# 90th Texas Legislature & Texas Housing Group Priorities

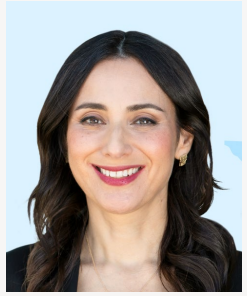
Austin Housing | November 10, 2026



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# State Leadership & Legislative Chambers



## Governor-Elect Hinojosa

Elected by voters for a four-year term.

## Texas Senate



### Lt. Governor-Elect Vikki Goodwin

Elected by voters for a four-year term.

Members: 31 State Senators

Presided over by Lt. Governor

Elected term: 4 years

## Texas House



### House Speaker Designate Senfronia Thompson

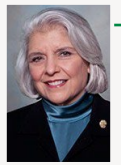
**Elected by Texas House Members** every two-years on 1st day of Regular Session.

Members: 150 State Representatives

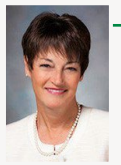
Presided over by the Speaker  Elected term: 2-years

# Austin State Delegation (90th Session)

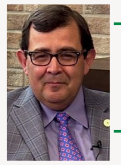
## SENATE


Judith Zaffirini

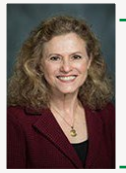

Charles Schwertner

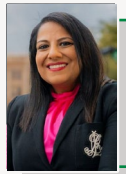

Donna Campbell

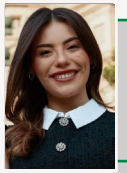
Vacant*

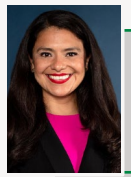

Pete Flores

## HOUSE


Donna Howard


Pooja Sethi


Samantha Lopez-Resendez

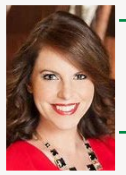

Montserrat Garibay


John Bucy III


Sheryl Cole


Erin Zwiener


Maria Luisa "Lulu" Flores


Ellen Troxclair

** Senator Eckhardt's former seat*

# Timeline for the 90th Session (2027)

**1,511 bills** were filed on the first day of prefiling for the 89th Session, 11/12/2024

**875 bills filed on last day** to file bills for the 89th Session, 3/14/2025, and **2,720 filed in the last week**

| Nov 3, 2026 | Nov 9, 2026 | Jan 12, 2027 | Late-Feb to Mar | March & April | Mid-March | Early to Mid-May | Late-May | May 31, 2027 |
|---|---|---|---|---|---|---|---|---|
| General Election | First day of bill filing | First day of Regular Session | Committees begin to hear bills | Heavy hearing schedule | Last day to file bills | Committees stop passing bills from own chamber | Committees stop passing bills from other chamber | Sine Die |

# Expected Issues in 90th Legislative Session

Austin

| | | |
|---|---|---|
| Local control of city finances | Land use and housing | Water future |
| Public safety, homelessness & mental health | Autonomous vehicles | *New Issues*: Data centers |

# Texas Housing Group (THG) Legislative Priorities

# THG 2027 Legislative Priorities

- Protect Housing Finance Corporations (HFCs) & Public Facility Corporations (PFCs) as tools for the public good
- Housing for vulnerable populations
- Heirs' property protections
- Make property taxes fairer for affordable housing
- Modernize LIHTC implementation

# 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 all Federal affordable programs & permanent supportive housing

# Housing for vulnerable populations

- Increase access to Foster Youth to Independence housing vouchers
- Increase funding for transitional 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 fund the State Housing Tax Credit program (target increase of ~$50 million/year)

- Make the two-mile rule more flexible to serve different populations based on local priorities. For example, offer exceptions to developments that:
  - Are in a high opportunity area (SB 1944), or
  - Only propose to refurbish an existing income-restricted housing (SB 2549)

# THG Priorities



# Other Housing Topics of Interest

- Addressing the rising cost of insurance
- Source of income protections
- Rental housing fee transparency
- Increased State funding for housing and planning
- Protect tenants who win their eviction case or have it dismissed
- Homestead Preservation District updates
- Increase per development LIHTC cap from $2 million to $3 million

- And many more

# City of Austin State Legislative Agenda (2026)

- July 2026
  - Housing Access & Affordability
    - Preserve Local Authority: Protect City's ability to promote smart land use & incentivize affordable housing.
    - Support FYI Vouchers: Expand supportive services matching dollars for federal Foster-Youth-to-Independence (FYI) housing vouchers.
  - Mental Health, Homelessness, & Public Safety Strengthen Crisis Response
    - Seek additional tools and funding to address mental health, homelessness and public safety, including emergency mental health holds for high-acuity individuals, and closing the gaps between crisis and long-term care for those in greatest need of intervention.
    - Invest in Transitional & Acute Care Beds: Secure approval and funding for step-down, transitional housing as well as scaling of state supported living centers to aid people in need of higher levels of care.
- December 2026
  - City Council plans to adopt updates based on the new legislative context

# Questions/Discussion