing intermediaries, community development organizations, and mission-driven housing partners across Texas.

Contact

corie@woollardnicholstorres.com
Consultant

Protect Housing Finance Corporations (HFCs) & Public Facility Corporations (PFCs) as Tools for the Public Good

- Share the unintended consequences of recent modifications
- Protect projects which were already underway prior to last legislative session
- Modify the annual 50% rent-reduction requirement
- Expand existing exemptions to include supportive housing, properties with federal funding, and properties financed with tax-exempt bonds

Housing for Vulnerable Populations

- Increase access to Foster Youth to Independence housing vouchers
- Increase funding for housing, supportive services, mental health care and respite care that help people with complex needs
- Remove unnecessary barriers to creating housing and shelters for persons experiencing homelessness

Heirs' Property Protections

- Prevent title fraud and deceptive practices by establishing safeguards for partition actions initiated by non-heir co-owners or third parties
- Strengthen notice and due process, including an Heirs' Bill of Rights, notice to all co-owners, taxpayers, and occupants, and adequate time for families to seek legal counsel and financing before a partition sale
- Ensure fair outcomes for families by requiring independent appraisals at fair market value and giving heirs buy-out rights before non-family members can initiate a partition action

Make Property Taxes Fairer for Affordable Housing

- Protect homeowners who receive home repairs
- Fairly valuing income-restricted rental housing
- Create clear and consistent tax valuation and appraisal for affordable housing

Modernize LIHTC Implementation

- Prioritize developments that need less additional funding
- Increase and permanently funding the State Tax Credit program
- Make the two-mile rule more flexible to serve different populations based on local priorities

DRAFT