Texas Department of Housing and Community Affairs

Board Book

Friday, March 6, 2026

10:00 AM

Dewitt C. Greer State Highway Building
Williamson Board Room
125 E. 11th Street
Austin, TX 78701

Governing Board

Leo Vasquez III, Chair
Kenny Marchant, Vice-Chair
Ajay Thomas, Member
Anna Maria Farias, Member
Holland Harper, Member
Cindy Conroy, Member

Texas Department of Housing and Community Affairs
Programmatic Impact Fiscal Year 2026

CY26 9% LIHTC Program

- Total Pre-Applications Rec'd: 242
- Total Market Rate Units Proposed: 686
- Total Low-Income Units Proposed: 18,276
- Total HTCs Requested: $431,097,242

Construction Type:

- Total Proposed New Construction Projects: 209
- Total Proposed Reconstruction Projects: 5
- Total Proposed Rehab Projects: 28

CY26 4% LIHTC Program

Active or Approved Applications:

- Total Applications: 0
- Total Units Proposed: 0

Closed Applications:

- Total Applications: 0
- Number of Low-Income Units Proposed: 0

Construction Type

- Total Proposed New Construction Projects: 0
- Total Proposed Rehab/Reconstruction Projects: 0

Owner Financing and Down Payment

- 30-year, fixed interest rate mortgage loans
- Mortgage credit certificates
- Down payment, closing cost assistance
- Homebuyer education

Programs:

- Single Family Homeownership

Expended Funds: $430,874,835
Total Households Served: 1,552

Energy Related Assistance

- Utility bill payment assistance
- Energy consumption education
- Weatherization for energy efficiency

Programs:

- Comprehensive Energy Assistance Program (CEAP)
- Weatherization Assistance Program (WAP)

Expended CEAP Funds: $35,757,828
Total Households Served: 23,372

Homelessness Services

- Shelter building rehabilitation, conversion, operations
- Essential services e.g., health services, transportation, job training, employment services

Programs:

- Emergency Solutions Grant Program (ESG)
- Homeless Housing and Services Program (HHSP)

Expended Funds: $3,050,917
Total Individuals Served: 8,467

Rental Assistance

- Short, long term rent payment help
- Assistance linked with services, Transitional assistance

Programs:

- Tenant-Based Rental Assistance (TBRA)
- Section 8 Housing Choice Vouchers
- Section 811

Expended Funds: $6,462,968
Total Households Served: 2,486

Owner Rehabilitation Assistance

- Home rehabilitation, reconstruction
- Manufactured housing unit replacement
- Accessibility modifications e.g., ramp, grab bar installation

Programs:

- Homeowner Reconstruction Assistance Program (HRA)*
- Amy Young Barrier Removal Program Expended

Funds: $3,967,346
Total Households Served: 43

Supportive Services

Provides administrative support for essential services for low-income individuals through Community Action Agencies

Program:

- Community Services Block Grant Program (CSBG)

Expended Funds: $9,365,953
Total Individuals Served: 67,824

Single Family Development

- Single family development, reconstruction, rehabilitation
- NSP, Do-it-yourself, "sweat equity" construction (bootstrap), rehabilitation, Contract for Deed refinance

Programs:

- Single Family Development Program (SFD)*
- Contract for Deed (CFD)

Expended Funds: $445,500
Total Households Served: 9

Total Expended Funds: $610,527,527
Total Households Served: 107,551

All FY2026 data as reported in TDHCA's 2026 performance measures.

Note: Some households may have been served by more than one TDHCA program. For some programs, allocation is used as a proxy for expenditures. Because of timing of funds request, the funds expended for the quarter may be readjusted substantially by year end.

Reporting Period: 9/1/2025-11/30/2025 (No 4% applications received due to delay in allocation of bond cap; 9% LIHTC Program figures as of 1/14/2026)

* Administered through the federally funded HOME Investment Partnerships Program

CALL TO ORDER

ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Tex. Gov't Code, Texas Open Meetings Act. Action may be taken on any item on this agenda, regardless of how designated.

EXECUTIVE

1.	Presentation, discussion, and possible action on the Board meeting minutes summaries for January 15, 2026, and February 5, 2026	Beau Eccles

ASSET MANAGEMENT

2.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Vista at Thousand Oaks (HTC #22063)	Rosalio Banuelos
3.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Centro35 (HTC #22446)	Rosalio Banuelos
4.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Hughes House (HTC #21017)	Rosalio Banuelos
5.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Residences at Pearsall Park (HTC #24456)	Rosalio Banuelos
6.	Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Valley Resaca Palms Apartments (HTC #95022)	Rosalio Banuelos

7.	Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Riverstone Apartments (HTC #20465)	Rosalio Banuelos
8.	Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Vintage Ranch (HTC #22453)	Rosalio Banuelos
9.	Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) and (N) for Roosevelt Lofts (HTC #23210)	Rosalio Banuelos

SINGLE FAMILY & HOMELESS PROGRAMS

10.	Presentation, discussion, and possible action on the Section 8 Program 2027 Streamlined Annual Public Housing Agency (PHA) Plan for the Housing Choice Voucher Program.	Andre Adams

CONSENT AGENDA REPORT ITEMS

11.	TDHCA Quarterly Status Report on Temporary Allocations - March 2026	Brooke Boston
12.	Report on the Department's 1st Quarter Investment Report relating to funds held under Bond Trust Indentures	Scott Fletcher
13.	Media Analysis and Outreach Report, January 2026	Michael Lyttle
14.	Report on the Department's 1st Quarter Investment Report in accordance with the Public Funds Investment Act	Joe Guevara

ACTION ITEMS

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions

EXECUTIVE

15.	Executive Director's Report	Bobby Wilkinson

FUNDING ANNOUNCEMENTS AND AWARDS

16.	Presentation, discussion, and possible action on awards for the 2026 Community Services Block Grant discretionary fund Reentry Assistance Program	Michael De Young

ACTION REPORT ITEMS

17.	Report on the issuance of TDHCA Residential Mortgage Revenue Bonds 2026 Series A (Non-AMT)	Scott Fletcher
18.	Report on the Meeting of the Internal Audit and Finance Committee	Ajay Thomas Board Member

FINANCIAL ADMINISTRATION

19. Review and possible acceptance of the State Auditor's Office audit of the TDHCA Fiscal Year 2025 Financial Statements — State Auditor's Office

MULTIFAMILY BOND

20. Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(8)(E) of the Qualified Allocation Plan (QAP) relating to the square footage of accessible units for Park at Fort Bend (#26401). — Jonathan Galvan

HOUSING RESOURCE CENTER

21. Presentation, discussion, and possible action on the approval of the 2026 State of Texas Low Income Housing Plan and Annual Report — Jeremy Stremler

COMPLIANCE

22. Presentation, discussion, and possible action on an order adopting new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication in the Texas Register — Wendy Quackenbush

RULES

23. Presentation, discussion, and possible action on an order adopting action on five sections of the Department's rules in 10 TAC to be amended to implement changes necessary to bring them into consistency with §1.410 Determination of Alien Status for Program Beneficiaries and directing their publication for public comment in the Texas Register: §6.204 Use of Funds for the Community Services Block Grant Program; §7.28 Program Participant Eligibility and Program Participant Files for the Homeless Housing and Services Program, §7.44 Program Participant Eligibility and Program Participant Files for the Emergency Solutions Grant Program; §20.4 Eligible Single Family Activities in the Single Family Programs Umbrella Rule; and §20.6 Administrator Applicant Eligibility in the Single Family Programs Umbrella Rule — Brooke Boston

MULTIFAMILY FINANCE

24. Presentation, discussion, and possible action on a staff-initiated waiver of specific provisions of 10 TAC §11.9(e)(6)(B) for Applicants in the 2026 9% Housing Tax Credit round — Cody Campbell

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS

The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;

Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;

Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or

Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

OPEN SESSION

If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session.

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.texas.gov or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on X (Twitter).

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Danielle Leath, 512-475-4606, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Danielle Leath, al siguiente número 512-475-4606 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

There is not a remote online or telephone option for public participation in this meeting, so those wishing to make public comment during the meeting must appear in person. This meeting will, however, be streamed online for public viewing.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1350 **Agenda Date:** 3/6/2026 **Agenda #:** 1.

Presentation, discussion, and possible action on the Board meeting minutes summaries for January 15, 2026, and February 5, 2026

RECOMMENDED ACTION

Approve the Board meeting minutes summaries for January 15, 2026, and February 5, 2026.

RESOLVED, that the Board meeting minutes summaries for January 15, 2026, and February 5, 2026, are hereby approved as presented.

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Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
January 15, 2026

On Thursday, the fifteenth day of January 2026, at 10:00 a.m., the monthly meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs ("TDHCA" or "the Department") was held at the Dewitt C. Greer State Highway Building, Williamson Board Room, 125 E. 11th Street, Austin, TX 78701.

The following members, constituting a quorum, were present and voting:

- Leo Vasquez, III, Chair
- Kenny Marchant, Vice Chair
- Cindy Conroy
- Anna Maria Farias
- Holland Harper
- Ajay Thomas

Mr. Vasquez served as Chair, and James "Beau" Eccles served as Secretary.

1) The Board unanimously approved Consent Agenda items 2-6 and 8-23 and Consent Agenda Report items 24-25. The following items were moved to the Action Item agenda:

- Item 1 – Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Loyola (HTC #19418)

- Item 7 – Presentation, discussion, and possible action on the proposed repeal of 10 TAC §10.802, Written Policies and Procedures; proposed new 10 TAC §10.802, Written Policies and Procedures; and directing their publication for public comment in the *Texas Register*

2) The Board went into Executive Session at 10:13 a.m. and returned at 10:40 a.m. During the executive session, the Board did not adopt any policy, position, resolution, rule, regulation, or take any formal action or vote on any item.

3) Action Item 26 – the Executive Director's Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

4) The Board then took up Action Item 1 – Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Loyola (HTC #19418) – which was moved from the Consent Agenda to the Action Item Agenda. The Board unanimously approved staff recommendation to increase the amount of housing tax credits.

5) Action Item 7 – Presentation, discussion, and possible action on the proposed repeal of 10 TAC §10.802, Written Policies and Procedures; proposed new 10 TAC §10.802, Written Policies and Procedures; and directing their publication for public comment in the *Texas Register* – presented by Jeremy Stremler, TDHCA Director of the Housing Resource Center, was next. Mr. Wilkinson and Mr. Eccles provided additional information. Following public comment (listed below), the Board adopted staff recommendation to repeal the existing rules and publish the new, draft rules for public comment.

- Walter Moreau, Foundation Communities, provided comments on the item
- Ron Lastimosa, New Hope Housing, provided comments on the item

6) Action Item 27 – Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (Fiji Lofts) Series 2026 Resolution No. 26-009 and an increase to the Housing Tax Credit amount – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the governmental note resolution and increase in housing tax credits.

7) Action Item 28 – Presentation, discussion, and possible action regarding the approval for publication in the *Texas Register* of the 2026-2 Multifamily Direct Loan Notice of Funding Availability – was presented by Connor Jones, TDHCA Manager of the Multifamily Direct Loan Program. The Board unanimously approved staff recommendation to publish the NOFA.

8) Action Item 29 – Presentation and discussion regarding the pending issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2026 A (Non-AMT) – was presented by Ms. Morales with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

9) Action Item 30 – Report regarding a Request for Proposal for Underwriters issued by the Texas Department of Housing and Community Affairs – was presented by Ms. Morales. The Board heard the report and took no further action.

10) Action Item 31 – Report relating to the 2025 Non-competitive 4% Housing Tax Credit Program and a preliminary 2026 Program forecast – was presented by Jonathan Galvan, TDHCA Manager of the 4% Housing Tax Credit Program, with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

11) Action Item 32 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for Ekos City Heights (HTC #20701) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to conditionally approve the material amendment request.

- Charles Demucio, McDowell Housing Partners, provided comments on the item

12) Action Item 33 – Presentation, discussion, and possible action regarding a Material Amendment to the Application for Cady Lofts (HTC #22274 / HOME ARP #23709) – was presented by Mr. Banuelos with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board unanimously granted the material amendment request per staff recommendation.

- Megan Lasch, O-SDA Industries and the applicant, provided comments in support of staff recommendation

13) Action Item 34 – Presentation, discussion, and possible action on an order proposing the amendment of 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter F Compliance Monitoring, §10.612 Tenant File Requirements; an order proposing new §10.628 Verification of Occupant Legal Status for HOME and NHTF Developments; and directing their publication for public comment in the *Texas Register* – was presented by Brooke Boston, TDHCA Deputy Executive Director, with additional information from Mr. Wilkinson. Following public (listed below), the Board adopted staff recommendation to publish the new, draft rules for public comment.

- Roger Arriaga, representing the Texas Affiliation of Affordable Housing Providers and the Texas Apartment Association, provided comments on the item

14) Action Item 35 – Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 12, concerning the Multifamily Housing Revenue Bond Rules, and an order adopting new 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing the publication in the *Texas Register* – was presented by Ms. Morales with additional information from Mr. Wilkinson. Following public comment (listed below), the Board adopted staff recommendation to repeal the existing rules and publish the new, draft rules for public comment.

- Tanya Lavelle, Disability Rights Texas, provided comments on the item

15) Action Item 36 – Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; an order adopting new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; and directing their publication in the Texas Register – was presented by Ms. Boston. The Board unanimously approved staff recommendation to repeal the existing rules and adopt the new rules.

16) Action Item 37 – Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Bailey at Berkman – was pulled from the agenda and not heard.

17) Action Item 38 – Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Bailey at Stassney – was presented by Joshua Goldberger, TDHCA Manager of the 9% Housing Tax Credit Program. Staff recommended approval of the request to extend the deadline and the Board (by a 5-1 vote; Member Harper abstained from voting) concurred.

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 12:46 p.m. The next meeting is scheduled for Thursday, February 5, 2026.

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Secretary

Approved:

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Chair

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
February 5, 2026

On Thursday, the fifth day of February 2026, at 10:00 a.m., the monthly meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs ("TDHCA" or "the Department") was held at the Dewitt C. Greer State Highway Building, Williamson Board Room, 125 E. 11th Street, Austin, TX 78701.

The following members, constituting a quorum, were present and voting:

- Leo Vasquez, III, Chair
- Kenny Marchant, Vice Chair
- Cindy Conroy
- Anna Maria Farias
- Holland Harper
- Ajay Thomas

Mr. Vasquez served as Chair, and James "Beau" Eccles served as Secretary.

1) The Board unanimously approved Consent Agenda items 1-10. The following item was pulled from the agenda:

- Item 11 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(vii) for Robinhood Apartments

2) TDHCA Executive Director Bobby Wilkinson presented Action Item 12 – the Executive Director's Report. The Board heard the report and took no further action.

3) Action Item 13 – Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (Murdeaux Villas) Series 2026 Resolution No. 26-010 and an increase to the Housing Tax Credit amount – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the governmental note resolution and the credit increase.

4) Action Item 14 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for The Heights at 8721 (HTC #20486) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the material amendment request.

5) Action Item 15 – Presentation, discussion, and possible action on the draft 2026 U.S. Department of Energy Weatherization Assistance Program state plan for public comment – was presented by Gavin Reid, TDHCA Planning Manager in the Community Affairs division. Staff recommended that the state plan be approved for publishing for public comment and the Board unanimously concurred.

6) Michael Lyttle, TDHCA's Director of External Affairs, presented Action Item 16 – Report on TDHCA Performance Measures for the first quarter of Fiscal Year 2026. Additional information was provided by Mr. Wilkinson. The Board heard the report and took no further action.

7) Action Item 17 – Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.6 Historically Underutilized Businesses; an order proposing new 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.6 Historically Underutilized Businesses, and an order directing their publication for public comment in the *Texas Register* – was presented by Brooke Boston, TDHCA Deputy Executive Director, with additional information from Mr. Wilkinson. The Board adopted staff recommendation to approve publishing the draft rules for public comment.

8) Action Item 18 – Presentation, discussion, and possible action on an order adopting the repeal, and new 10 TAC Chapter 90, Migrant Labor Housing Facilities, to be adopted in the *Texas Register* – was presented by Peter Jones, TDHCA Manager of Migrant Labor Housing Facilities, with additional information from Mr. Wilkinson. The Board adopted staff recommendation to repeal the existing rules and approve the final draft rules for public comment.

9) Action Item 19 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §1.15(d) for Asteri Waco – was presented by Joshua Goldberger, TDHCA Manager of the 9% Housing Tax Credit Program. Mr. Wilkinson and Mr. Eccles provided additional information. Following public comment (listed below), the Board unanimously approved staff recommendation to grant the rule waiver request.

- Valentin DeLeon, representing the Vecino Group and part of the development team, provided comments in support of staff recommendation
- Inez Russell, representing Friends for Life and part of the development team, provided comments in support of staff recommendation

10) Action Item 20 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(viii) for South Union Place Apartments – was presented by Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board by a 5-1 vote (Chairman Vasquez voted nay) concurred with staff recommendation to deny the waiver request.

- Chris Akbari, representing the ITEX Group and part of the development team, provided comments in opposition to staff recommendation
- Sarah André, tax credit consultant and part of the development team, provided comments in opposition to staff recommendation

11) Action Item 21 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(viii) for Travis Street Plaza Apartments – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to deny the waiver request.

- Thomas Cantwell, representing Cantwell-Anderson, Inc., and part of the development team, provided comments in opposition to staff recommendation
- Sarah André, tax credit consultant and part of the development team, provided comments in opposition to staff recommendation

12) Action Item 22 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.4(c)(3)(E) for Frio Bend – was pulled from the agenda.

13) Action Item 23 – Presentation, discussion, and possible action on an extension of the Development Period for Commons at St. Anthony's – was presented by Mr. Campbell. The Board by a 5-1 vote (Chairman Vasquez voted nay) adopted staff recommendation to approve the extension request.

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 12:15 p.m. The next meeting is scheduled for Friday, March 6, 2026.

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Secretary

Approved:

_____
Chair

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1338 **Agenda Date:** 3/6/2026 **Agenda #:** 2.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Vista at Thousand Oaks (HTC #22063)

RECOMMENDED ACTION

WHEREAS, Vista at Thousand Oaks (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2022 to construct 78 units of multifamily housing in San Antonio, Bexar County;

WHEREAS, Vista at Thousand Oaks, LP (the Development Owner or Owner) requests approval for a reduction in the Common Area from 15,354 square feet to 13,356 square feet, representing a reduction of 1,998 square feet or 13.01% from the Common Area represented in the Architect Certification at Application;

WHEREAS, Board approval is required for a reduction of 3% or more in the square footage of the Common Area as directed in Tex. Gov't Code §2306.6712(d)(4) and 10 TAC §10.405(a)(4)(D), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or affect the amount of funding awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Vista at Thousand Oaks is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

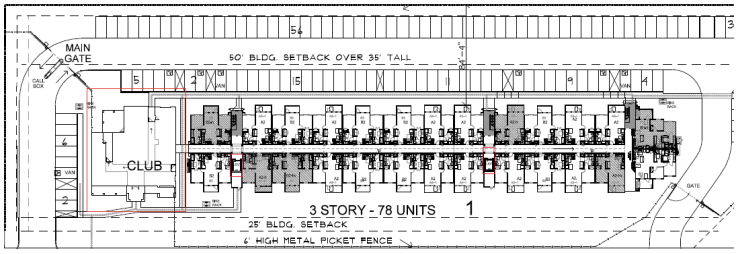
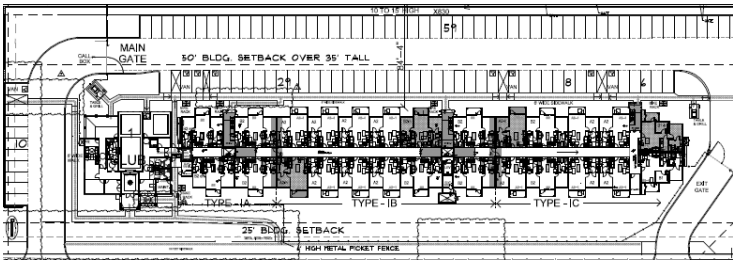
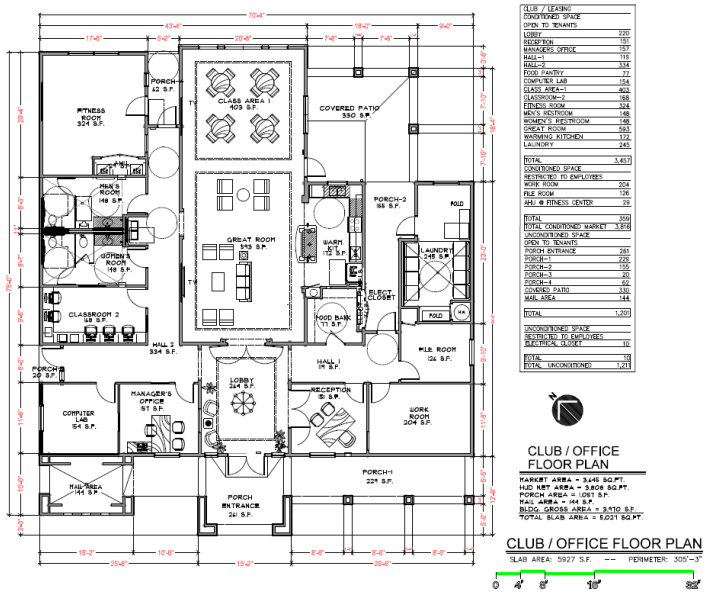
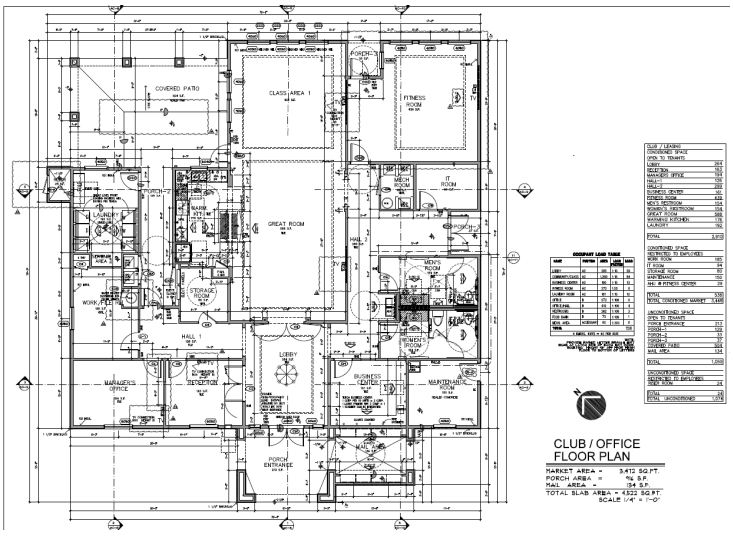
Vista at Thousand Oaks received an award of 9% Housing Tax Credits in 2022 to construct 78 units of multifamily housing for the elderly in San Antonio, Bexar County. Construction of the Development is complete, and the cost certification documentation for the Development is currently under review by the Department. As part of the Cost Certification package, the Owner included a letter dated October 8, 2025, from Franciso D. Gonzalez, the project architect, stating that there was a change to the square footage of the Common Area from what was represented in the Application.

According to the letter from the architect, the Common Area underwent a redesign as a result of a transition from a detached clubhouse to an integrated clubhouse due to unforeseen topographical issues at the site that resulted in changing the building design. These changes resulted in a final construction that modified or removed corridors and breezeway and in a final Common Area of 13,356 square feet instead of the 15,354 square feet of Common Area in the Architect's Certification in the Application, which represents a reduction of 13.01% or 1,998 square feet. The enclosed table compares the site plan at Application and the final site plan post construction.

The change to the Common Area square footage does not materially alter the Development in a negative manner and was not reasonably foreseeable or preventable by the Development Owner at the time of Application. Staff has determined that this change does not affect the scoring of the Application or the funding award, and the Development will continue to meet the accessibility requirements. The final recommended HTC amount will be determined upon finalization of the cost certification review process.

Staff recommends approval of the amendment request as presented herein.

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Material Alterations as defined in Texas Gov't Code §2306.6712(d)(4) and 10 TAC §10.405(a)(4)(D)	
Application	**Amendment**
Site Plan with separate Club / Office building. 15,354 square feet of Common Area	Final Plan with integrated Club / Office space. 13,356 square feet of Common Area
	
	

Gonzalez Newell Bender, Inc.

architecture ♦ interior design ♦ land planning ♦ urban design

1630 Lockhill Selma Road ♦ San Antonio, Texas 78213
Tel (210) 692-0331 ♦ gonzalez@gnbarch.com

October 08, 2025

Vista at Thousand Oaks, LP
161 NE 161 Street, Ste. 1020
Miami, FL 33136

Project: Vista at Thousand Oaks
4511 Thousand Oaks Drive
San Antonio, Bexar County, TX 78233
TDHCA# 22063

TO WHOM IT MAY CONCERN:

After necessary modifications to the previously submitted plans for Project 22063, Vista at Thousand Oaks, the community area totals look to be significantly greater than the 3% deviation allotted per the Tex. Gov't Code §2306.6712(d)(4), however the discrepancy is misleading and is a result of transitioning from a detached clubhouse to an integrated clubhouse due to unforeseen topographical issues on the site. Thus, changing the building design and how we would categorize certain "common areas" as defined by 10 TAC §11.1(d)(22).

I have included a breakdown of the previous and current square footages for community areas to illustrate that the current design is below above the 3% requirement as it pertains to the functional community spaces and increases the common area provided to tenants in the integrated clubhouse.

Original Common Spaces	
3,457	Common Areas (CA)
1,201	Uncond. CA
10,275	Breezeways*
421	Elevators
15,354	**Total**

Common Spaces	
3,498	Common Areas (CA)
1,050	Uncond. CA
8,058	Breezeways*
750	Elevators
13,356	**Total**

Common Areas	
Original Design Sq/Ft	15354
Current Design Sq/Ft	13356
Reduction Sq/Ft	**1998**
Percentage of Reduction	**13.01%**

Original Common Spaces – Comparatively per 10 TAC §11.1(d)(22)	
3,457	Common Areas
1,201	Uncond. CA
421	Elevators
5,079	**Total**

Common Spaces - Per 10 TAC §11.1(d)(22)	
3,498	Common Areas
1,050	Uncond. CA
750	Elevators
5,298	**Total**

Common Areas - REV	
Original Design Sq/Ft	5079
Current Design Sq/Ft	5298
Increase Sq/Ft	**219**
Percentage of Increase	**4.31%**

*** REV - Unconditioned / Open breezeways Removed from Calculation based on Design change**

From the original design to the current design items such as corridors/ breezeways, clubhouse, and elevators were modified or removed altogether. If we look directly at the common areas, there was minimal change.

Please feel free to reach out regarding any further questions or concerns.

IN PURSUIT OF DESIGN EXCELLENCE

Gonzalez Newell Bender, Inc
Project Architect

Francisco D. Gonzalez, AIA

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1339 **Agenda Date:** 3/6/2026 **Agenda #:** 3.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Centro35 (HTC #22446)

RECOMMENDED ACTION

WHEREAS, Centro35 formerly known as 1800 Apartments (the Development) received a 4% Housing Tax Credit (HTC) award in 2022 to construct 330 units of multifamily housing in San Marcos, Hays County;

WHEREAS, 1800 Apartments Ltd. (Development Owner or Owner) requests approval to decrease the size of the Development site from 20.07 acres to 15.752 acres, due to the dedication of approximately 4.32 acres to public right of way, which results in a 27.41% increase in residential density, going from 16.442 units per acre to 20.950 units per acre;

WHEREAS, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Applicant at the time of Application, and would not have adversely affected the selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Application for Centro35 is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

BACKGROUND

Centro35 formerly known as 1800 Apartments received a 4% Housing Tax Credit award in 2022 to construct 330 units of multifamily housing in San Marcos, Hays County. Construction of the Development was completed in 2025, and during the review of the request to originate the Land Use Restriction Agreement (LURA), a change in acreage was identified and it was determined that a greater than 5% change in residential density had occurred since the representation at Application. In a letter dated January 22, 2026, George Currall, the representative for the Development Owner, requested approval to modify the total acreage to

represent the actual size of the Development site due to the dedication of land for right of way.

At the time of Application, the Development site was identified as 20.07 acres, but the final area of the Development site is 15.752 acres. The difference between the acreage at Application and the final acreage is entirely attributable to a right-of-way dedication identified on the plat recorded in the records of Hays County on January 25, 2023. As a result, the residential density changed from 16.442 to 20.950 units per acre, which represents an increase of 27.41%, requiring approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F).

The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC award.

Staff recommends approval of the requested material amendment to the Application, and if approved, the LURA will be recorded to reflect the acreage as platted.

powered by Legistar™

the NRP group

1228 Euclid Ave., Suite 400
Cleveland, Ohio 44115
Phone (216) 475-8900
www.nrpgroup.com

January 22, 2026

Mr. Rene Ruiz
Asset Manager | Regions 1 &7
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: 1800 Apartments – HTC #22446
Material Application Amendment

Dear Mr. Ruiz:

I am writing on behalf of 1800 Apartments Ltd. regarding TDHCA Application #22446 (1800 Apartments), a 4% Tax Credit Development recently built in San Marcos, Texas. We respectfully request a Material Application Amendment due to a modification of the residential density of at least 5%.

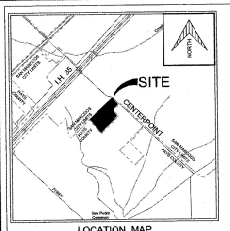
The requested change is an increase of the project's residential density from 16.442 units per acre to 20.950 units per acre. This change is necessary due to the site acreage of the project changing from application to current. The site acreage was listed at 20.074 acres at application, but this has been reduced to 15.752 due to the loss of 4.322 acres in Public Right of Way dedications to the City of San Marcos. This change in site acreage increased the unit density of the project by more than 5%, thus necessitating a Material Application Amendment.

This change is made in good cause as it allowed for the project to have proper roadway access to residential buildings and amenities. The change does not present an impact on the development's finances, nor will it in the future. The necessity of this amendment was not foreseeable at the time of application, as we were unsure on the specific acreages would need to be dedicated to the Public Right of Way.

We appreciate your consideration and welcome any questions or requests for further information.

Sincerely,

George Currall
Authorized Representative, 1800 Apartments Ltd.



LEGEND:

ELEC.	--- ELECTRIC	OPR	--- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
TEL.	--- TELEPHONE		
CATV	--- CABLE TELEVISION	NO.	--- NUMBER
ESMT.	--- EASEMENT	BRG.	--- BEARING
R.O.W.	--- RIGHT-OF-WAY	I.R.	--- IRON ROD
VOL.	--- VOLUME	⊗	SET " IRON ROD WITH CAP "MBC"
PG.	--- PAGE	●	--- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	--- CITY LIMITS OF SAN MARCOS	✦	--- CITY OF SAN MARCOS CONTROL POINT GPS #9

- (1) ---- OWNER: HORTON JOHN COLEMAN IV 2012 TRUST 21.743 ACRE TRACT, SPECIAL WARRANTY DEED (VOL. 4514, PG. 210 OPR)
- (2) ---- CENTER POINT COURT, LOT 2A, DSA ENTERPRISE LP (DOCUMENT No. 17012331)
- (3) ---- CENTER POINT COURT, LOT 3B, JMP GENERAL PARTNERSHIP (DOCUMENT No. 17012330)
- (4) ---- OWNER: 42 SAN MARCOS LP (RECORDING UNKNOWN)
- (1) ---- 30' WIDE UTILITY ESM'T. (VOL. 3478 PG. 229 OPR)
- (2) ---- HAYS COUNTY ROAD ESM'T. (VOL. 2566, PG. 835 OPR)
- (3) ---- 25' DRAINAGE ESM'T.(DOC. #22042140 OPR & DOC. #22054121 OPR)
- (4) ---- 20 X 102.17' DRAINAGE ESM'T. (DOC. #22043570 OPR)
- (5) ---- 20 WASTEWATER ESM'T. (DOC. #22043569 OPR)

- (A) ---- VAR. WD. DETENTION POND ESM'T. (1.319 ACRES)
- (B) ---- VAR. WD. DETENTION POND ESM'T. (0.685 ACRES)
- (C) ---- 20' PEDESTRIAN ACCESS ESM'T. THE 12' PATH SHALL BE CONSTRUCTED AND MAINTAINED AS A PEDESTRIAN PASSAGE PER SECTION 3.7.2.6C OF THE SAN MARCOS LAND DEVELOPMENT CODE)
- (D) ---- 20' X 20' WATER ESM'T.
- (E) ---- VAR. WD. OVERHEAD ELEC. ESM'T. (0.631 ACRES)(OFF-LOT) (DOCUMENT # 23000054 OPR)
- (F) ---- 20' DRAINAGE EASEMENT
- (G) ---- 10' X 10' SAN. SWR ESM'T.
- (H) ---- 5' X 5' WATER ESM'T.
- (I) ---- VAR. WD. FIRE TURN-AROUND ACCESS ESM'T.
- (J) ---- VAR. WD. DRAINAGE ESM'T. (0.010 ACRES)
- (K) ---- 12.5' R.O.W. DEDICATION (0.063 ACRES)
- (L) ---- PUBLIC ACCESS ESM'T. - LOT 1, BLOCK 1 IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC PARK. PARKLAND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, TREES, WALKING TRAILS, AND BENCHES SHALL BE CONSTRUCTED ON THE LOT 1, BLOCK 1 PRIOR TO THE ISSUANCE OF ANY FINAL CERTIFICATE OF OCCUPANCY WITHIN THIS SUBDIVISION.

GENERAL NOTES:

1.) SIDEWALKS ARE REQUIRED PER SAN MARCOS LAND DEVELOPMENT CODE. TO BE CONSTRUCTED ALONG ALL THE RIGHT-OF-WAY.

2.) THE SUBDIVISION DOES NOT FALL INTO THE 100 YEAR FLOODPLAIN.

3.) THE SUBDIVISION DOES NOT FALL WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES AND/OR SAN MARCOS RIVER.

4.) BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS NETWORK. COMBINED SCALE FACTOR = 0.999873700.

5.) A 12' SHARED USE PATH IS REQUIRED ALONG THE CENTERPOINT ROAD FRONTAGE.

6.) LOT 1, BLOCK 1, WILL BE PRIVATELY MAINTAINED BY THE OWNER OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	177.58'	1040.00'	9°46'55"	89.01'	S 61°27'21" E	177.36'
C2	33.36'	960.00'	1°59'28"	16.68'	S 65°22'49" E	33.36'
C3	104.33'	285.00'	20°58'23"	52.76'	S 34°02'39" W	103.75'
C4	79.11'	215.00'	21°04'55"	40.01'	N 33°58'56" E	78.66'
C5	35.95'	25.72'	80°05'46"	21.61'	N 03°03'14" W	33.09'
C6	6.92'	30.00'	13°13'13"	3.48'	S 51°07'59" W	6.91'
C7	7.21'	30.00'	13°46'03"	3.62'	N 37°38'23" E	7.19'
C8	7.07'	30.00'	13°29'36"	3.55'	N 51°16'11" E	7.05'
C9	7.07'	30.00'	13°29'36"	3.55'	S 37°46'36" W	7.05'
C10	190.10'	1052.50'	10°20'55"	95.11'	S 61°10'33" E	189.84'

CITY OF SAN MARCOS CONTROL POINT GPS #9
N 13851094.35
E 2291476.19

OWNER: LOWMAN RANCH LTD.
53.83 ACRE TRACT
TRUSTEE'S DEED
(VOL. 1379, PG. 146 OPR)

Right-of Way Dedication Along Centerpoint Rd. = 0.063 Acre

Platted Right-of-Ways = 4.259 Acres.

OWNER: SEYMOUR ETC.
REMAINDER OF A CALLED
72.193 ACRE TRACT
SPECIAL WARRANTY DEED
(DOC. #2038434 OPR)

OWNER: SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP
REMAINDER OF A CALLED 72.193 ACRE TRACT
SPECIAL WARRANTY DEED
(DOC. #20033434 OPR)

LOT 1
BLOCK 3
(263,245 SQ.FT.)
(6.043 ACRES)

LOT 1
BLOCK 2
(380,999 SQ.FT.)
(8.747 ACRES)

LOT 1
BLOCK 1
(41,902 SQ.FT.)
(0.962 ACRES)

HURON STREET (70' PUBLIC R.O.W.)
NORWICH STREET (70' PUBLIC R.O.W.)
VERONA STREET (70' PUBLIC R.O.W.)
CENTERPOINT RD. (90' PUBLIC R.O.W.)
CENTER POINT COURT
LABRADOR BLVD. (70' PUBLIC R.O.W.)

SAN MARCOS CITY LIMITS
HAYS COUNTY

SUMMARY:
Platted ROW = 4.259 acre
ROW Dedication = 0.063 acre
Platted Lots (3) = 15,752 acre
Overall Total = 20.074 acre

At two decimal places = 20.07 acre

Line #	Bearing	Length
L1	N 82°09'53" E	12.69'
L2	S 66°47'43" E	71.67'
L3	N 44°31'23" E	432.66'
L4	N 45°28'37" W	577.12'
L5	S 45°28'37" E	577.44'
L6	N 44°31'23" E	188.60'
L7	S 44°31'15" W	210.42'
L8	S 44°59'27" E	84.14'
L9	S 44°31'23" W	28.22'
L10	S 45°28'30" E	78.42'
L11	S 45°49'21" W	90.04'
L12	S 45°27'10" E	226.52'
L13	S 44°16'59" W	36.24'
L14	S 59°54'53" E	102.57'
L15	S 45°28'37" E	53.66'
L16	S 43°35'41" W	20.00'
L17	N 45°28'37" W	51.49'
L18	N 59°54'53" W	105.03'
L19	S 44°16'09" W	28.09'
L20	N 46°00'38" W	434.42'
L21	N 44°31'23" E	181.52'
L22	S 45°28'30" E	111.52'
L23	N 44°31'23" E	8.46'
L24	N 44°59'07" W	84.14'
L25	N 44°31'15" E	230.15'
L26	N 46°24'19" W	71.55'
L27	N 42°00'25" E	20.39'
L28	N 37°0'22" E	23.69'
L29	N 44°08'25" W	62.17'
L30	N 44°3'23" E	154.59'

Line #	Bearing	Length
L31	N 46°24'19" W	20.00'
L32	N 43°35'41" E	20.00'
L33	S 46°24'19" E	20.00'
L34	N 46°24'19" W	10.00'
L35	N 43°35'41" E	10.00'
L36	S 46°24'19" E	10.00'
L37	S 46°24'19" E	20.00'
L38	S 43°35'41" W	20.00'
L39	N 46°24'19" W	20.00'
L40	N 46°24'19" W	10.00'
L41	N 43°35'41" E	10.00'
L42	S 46°24'19" E	10.00'
L43	S 44°31'23" W	10.00'
L44	N 45°28'37" W	10.00'
L45	N 44°31'23" E	5.00'
L46	N 44°31'23" E	5.00'
L47	S 45°28'37" E	5.00'
L48	S 44°31'23" W	5.00'
L53	N 44°31'23" E	30.00'
L54	S 45°28'37" E	26.00'
L55	S 44°31'23" W	30.00'
L56	N 69°47'43" W	20.69'
L57	N 23°12'17" E	20.00'
L58	S 66°47'43" E	24.53'
L59	N 66°47'43" W	35.02'
L60	S 66°47'43" E	34.66'

DETAIL "A"
SCALE 1" : 50'

DETAIL "C"
SCALE 1" : 100'

DETAIL "E"
SCALE 1" : 50'

NORTH
SCALE: 1" = 100'
1.0"
100' 0 50' 100' 200'

STATE OF TEXAS
COUNTY OF HAYS

1800 APARTMENTS LTD., OWNER OF A 20.07 ACRE TRACT OF LAND OUT OF THE JOHN H. YEARBY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20038434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY ESTABLISH A SUBDIVISION TO BE KNOWN AS 1800 APARTMENTS, AND IN ACCORDANCE WITH THE PLAT HEREON, SUBJECT TO ANY AND ALL EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, PARKLAND, WATERCOURSES, DRAINS AND EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREON.

OWNER: 1800 APARTMENTS LTD., A TEXAS LIMITED PARTNERSHIP
BY: 1800 APARTMENTS GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
14101 PARKSTONE HEIGHT DRIVE
AUSTIN, TEXAS 78746

BY: _____
JAMES E. SHAW, PRESIDENT

THORITY, PERSONALLY APPEARED, PRESIDENT, KNOWN TO ME TO BE THE BED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND ANC SEAL OF OFFICE THIS THE 6th DAY OF January, 2022.

Laura Wilson
NOTARY PUBLIC
STATE OF TEXAS

LAURA WILSON
My Notary ID # 130234C12
Expires May 20, 2023

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 13th DAY OF Dec, 2022
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

PLANNING AND ZONING COMMISSION CHAIRMAN — DATE: 12/13/22

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES — DATE: 12/13/22

ENGINEERING AND CIP

RECORDING SECRETARY — DATE: 12/13/22

APPROVED:

STATE OF TEXAS
COUNTY OF HAYS

I, Elaine H Cardenas, COUNTY CLERK OF HAYS COUNTY, TEXAS CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF January A.D. 2022 AT 1:29 PM, AND RECORDED ON THE 16th DAY OF January A.D. 2022 AT 8:31:29 AM, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____ AT PAGE 23003533

Elaine H Cardenas By Jennifer Garcia Deputy

COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 66073

PLAT: 1800 APARTMENTS

BEING A TOTAL OF 20.074 ACRE TRACT OF LAND OUT OF THE JOHN H. YEARBY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20038434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

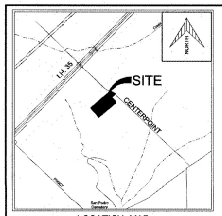
OWNER: JOHN DREYFUS
1800 CENTERPOINT ROAD
SAN MARCOS, TEXAS 78666

DATE: 12-13-2022
SCALE: 1"= 100'
DATE PREPARED: 03-08-2022

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

JOB NO.: 32755/HAYS
SHEET 1 OF 1

Date: Dec 13 2022, 11:48am User ID: despinosa
File: P:\Hays\32755-NRP San Marcos\Design\Plats\sh-plat-32755.dwg



LOCATION MAP
NOT TO SCALE

SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOK ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48209C0430G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOR INSURANCE RATE MAP FLOOD ZONE DEFINITION

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).

2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE AS REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OI THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON THE TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY AND MBC OFFERS NO GUARANTEES, AS EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.
GF #0. 2200023032
EFFECTIVE DATE: JUNE 16, 2025
ISSUED DATE: JUNE 26, 2025

3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE 4204BASHED BY GPS.

5) LOT 1, BLOCK 1 PHYSICALLY ABUTS LABRADOR BLVD., VERONA STREET AND CENTERPORT ROAD, PUBLICLY DEDICATED RIGHT-OF-WAYS, AND HAS PHYSICAL ACCESS THROUGH CURB CUTS / DRIVEWAYS SHOWN HEREON AND LABELED ACCESSPOINT.

LOT 1, BLOCK 2, PHYSICALLY ABUTS LABRADOR BLVD., NORWICH STREET AND HURON STREET, PUBLICLY DEDICATED RIGHT-OF-WAYS, AND HAS PHYSICA, ACCESS THROUGH CUBB CUTS / DRIVEWAYS SHOWN HEREON AND LABELED ACCESS POINT.

LOT1, BLOCK 3, PHYSICALLY ABUTS HURON STREET AND NORWICH STREET, PUBLICLY DEDICATED RIGHT-OF-WAYS, AND HAS PHYSICAL ACCESS THROUGH CURB CUTS / DRIVEWAYS SHWN HEREON AND LABELED ACCESS POINT.

6) PARKING COUNT AS FOLLOWS:

REGULAR PARKING SPACES: 528
HANDICAP SPACES: 29
TOTAL: 557

7) BASED ON THE SAN MARCOS, TEXAS AND ZONING MAP. THE SUBJECT TRACT IS ZONED CD-5 (CHARACTER DISTRICT-5). THE SURVEYOR HAS NOT PROVIDED WITH A ZONING REPORT.

8) THERE ARE NO PARTY WALLS IN RESPECT TO ADJOINING PROPERTY LINES.

9) NO RECENT EARTH MOVING WORK AT TIME OF THE LAST FIELD INSPECTION. NSW APARTMENT CONSTRICTION AS SHOWN HEREON.

10) "HE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AFFECTING THE PROPERTY."

11) THE PROPERTY DESCRIBED AND SHOWN HEREIN IS THE SAME PROPERTY DESCRIBED IN THE OMMITMENT FOR TITIE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 2300023032 WITH AN EFFECTIVE DATE OF JUNE 16, 2025.

12) "HERE ARE NC VISIBLE ENCROACHMENTS AS TO BUILDNG8 OVER PROPERTY LINES AND OR EASEMENTS, ALL OTHER VISIBLE IMPROVEMENTS SHOWN HEREON ARE SHOWN RELATIVE TO PROPERTY BOUNDARY LINES.

SCHEDULE B:

1.
A. THOSE RECORDED INUNDER COUNTY CLERK'S FILE NO. 23022533 OF THE MAPPLAT RECORDS OF HAYS COUNTY, TEXAS AND RECORDED INUNDER COUNTY CLERK'S FILE NO. 22047194 OF THE RECORDS OF HAYS COUNTY, TEXAS;

10.
B. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN EWELL JACKSON AND WIRE NELLA JACKSON AND TEXAS PUBLIC UTILITIES COMPANY, BY INSTRUMENT DATED JULY 10, 1925, FILED SEPTEMBER 29, 1925, RECORDED INUNDER VOLUME 90, PAGE 346 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID EASEMENT HAVING BEEN AFFECTED BY AMENDMENT TO EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. 17H7602, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

C. EASEMENT, RIGHT OF WAY ANDION AGREEMENT BY AND BETWEEN GARRAND WARREN AND OLIVIACA GATHERING COMPANY, BY INSTRUMENT DATED JUNE 5, 1969, FILED JN, 11, 1969, RECORDED INUNDER VOLUME 221, PAGE 469 OF THE OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS.

D. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN J. GARLAND WARREN AND HAYS ENERGY LIMITED PARTNERSHIP, BY INSTRUMENT DATED JULY 14, 1998, FILED JANUARY 25, 2000, RECOFDED INUNDER VOLUME 1626, PAGE 822 OF THE AFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

E. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN J. GARLAND WARREN AND WIFE, WAUNA JANELLE WARREN AND CITY OF SAN MARCOS, BY INSTRUMENT DATED SEPTEMBER 10, 2008, FILED SEPTEMBER 11, 2008, RECORDED NUMDER VOLUME 3715, PAGE 209 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (SHOWN HEREON)

F. EASEMENT, RIGHT OF WAY ANDIOR AGREEMENT BY AND BETWEEN BLAR WARREN AND BLUEROMNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED OCTOBER 27,2010, FILED DECEMBER 3, 2010, RECORDED INUNDER VOLUME 5347, PAGE 716 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

G. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DECLARATION OF FILL, DRAINAGE AND SEWER EASEMENTS RECORDED INUNDER COUNTY CLERK'S FILE NO. 22042151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)

H. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP AND SEYMOUR DIRE*US FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITE PARTNERS•IP AND CITY 3F SAN MARCOS, TEXAS, BY INSTRUMENT DATED SEPTEMBER 13, 2022, FILED SEPTEMBER 13, 2022, RECORDED INUNDER COUNTY CLERK'S FILE NO 22043659 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SHOWN HEREON)

I. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP AND SEYMOUR DIRE*US FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITE PARTNERS•IP AND CITY 3F SAN MARCOS, TEXAS, BY INSTRUMENT DATED SEPTEMBER 13, 2022, FILED SEPTEMBER 13, 2022, RECORDED INUNDER COUN*Y CLERK'S NO 22043660 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAI. (SHOWN HEREON)

J. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP AND SEYMOUR DIRE*US FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITE PARTNERSHIP AND BLUEBONNE) ELECTRIC COOPERATIVE, INC., BY INSTRUMENT FILED JANUARY 3, 2023, RECORDED INUNDER COUNTY CLERK'S FILE NO. 23000009 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SHOWN HEREON)

K. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NAT. THERE NAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED. (NOT PLOTTABLE)

L. ALL LEASE, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE INND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THESE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAN THAT ARE NOT LISTED. (NOT PLOTTABLE)

M. SUBJECT PROPERTY IS LOCATED IN YORK CREEK IMPROVEMENT DISTRICT AND IS SUBJECT TO THE RIGHTS, RULES AND REGULATIONS OF SAID DISTRICT AND THE PAYMENT OF TAXES OR ASSESSMENTS LEVIED BY SND DISTRICT.

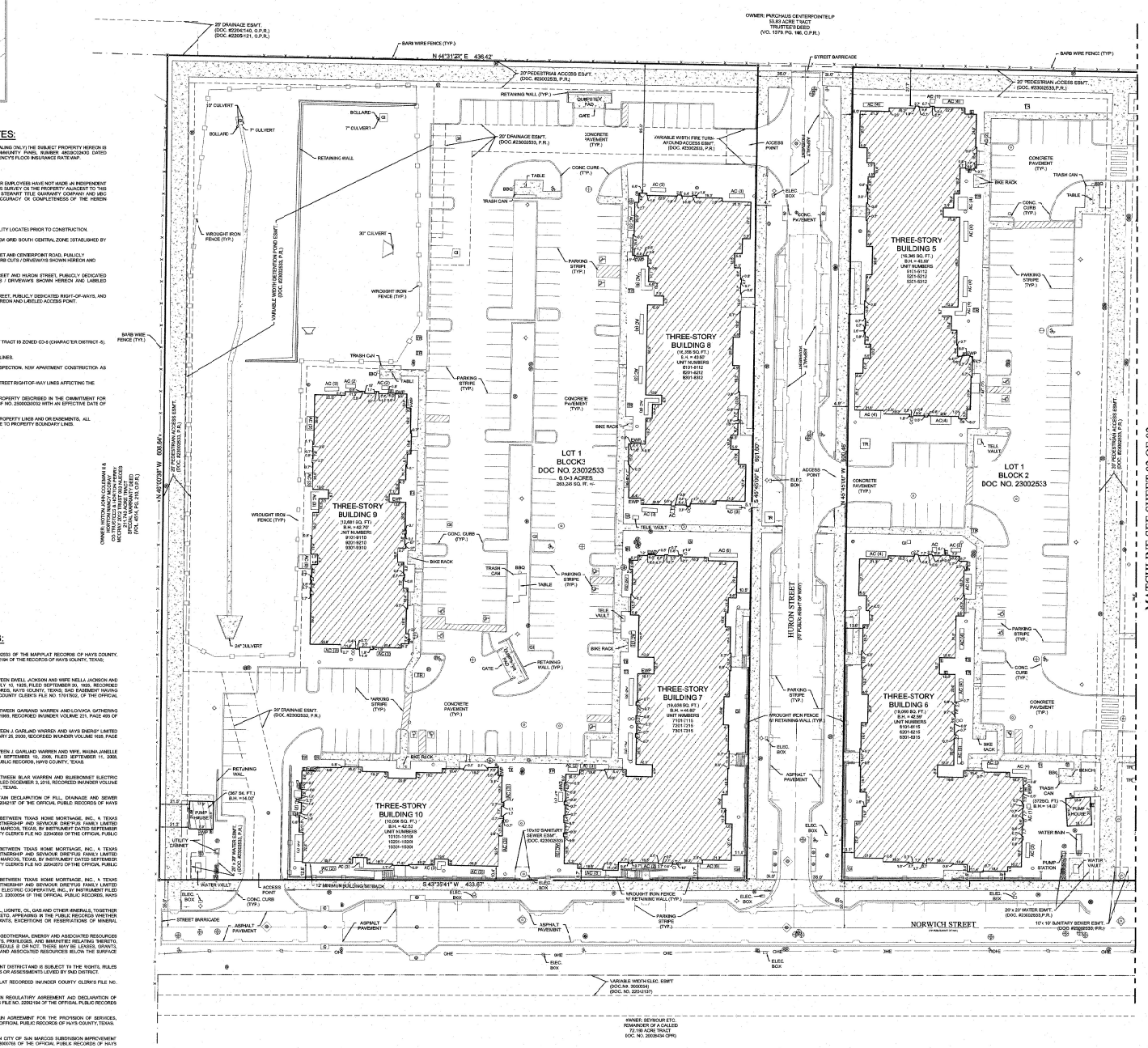
N. EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON PLAT RECORDED INUNDER COUNTY CLERK'S FILE NO. 23022533 OF THE MAPPLAT RECORDS, HAYS COUNTY, TEXAS.

O. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS, RECORDED INUNDER COUNTY CLERK'S FILE NO. 22047194 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

P. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREEMENT FOR THE PROVISION OF SERVICES, RECORDED INUNDER COUNTY CLERK'S FILE NO. 22037369 IF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (NOTPLOTTABLE)

Q. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CITY OF SAN MARCOS SUBDIVISION IMPROVEMENT AGREEMENT RECORDED INUNDER COUNTY CLERKS FILE NO. 23000176 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

R. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN 1900 APARTMENTS HOLDINGS, LLC AND BLUEBONNE' ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED FEBRUARY 6, 2023, FILED FEBRUARY 10, 2023, RECORDED INUNDER COUNTY CLERK'S FILE NO. 23024222 IF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (15' ON EACH SIDE OF CENTERLINE OF OVERHEAD ELECTRIC FACILITIES RESERVED AND 10' ON EACH SIDE OF CENTERLINE OF UNDERGROUNE ELECTRIC FACILITIES RESERVED) - DESCRIPTION IN SAID DOCUMENT INADEQUATE TO PLOT LOCATION)



MATCHLINE SEE SHEET 02 OF 02

NORTH

SCALE: 1" = 30'
0 15 30 60

LEGEND

- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- WATER VALVE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL / METER
- WATER METER
- TRANSFORMER
- OHE OVERHEAD ELECTRIC LINE
- PWS PET WASTE STATION
- EWP ELECTRICAL WALL PANEL
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD WITH CAP STAMPED "MBCENGINEERS" SET (UNLESS NOTED OTHERWISE)
- GAS VALVE
- DRAINAGE MANHOLE
- MANHOLE "SANITARY SEWER"
- IRRIGATION VALVE
- GRATE INLET
- BOLLARD
- FDC

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1900 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED INUNDER DOCUMENT NO. 26232533 OF THE MAPPLAT/OFFICIALPUBJIC RECORDS OF HAY'S COUNTY, TEXAS.

PRCPERTY ADDRESS:

908 LABRADOR BLVD
SAN MARCOS, TX 78666

SURVEYORS CERTIFICATION:

TO:1600 APARTMENTS LTD., A TEXAS LIMITED PARTNERSHIP; TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; SEYMOUR DIREYUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP; THE HUNTINGTON COMMUNITY DEVELOPMENT CORPORATION, AN OHIO CORPORATION ITS AFFILIATES, SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A),7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06-03-2025.

7-14-2025

JOEL CHRISTIAN JOHNSON
JJOHNSON@MBCENGINEERS.COM
R.P.L.S. NO. 5578

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

mbc ENGINEERS
ESTABLISHED 1975

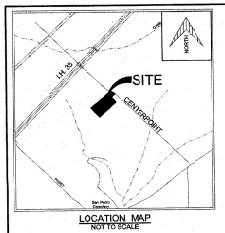
ALTA/NSPS LAND TITLE SURVEY OF:

LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1900 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED INUNDER DOCUMENT NO. 23022533 OF THE MAPPLAT/OFFICIAL PUBLIC RECORDS OF HAY'S COUNTY, TEXAS.

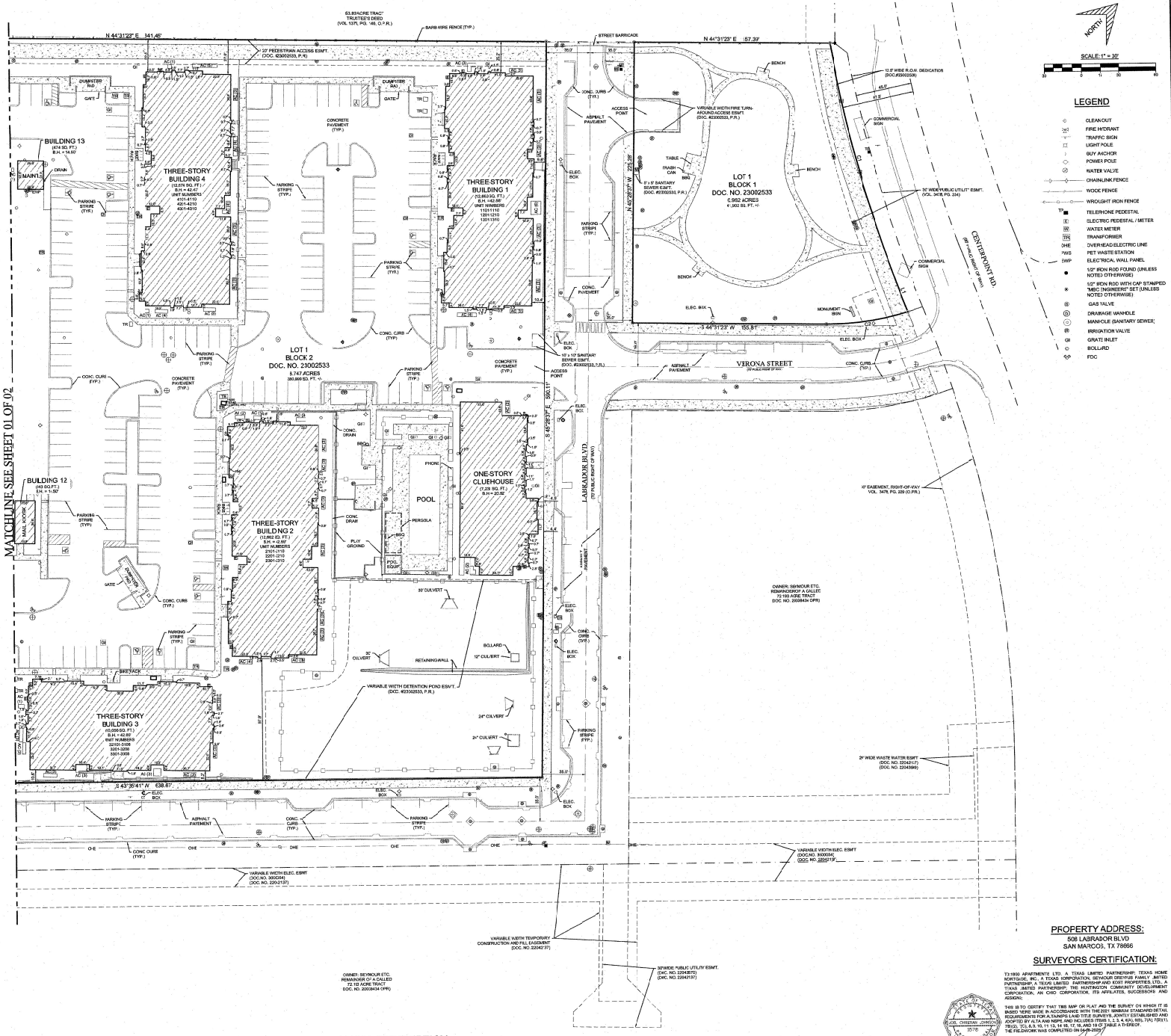
REVISIONS:	DATE	DESCRIPTION	BY
1	07-08-2025	REVISED PER EMAIL COMMENTS DATED 06-18-2025	GG

DESIGN: JCJ
DRAWN: GG
CHECKED:
DATE: 04-14-2025
JOB NO: HAYS-22155
SHT: 1 OF 2

Date: Jul 08, 2025, 11:09am User ID: Johnny Lloyd
File: N:\Hays\22155\1900 San Marcos\Survey\ALTA 8x11 - 22155.dwg Current Layout: Layout1



LOCATION MAP
NOT TO SCALE



LEGEND

- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- WATER VALVE
- CHAINLINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL / METER
- WATER METER
- TRANSFORMER
- OHE OVERHEAD ELECTRIC LINE
- PWS PET WASTE STATION
- SWP ELECTRICAL WALL PANEL
- 1/2" IRON ROD FOUND (UNLESS NOTE) OTHERWISE)
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET (UNLESS NOTE) OTHERWISE)
- GAS VALVE
- DRAINAGE MANHOLE
- MANHOLE (SANITARY SEWER)
- IRRIGATION VALVE
- GRATE INLET
- BOLLARD
- FDC

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1800 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOCUMENT NO. 23023533 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PROPERTY ADDRESS:

508 LABRADOR BLVD
SAN MARCOS, TX 78666

SURVEYORS CERTIFICATION:

T3 1800 APARTMENTS LTD., A TEXAS LIMITED PARTNERSHIP; TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP; THE HUNTINGTON COMMUNITY DEVELOPMENT CORPORATION, AN OHIO CORPORATION, ITS AFFILIATES, SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04-06-2023.

JOEL CHRISTIAN JOHNSON
5578
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

1-20-25

JOEL CHRISTIAN JOHNSON
JOHNSON@MBCENGINEERS.COM
R.P.L.S. NO. 5578

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9320 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

MBC ENGINEERS EST. 1975

ALTA/NSPS LAND TITLE SURVEY OF:

LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1800 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOCUMENT NO. 23023533 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

REVISIONS:	No.	DESCRIPTION	BY
07-29-2025	1	REVISED PER FINAL COMMENTS DATED 06-18-2025	GG

DESIGN: JCJ
DRAWN: GG
CHECKED:
DATE: 04-1-2025
JOB NO.: HAYS-22755
SHT.: 2 OF 2

Date: Jul 28, 2025, 12:32pm User ID: Jehanifar, Kashif (Z) File: K:\SA\HAYS\22755_1800 San Marcos\Survey\ALTA\22755 Sig Layout Image - Kashif (Z).dwg

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1341 **Agenda Date:** 3/6/2026 **Agenda #:** 4.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Hughes House (HTC #21017)

RECOMMENDED ACTION

WHEREAS, Hughes House (the Development) received a 9% Housing Tax Credit (HTC) award in 2021 and a reallocation of credits under force majeure in 2024 for the reconstruction of 162 units of multifamily housing for the general population in Fort Worth, Tarrant County;

WHEREAS, in November 2022, the Development was approved for a material amendment to, among other changes, decrease the number of units from 210 to 162 and decrease the area of the development site from 8.3969 acres to 4.888 acres;

WHEREAS, FW Hughes House, LP (Development Owner or Owner) requests approval for a further reduction to the acreage of the development site, from 4.888 acres to 4.5502 acres, which results in a 7.42% increase in residential density from 33.142 units per acre to 35.603 units per acre;

WHEREAS, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Owner at the time of Application, and would not have adversely affected the selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment of the Application for Hughes House is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

BACKGROUND

Hughes House received a 9% Housing Tax Credit (HTC) award in 2021 and a reallocation of tax credits under force majeure in 2024 to reconstruct 162 units of multifamily housing, of which 145 units are designated as low-income units and 17 market units, for the general population in

Fort Worth, Tarrant County. In a letter dated February 10, 2026, Mary-Margaret Lemons, the representative for the Owner, requested approval for a material amendment to the Application. The amendment is for a 7.42% increase in the residential density, going from 33.142 units per acre to 35.603 units per acre, which requires approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F). The change is a result of a decrease in the Development site acreage from 4.888 to 4.5502 acres, a reduction of 0.3378 acre (6.91%).

In November 2022, the Development was approved for a material amendment to, among other changes, decrease the number of units from 210 to 162 and decrease the area of the development site from 8.3969 acres to 4.888 acres. The land survey submitted with the 2022 Material Amendment shows that Block A has a small strip of land that runs from south to north and is sandwiched between other properties to the west and east. During the closing due diligence period and further consideration by the developers, it was determined this land was not suitable for development. Additionally, as part of the permitting process, the eastern boundary of Block B was extended to accommodate the underground stormwater detention system that serves both Hughes House I and Hughes House III. As a result, these changes were incorporated into the metes and bounds legal description utilized for the ground lease and closing ALTA survey. Given this, the Owner is requesting a material amendment to the Application to further reduce the acreage from 4.888 acres to 4.5502 acres and increase the residential density from 33.142 units per acre to 35.603 units per acre. The unit density increase is 7.43% which is more than the 5% allowed for administrative approval. The unit and income distribution for the 162 units remain unchanged.

The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC award. Additionally, the revised design will continue to meet accessibility requirements.

Staff recommends approval of the requested material amendment to the Application.

FW Hughes House, LP
1407 Texas Street
Fort Worth, TX 76102

February 10, 2026

Lucy Weber
Asset Manager
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78707

Re: Hughes House #21017 Request to Amend Acreage Size and Unit Density

Dear Ms. Weber,

Please accept this letter and the attached documentation on behalf of FW Hughes House, LP, as a formal request for a material amendment pursuant to Section 10.405(a) of the Post Award and Asset Management Requirements.

By way of background, Fort Worth Housing Solutions (FWHS) and McCormack Baron Salazar, Inc. (MBS) received a $2MM 9% housing tax credit allocation in 2021 for Hughes House, a proposed 210-unit development in the Stop Six Neighborhood of Fort Worth. On November 10, 2022, the TDHCA Board approved a material amendment that reduced the development's proposed number of units from 210 to 162 units. This amendment also reduced the site acreage and residential density 8.3969 acres to 4.888 acres.

Summary of Requested Amendment

The land survey submitted with the 2022 Material Amendment shows that Block A (Tracts 1 & 2) has a small 'finger' of land that runs from south to north and is sandwiched between other properties to the west and east. During the closing due diligence period and further consideration by FWHS and MBS, it was determined this land was not suitable for development. Additionally, as part of the permitting process, the eastern boundary of the site was extended to accommodate the underground stormwater detention system that serves both Hughes House I and Hughes House III. As a result, these changes were incorporated into the metes and bounds legal description utilized for the ground lease and closing ALTA survey. Given this, we are respectfully requesting a material amendment to the application to reduce the acreage from 4.888 acres to 4.550 acres, and a unit density increase from 33.142 units/acre to 35.604 units/acre. The unit density increase is 7.43%, which is more than the 5% allowed for administrative approval.

Development Summary & Description of Request

Summary of Approved Hughes House 2022 Amendment Request

The approved amendment request reduced the development's size from 210 to 162 units, while maintaining the same number of affordable LIHTC units, 145, and the number of units at each income level. It also reduced the size of the development site from 8.3969 acres to 4.888 acres. The development site decreased from three (3) blocks to two (2) blocks. The development is comprised of two (2) mixed-use, elevator served buildings, with one building on each of the two blocks. Attachment A shows the survey submitted with the 2022 approved amendment request. The approved Unit and Income Distribution shown in Table 1 for the constructed 162 units remains unchanged.

FW Hughes House, LP
1407 Texas Street
Fort Worth, TX 76102

Table 1 – Hughes House 2022 Amendment & Constructed

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	**# Units**	**% Total**	**Income**	**# Units**	**% Total**
Eff	-	0%	**20%**	-	0%
1	93	57%	**30%**	15	9%
2	69	43%	**40%**	-	0%
3	0	0%	**50%**	58	36%
4	0	0%	**60%**	72	44%
			70%	-	
			80%	-	
			MR	17	11%
TOTAL	162	100%	**TOTAL**	162	100%

Amendment Request
The amendment respectfully requests a reduction in the acreage of the development site and an increase in the residential unit density from 33.142 units/acre to 35.604 units/acre. The increase in residential density is a result of reducing the site acreage from 4.888 acres to 4.5502 acres. Attachment B is the final survey submitted at 10% Test. The small 'finger' area omitted from the development site is outlined in red. Only the areas outlined in black were included in the metes and bounds description utilized in the ground lease.

The small 'finger' area was not incorporated into the development site as it was determined to be non-buildable area by the Development team. This determination was made based on existing site conditions that include the list below.

- Fencing belonging to the adjacent landowners along this stretch is encroaching on the land.
- The small area has a grade, and a large section is sloped towards the adjacent properties to the east. Developing this section of land would likely require installing a retaining wall so as not to create erosion issues for adjacent properties. This work would have increased development costs.
- A public utility easement runs north to south at the edge of the section of the parcel that would decrease the buildable area.
- Developing the narrow 'finger' could have also potentially created security and safety issues for residents given its proximity to the leasing office and the hidden nature of the area.

Not utilizing this small area does not have impact on the overall development as amenity and parking requirements for Hughes House are still met within the black outlined site boundaries.

<u>Reason and Good Cause for Amendment Request</u>
While requesting a material amendment is not the development team's preferred approach, FWHS and MBS were still considering approaches to incorporate the small 'finger' area into the development when the 2022 Material Amendment was submitted for consideration. In hindsight, the Development team

should have included further reducing the site acreage by 0.3298 acres. At this point, the Development team is seeking the amendment prior to recording the LURA, so TDHCA can utilize the correct metes and bounds description for the recorded LURA.

Project Documents for Amendment Consideration

The listed documents are included for staff consideration.

1. Amendment Fee - $2,500 check sent to TDCHA for payment of the amendment fee. A copy of the check and a payment receipt are attached.
2. Attachment A – Survey submitted in the approved 2022 Material Amendment.
3. Attachment B – Survey submitted in the 10% Test showing the outlined parcels utilized in the metes and bounds and excluded area.

FWHS and MBS are proud that Hughes House reached construction completion and opened its doors to its first residents in August 2025. We appreciate TDHCA's consideration of these changes that will allow the LURA to be recorded with the correct legal description. If there are any questions or need further information, please do not hesitate to contact me at (817) 333-3401.

Sincerely,

FW HUGHES HOUSE, LP, a Texas limited partnership

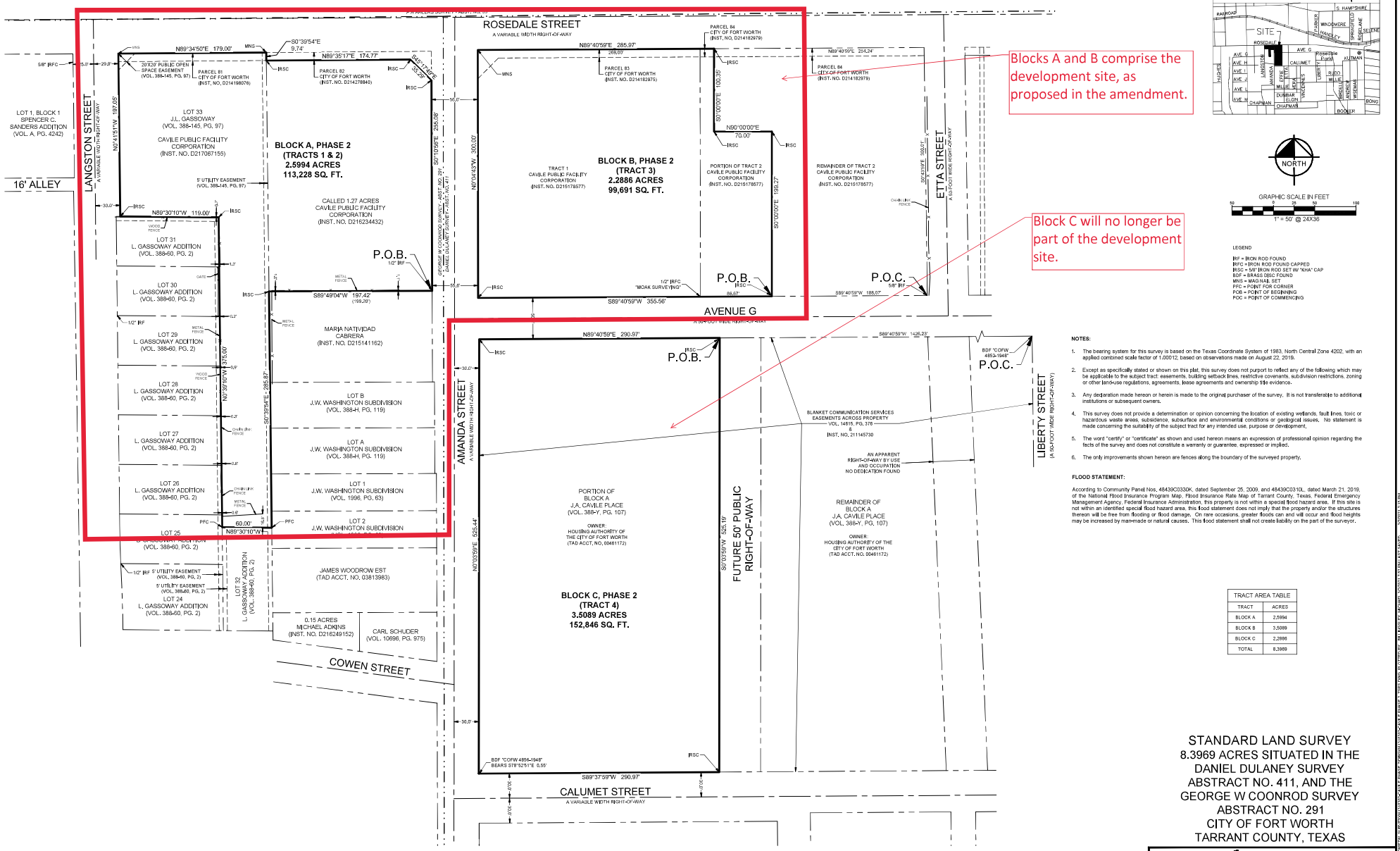
By: FW Hughes House GP, LLC, a Texas limited liability company,
its general partner

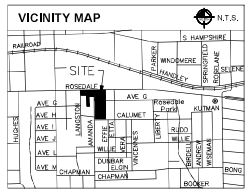
By: Fort Worth Affordability, Inc., a Texas nonprofit corporation,
its sole member

By: Mary-Margaret Lemons (Feb 12, 2026 07:07:34 CST)
Name: Mary-Margaret Lemons
Title: Secretary/Treasurer

Encl: Payment receipt for amendment fee; Att A - 2022 Material Amendment survey; Att B - 10% Test survey

ATTACHMENT A





LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND CAPPED
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
BDF = BRASS DISC FOUND
MNS = MAG NAIL SET
PFC = POINT FOR CORNER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCING

NOTES:

1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202, with an applied combined scale factor of 1.000012, based on observations made on August 22, 2019.
2. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
3. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
4. This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
5. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. The only improvements shown hereon are fences along the boundary of the surveyed property.

FLOOD STATEMENT:

According to Community Panel Nos. 48439C0330K, dated September 25, 2009, and 48439C0310L, dated March 21, 2019, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TRACT AREA TABLE	
TRACT	ACRES
BLOCK A	2.5994
BLOCK B	2.2886
BLOCK C	3.5089
TOTAL	8.3969

STANDARD LAND SURVEY
8.3969 ACRES SITUATED IN THE
DANIEL DULANEY SURVEY
ABSTRACT NO. 411, AND THE
GEORGE W COONROD SURVEY
ABSTRACT NO. 291
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

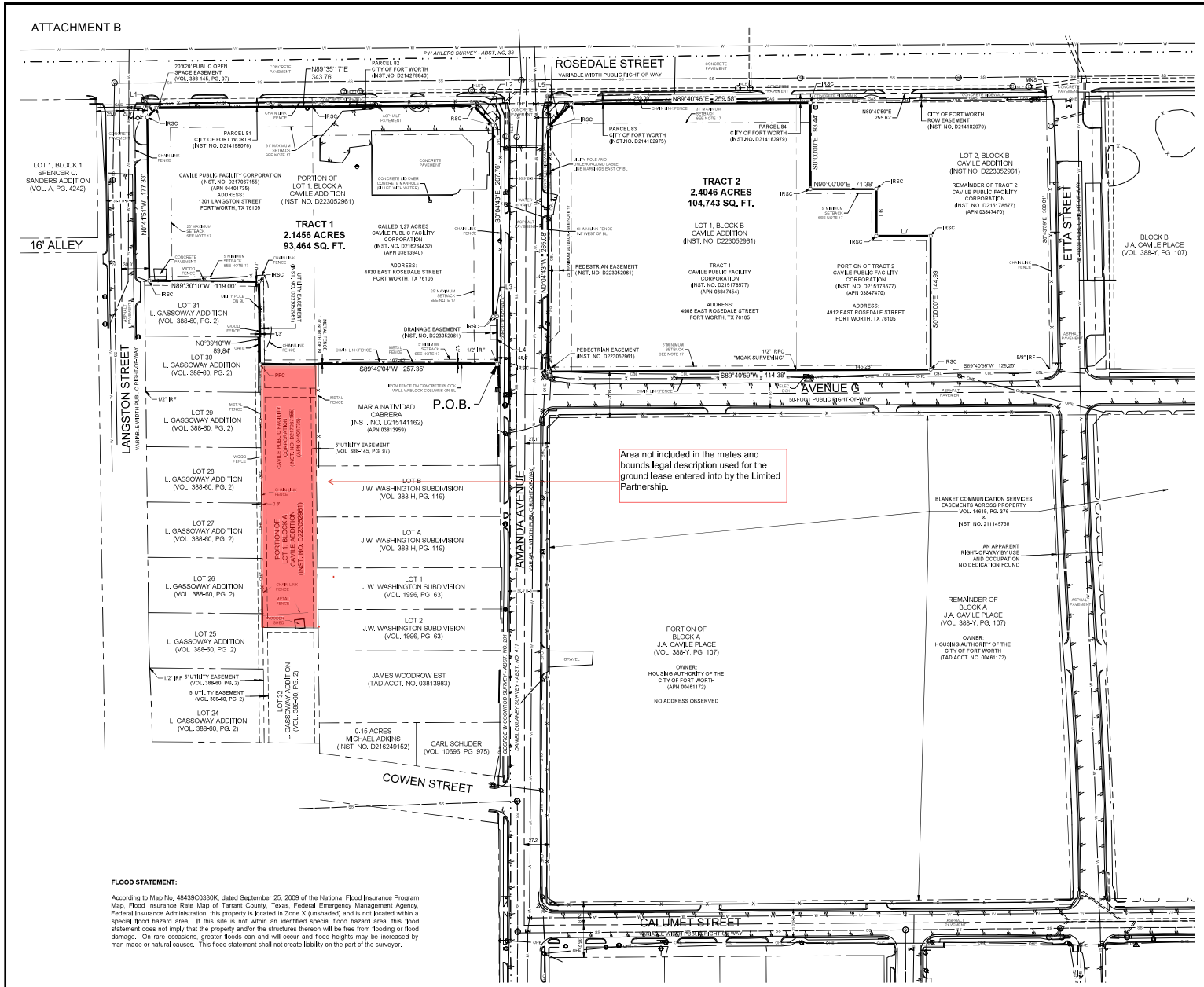
Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JDW	MCB	3/2/2021	061310302	1 OF 2

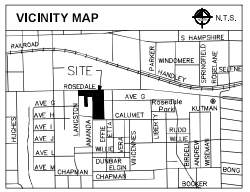
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ATTACHMENT B







LEGEND

ROOF DRAIN	SANITARY SEWER CLEAN OUT
CABLE TV BOX	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MANHOLE	STORM SEWER VAULT
COMMUNICATIONS MARKER FLAG	TRAFFIC BOLLARD
COMMUNICATIONS MARKER SIGN	TRAFFIC BOX
COMMUNICATIONS VAULT	TRAFFIC BOX
ELECTRIC MANHOLE	CROSS WALK BUTTON
FIBER OPTIC BOX	TRAFFIC MANHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MANHOLE	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER FLAG	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	TRAFFIC VAULT
FIBER OPTIC VAULT	UNIDENTIFIED BOX
MONITORING WELL	UNIDENTIFIED MANHOLE
GAS MANHOLE	UNIDENTIFIED METER
GAS METER	UNIDENTIFIED MANHOLE
GAS MANHOLE	UNIDENTIFIED MARKER FLAG
GAS MARKER FLAG	UNIDENTIFIED MARKER SIGN
GAS SIGN	UNIDENTIFIED POLE
GAS TANK	UNIDENTIFIED TANK
GAS VAULT	UNIDENTIFIED VAULT
GAS VALVE	UNIDENTIFIED VALVE
TELEPHONE BOX	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MANHOLE	FIRE DEPT. CONNECTION
TELEPHONE MARKER FLAG	WATER MANHOLE
TELEPHONE MARKER SIGN	FIRE HYDRANT
TELEPHONE VAULT	WATER METER
PEDESTAL MARKER SIGN	WATER MANHOLE
ELECTRIC BOX	WATER MARKER FLAG
FLOOD LIGHT	WATER MARKER SIGN
GUY ANCHOR	WATER VAULT
GUY ANCHOR POLE	WATER VALVE
ELECTRIC MANHOLE	WELL/GAS VALVE
LIGHT STANDARD	WATER WELL
ELECTRIC METER	IRSC 5/8"IRON ROD W/ "MAK" CAP SET
ELECTRIC MANHOLE	IRSC IRON ROD WITH CAP FOUND
ELECTRIC MARKER FLAG	MAG MAG NAIL SET
ELECTRIC MARKER SIGN	MAG NAIL FOUND
UTILITY POLE	IRON ROD FOUND
ELECTRIC TRANSFORMER	IRON PIPE FOUND
ELECTRIC VAULT	BRASS DISK FOUND
HANDICAPPED PARKING	"X" CUT IN CONCRETE SET
SIGN	"X" CUT IN CONCRETE FOUND
BARRICADE/BLOCKADE	POB POINT OF BEGINNING
BORE LOCATION	POC POINT OF COMMENCING
FLAG POLE	BL BOUNDARY LINE
GREASE TRAP	BOC BACK OF CURB/CHBACK OF CURB
MAIL BOX	PFC POINT FOR CORNER

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
UGE	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UTL	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°26'43"E	14.11'
L2	S45°17'49"E	29.71'
L3	N89°49'04"E	4.33'
L4	S00°10'56"E	51.26'
L5	N44°47'40"E	35.43'
L6	S00°00'00"E	50.95'
L7	N90°00'00"E	58.82'

FLOOD STATEMENT:

According to Map No. 48439C0330K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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ALTA/NSPS LAND TITLE SURVEY
4.5502 ACRES
DANIEL DULANEY SURVEY
ABSTRACT NO. 411, AND THE
GEORGE W COONROD SURVEY
ABSTRACT NO. 291
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

No.	DATE	REVISION DESCRIPTION
1	4/6/23	added note 17 regarding owner's pro forma

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
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FIRM # 10194040
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CRG	JDW	4/3/2023	061310304	1 OF 2

DWG NAME: K:\FTW_SURVEY\061310304\SURVEY\ALTA\PHASE II\ALTA\061310304ALTA-PH2-2.DWG PLOTTED BY: MARIO JOSH 4/6/2023 7:52 AM LAST SAVED: 4/6/2023 7:52 AM

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1343 **Agenda Date:** 3/6/2026 **Agenda #:** 5.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Residences at Pearsall Park (HTC #24456)

RECOMMENDED ACTION

WHEREAS, Residences at Pearsall Park (the Development) received an award of 4% Housing Tax Credits (HTCs) in 2024 to construct 238 units of housing for the elderly in San Antonio, Bexar County;

WHEREAS, Pearsall Park LP (the Development Owner or Owner) requests approval for a decrease in the total number of units from 238 to 237 units and also change the unit mix by reducing the number of two-bedroom units by four and increasing the number of one-bedroom units by three as a result of a redesign to include the addition a second trash chute in Building 1;

WHEREAS, Board approval is required for a modification of the number of units or bedroom mix of units as directed in Tex. Gov't Code §2306.6712(d)(2) and 10 TAC §10.405(a)(4)(B), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not negatively affect the Development, or impact the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Residences at Pearsall Park is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Residences at Pearsall Park received an award of 4% Housing Tax Credits in 2024 to construct two four-story buildings with a total of 238 units of housing for the elderly in San Antonio, Bexar County. The Construction Status Report for this Development supports that the project is 70% complete as of the field inspection on December 17, 2025.

In a letter dated January 19, 2026, Blake Hopkins, the Owner representative, requested approval for a modification of the architectural design for Building 1, the larger of the two

residential buildings, to accommodate an additional trash chute to decrease the distance the senior residents need to travel to dispose of their trash. In order to accommodate this change, the Owner is requesting approval to replace a two-bedroom unit with a one-bedroom unit on each of the second, third, and fourth floors and entirely remove one two-bedroom unit on the first floor. This allows for the space needed for the additional trash chute.

The Application originally identified 126 two-bedroom units and 112 one-bedroom units for a total of 238 units. The request decreases the total two-bedroom units to 122 units and increases the total one-bedroom units to 115 units for a total of 237 units. Per the revised Rent Schedule, this change results in a 1,512 square foot (0.77%) reduction in Net Rentable Area, going from 195,693 sq. ft. at application to 194,181 sq. ft.

The Development was re-underwritten with the proposed amendment and revised rental income. The analysis supports no change to the HTC award and demonstrates the Development remains feasible. The final HTC amount will be determined at cost certification.

The proposed changes to the site plan do not materially alter the Development in a negative manner, and the result is anticipated to be a benefit to the residents.

Staff recommends approval of the amendment request as presented herein.

powered by Legistar™

Real Estate Analysis Division
February 17, 2025

Addendum to Underwriting Report

TDHCA Application #: **24456** Program(s): **4% HTC**

Residences at Pearsall Park

Address/Location: Corner of Ray Ellison Blvd and Old Pearsall Road

City: San Antonio County: Bexar Zip: 78242

	APPLICATION HISTORY
Report Date	**PURPOSE**
02/17/25	**Unit Mix Amendment**
07/17/24	Initial Underwriting

ALLOCATION

	Previous Allocation				RECOMMENDATION						
TDHCA Program	**Amount**	**Int. Rate**	**Amort**	**Term**	**Amount**	**Int. Rate**	**Amort**	**Perm. Term**	**Perm. Lien**	**Const. Term**	**Const. Lien**
LIHTC (4% Credit)	$2,501,937				**$2,501,937**						

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	24
60% of AMI	60% of AMI	213

ANALYSIS

The developer for Pearsall Park is requesting to adjust their unit mix to accommodate an additional trash chute. The proposed total units decrease by one unit. The unit mix increases the 1BRs by three units and decreases the 2BRs by four units. The underwriter has updated rents to reflect 2025 Housing Tax Credit limits.

Operating Pro Forma

Unit Mix changes have resulted in an $18,936 reduction in effective gross annual income.

Updating rents to 2025 Housing Tax Credit limits results in a 1st year DCR of 1.32.

Development Cost

No changes submitted with the Amendment request.

Sources of Funds

No changes submitted with the Amendment request.

Underwriter recommends $2,501,937 in annual federal tax credits as previously awarded to the applicant.

Underwriter:	*Beau Fannon*
Manager of Real Estate Analysis:	*Diamond Unique Thompson*
Director of Real Estate Analysis:	*Jeanna Adams*

UNIT MIX/RENT SCHEDULE

Residences at Pearsall Park , San Antonio, 4% HTC #24456

LOCATION DATA	
CITY:	San Antonio
COUNTY:	Bexar
Area Median Income	$98,300
PROGRAM REGION:	9
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	-	0.0%	0	0	0	0
1	115	48.5%	0	0	0	0
2	122	51.5%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	**237**	**100.0%**	**-**	**-**	**-**	**-**

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	4.00%
Average Unit Size	819 sf

57% Average Income		20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
	# Units	-	24	-	-	213	-	-	-	**237**
	% Total	0.0%	10.1%	0.0%	0.0%	89.9%	0.0%	0.0%	0.0%	**100.0%**

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				MARKET RENTS	
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent		Mrkt Analyst
TC 30%	$543	11	1	1	676	$543	$60	$483	$0	$0.71	$483	**$5,313**		$1,283
TC 30%	$543	1	1	1	715	$543	$60	$483	$0	$0.68	$483	**$483**		$1,283
TC 60%	$1,087	100	1	1	676	$1,087	$60	$1,027	$0	$1.52	$1,027	**$102,700**		$1,283
TC 60%	$1,087	3	1	1	715	$1,087	$60	$1,027	$0	$1.44	$1,027	**$3,081**		$1,283
TC 30%	$652	8	2	2	909	$652	$71	$581	$0	$0.64	$581	**$4,648**		$1,368
TC 30%	$652	2	2	2	1,024	$652	$71	$581	$0	$0.57	$581	**$1,162**		$1,368
TC 30%	$652	2	2	2	1,056	$652	$71	$581	$0	$0.55	$581	**$1,162**		$1,368
TC 60%	$1,305	73	2	2	909	$1,305	$71	$1,234	$0	$1.36	$1,234	**$90,082**		$1,368
TC 60%	$1,305	21	2	2	1,024	$1,305	$71	$1,234	$0	$1.21	$1,234	**$25,914**		$1,368
TC 60%	$1,305	12	2	2	1,056	$1,305	$71	$1,234	$0	$1.17	$1,234	**$14,808**		$1,368
TC 60%	$1,305	4	2	2	1,080	$1,305	$71	$1,234	$0	$1.14	$1,234	**$4,936**		$1,368
TOTALS/AVERAGES:		**237**			**194,181**				**$0**	**$1.31**	**$1,073**	**$254,289**		**$1,327**

ANNUAL POTENTIAL GROSS RENT:	$3,051,468	

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Residences at Pearsall Park , San Antonio, 4% HTC #24456

	STABILIZED FIRST YEAR PRO FORMA						
	COMPARABLES			APPLICANT			
	Database			% EGI	Per SF	Per Unit	Amount
POTENTIAL GROSS RENT					$1.31	$1,073	$3,051,468
Late Fees, Vending, Pet Fees						$30.00	$85,320
Total Secondary Income						$30.00	
POTENTIAL GROSS INCOME							$3,136,788
Vacancy & Collection Loss						7.5% PGI	(235,259)
EFFECTIVE GROSS INCOME							$2,901,529
General & Administrative	$128,040	$540/Unit		2.93%	$0.44	$359	$85,103
Management	$101,868	3.6% EGI		2.97%	$0.44	$363	$86,047
Payroll & Payroll Tax	$326,695	$1,378/Unit		10.37%	$1.55	$1,270	$300,901
Repairs & Maintenance	$189,210	$798/Unit		4.64%	$0.69	$568	$134,557
Electric/Gas	$64,342	$271/Unit		0.71%	$0.11	$87	$20,706
Water, Sewer, & Trash **Tenant Pays: WS**	$173,915	$734/Unit		0.89%	$0.13	$108	$25,704
Property Insurance	$155,249	$0.80 /sf		5.45%	$0.82	$668	$158,270
Property Tax (@ 0%) 2.6386	$183,228	$773/Unit		0.00%	$0.00	$0	$0
Reserve for Replacements				2.05%	$0.31	$251	$59,500
Supportive Services				0.79%	$0.12	$96	$22,848
TDHCA Compliance fees ($40/HTC unit)				0.33%	$0.05	$40	$9,520
Bond Trustee Fees				0.17%	$0.03	$21	$5,000
Issuer Ongoing Compliance Fees				0.24%	$0.04	$29	$6,900
TOTAL EXPENSES				**31.54%**	**$4.71**	**$3,861**	**$915,056**
NET OPERATING INCOME ("NOI")				**68.46%**	**$10.23**	**$8,382**	**$1,986,473**

CONTROLLABLE EXPENSES	$2,392/Unit	

TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Residences at Pearsall Park , San Antonio, 4% HTC #24456

	DEVELOPMENT COST / ITEMIZED BASIS						
	APPLICANT COST / BASIS ITEMS						
	Eligible Basis		Total Costs			Prior Underwriting	
	Acquisition	New Const. Rehab				Applicant	TDHCA
Land Acquisition				$8,017 / Unit	$1,900,000	$1,900,000	
Building Acquisition	$0			$ / Unit	$0	$0	
Closing costs & acq. legal fees					$173,840	$173,840	
Off-Sites		$135,000		$570 / Unit	$135,000	$135,000	
Site Work		$4,341,585		$18,319 / Unit	$4,341,585	$4,341,585	
Site Amenities		$1,052,509		$4,441 / Unit	$1,052,509	$1,052,509	
Building Cost		$26,138,330	$134.61 /sf	$110,288/Unit	$26,138,330	$26,138,330	
Contingency		$1,623,371	5.13%	5.13%	$1,623,371	$1,623,371	
Contractor Fees		$3,930,000	11.81%	11.81%	$3,930,000	$3,930,000	
Soft Costs	$0	$1,816,159		$8,522 / Unit	$2,019,659	$2,019,659	
Financing	$0	$2,936,456		$24,665 / Unit	$5,845,497	$5,845,497	
Developer Fee	$0	$6,275,761	14.95%	14.95%	$6,275,761	$6,275,761	
Reserves				3 Months	$605,545	$605,545	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$48,249,171**		$228,022 / Unit	**$54,041,097**	**$54,041,097**	
Acquisition Cost	$0				$0	$0	
Contingency		$0			$0	$0	
Contractor's Fee		$0			$0	$0	
Financing Cost		$0					
Developer Fee	$0	$0			$0	$0	
Reserves					$0	$0	
ADJUSTED BASIS / COST	**$0**	**$48,249,171**		$228,022/unit	**$54,041,097**	**$54,041,097**	

TOTAL HOUSING DEVELOPMENT COSTS Applicant's Uses	**$54,041,097**

TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Residences at Pearsall Park , San Antonio, 4% HTC #24456

	CREDIT CALCULATION ON QUALIFIED BASIS	
	Applicant	
	Acquisition	Construction Rehabilitation
ADJUSTED BASIS	$0	$48,249,171
Deduction of Federal Grants	$0	$0
TOTAL ELIGIBLE BASIS	$0	$48,249,171
High Cost Area Adjustment		130%
TOTAL ADJUSTED BASIS	$0	$62,723,923
Applicable Fraction	100.00%	100.00%
TOTAL QUALIFIED BASIS	$0	$62,723,923
Applicable Percentage	4.00%	4.00%
ANNUAL CREDIT ON BASIS	$0	$2,508,957
CREDITS ON QUALIFIED BASIS	$2,508,957	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.9199	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	$2,508,957	$23,080,094	----	----	----
Needed to Fill Gap	$3,087,178	$28,399,191	----	----	----
Applicant Request	$2,501,937	$23,015,517	**$2,501,937**	**$0**	**$0**

50% Test for Bond Financing for 4% Tax Credits		
Tax-Exempt Bond Amount	$ 35,000,000	
		Applicant
Land Cost	$ 1,900,000	$1,900,000
Depreciable Bldg Cost **	$ 48,249,171	$48,249,171
Aggregate Basis for 50% Test	**$ 50,149,171**	$50,149,171
Percent Financed by Tax-Exempt Bon	**69.79%**	**69.79%**

**Depreciable building cost includes: Total construction contract, total building acquisition, total developer fee, plus eligible financing and soft costs.

PROPOSED SOURCES OF FINANCING

Residences at Pearsall Park , San Antonio, 4% HTC #24456

		Interim		Permanent Period				Debt Service		
DEBT	**Type**	**Principal**	**Rate**	**Principal**	**Term**	**Amort**	**Rate**	**DCR**	**Payment**	**Fee**
Citibank	Tranche A - TE Con to Perm	$23,460,000	6.06%	$23,460,000	15.0	40	5.76%	**1.32**	$1,507,125	0.00%
Adjustment to Debt Per §11.302(c)(2)				$0	15.0	40	5.76%	**1.32**		0.00%
Citibank	Tranche B - TE Construction	$11,540,000	6.37%	$0	0.0	0	0.00%	**1.32**		0.00%
Citibank	Tranche C - Taxable Construction	$7,700,776	6.97%	$0	0.0	0	0.00%	**1.32**		0.00%
TOTAL		**$42,700,776**		**$23,460,000**				**1.32**	**Cumulative DCR**	
EQUITY					**credit price**	**annual credits**				
Alliant Capital, Ltd.	$2,501,937 HTC Equity	$3,452,328		$23,015,517	$0.92	$2,501,937				
TOTAL		**$3,452,328**		**$23,015,517**						
PARTNERSHIP DEBT										
Pearsall Park Developer LLC	Deferred Developer Fee	$6,052,739		$5,383,674						
TOTAL		**$6,052,739**		**$5,383,674**						
OTHER										
Pearsall Park Limited Partnership	Cash Flow from Operations	$245,410		$2,181,706						
San Antonio Housing Trust PFC	GP Capital Contribution	$200		$200						
TOTAL		**$245,610**		**$2,181,906**						
TOTAL		**$52,451,453**		**$54,041,097**						

Long-Term Pro Forma

Residences at Pearsall Park , San Antonio, 4% HTC #24456

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	$2,901,529	$2,959,559	$3,018,751	$3,079,126	$3,140,708	$3,467,596	$3,828,506	$4,226,980	$4,666,927	$5,152,665	$5,688,958	$6,281,070
TOTAL EXPENSES	3.00%	$915,056	$941,647	$969,019	$997,194	$1,026,197	$1,184,503	$1,367,488	$1,579,027	$1,823,606	$2,106,420	$2,433,484	$2,811,764
NET OPERATING INCOME ("NOI")		**$1,986,473**	**$2,017,912**	**$2,049,732**	**$2,081,931**	**$2,114,511**	**$2,283,093**	**$2,461,018**	**$2,647,953**	**$2,843,321**	**$3,046,245**	**$3,255,474**	**$3,469,306**
EXPENSE/INCOME RATIO		31.5%	31.8%	32.1%	32.4%	32.7%	34.2%	35.7%	37.4%	39.1%	40.9%	42.8%	44.8%
MUST -PAY DEBT SERVICE													
Citibank		$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125
TOTAL DEBT SERVICE		$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125	$1,502,125
DEBT COVERAGE RATIO		1.32	1.34	1.36	1.39	1.41	1.52	1.64	1.76	1.89	2.03	2.17	2.31
ANNUAL CASH FLOW		**$484,348**	**$515,787**	**$547,607**	**$579,806**	**$612,386**	**$780,968**	**$958,893**	**$1,145,828**	**$1,341,196**	**$1,544,119**	**$1,753,349**	**$1,967,181**
Deferred Developer Fee Balance		$4,899,327	$4,383,539	$3,835,933	$3,256,127	$2,643,741	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$920,156	$5,355,083	$10,706,844	$17,018,866	$24,330,814	$32,676,880	$42,083,685

LINCOLN AVENUE COMMUNITIES

January 19, 2026

Karen Treadwell, Senior Asset Manager
TDHCA
221 E. 11th Street
Austin, TX 78701

Re: 24456 Residences at Pearsall Park – Amendment to Application Request Letter

On behalf of Pearsall Park Limited Partnership, the Owner of Residences at Pearsall Park, below please find a written request for an amendment to application number 24456 related to a minor revision in the number of units at the property. We are seeking guidance as to whether the requested amendment would be considered a notification, requires Executive Director Approval, or is a change that must be approved by the TDHCA Board. We are also seeking guidance on next steps in the process.

Change being requested: Application included 238 total units, 112 one-bedroom units and 126 two-bedroom units. The plans were revised to include an additional trash-chute and trash room in Building 1 resulting in 237 total units, 115 one-bedroom units and 122 two-bedroom units

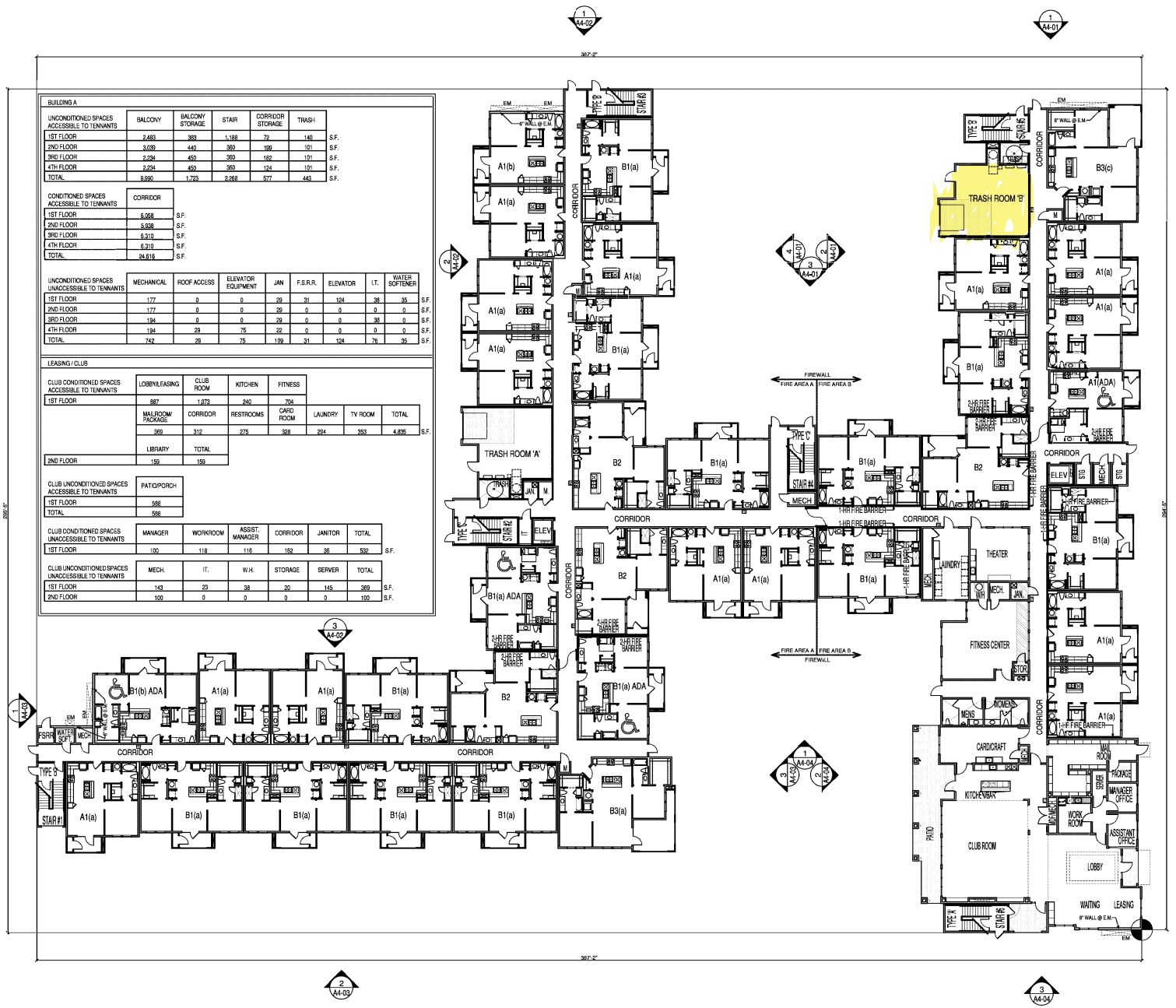
The reason the change is necessary and the good cause for the change: Due to the size of Building 1, we felt it was not appropriate for our senior residents to travel an extended distance to drop their trash. The updated plans removed a unit from the first floor and instead includes a second ground floor trash room. Additionally, the stack of units above the second trash room was revised to replace three (3) two-bedroom units, one each on floors 2, 3, and 4, with one (1) one-bedroom unit on each floor. This allowed the room needed to create the trash chute above.

Financial Impact: Given the revision consists of a reduction in only one unit (less than half of 1 percent), the financial impacts are seen as non-material from the development team, but we are seeking TDHCA input as to whether or not additional action or information is required.

Was the necessity of the amendment reasonably foreseeable: There were discussions throughout the design process regarding elevator placement, trash chutes, and other project amenities wherein several scenarios were considered. It could have been foreseen that adding an additional trash room was in the best interest of the senior residents, but ultimately a final decision was still outstanding.

Thank you and we look forward to your feedback.

Blake Hopkins
Vice President & Regional Project Partner
Lincoln Avenue Communities



BUILDING A

UNCONDITIONED SPACES ACCESSIBLE TO TENNANTS	BALCONY	BALCONY STORAGE	STAIR	CORRIDOR STORAGE	TRASH	
1ST FLOOR	2,483	389	1,188	72	140	S.F.
2ND FLOOR	3,039	440	360	199	101	S.F.
3RD FLOOR	2,234	450	360	182	101	S.F.
4TH FLOOR	2,234	450	360	124	101	S.F.
TOTAL	9,990	1,723	2,268	577	443	S.F.

CONDITIONED SPACES ACCESSIBLE TO TENNANTS	CORRIDOR	
1ST FLOOR	5,058	S.F.
2ND FLOOR	5,938	S.F.
3RD FLOOR	5,310	S.F.
4TH FLOOR	5,310	S.F.
TOTAL	24,616	S.F.

UNCONDITIONED SPACES UNACCESSIBLE TO TENNANTS	MECHANICAL	ROOF ACCESS	ELEVATOR EQUIPMENT	JAN	F.S.R.R.	ELEVATOR	I.T.	WATER SOFTENER	
1ST FLOOR	177	0	0	29	31	124	38	35	S.F.
2ND FLOOR	177	0	0	29	0	0	0	0	S.F.
3RD FLOOR	194	0	0	29	0	0	38	0	S.F.
4TH FLOOR	194	29	75	22	0	0	0	0	S.F.
TOTAL	742	29	75	109	31	124	76	35	S.F.

LEASING / CLUB

CLUB CONDITIONED SPACES ACCESSIBLE TO TENNANTS	LOBBY/LEASING	CLUB ROOM	KITCHEN	FITNESS				
1ST FLOOR	887	1,073	240	704				
	MAILROOM/ PACKAGE	CORRIDOR	RESTROOMS	CARD ROOM	LAUNDRY	TV ROOM	TOTAL	
	369	312	275	328	294	353	4,835	S.F.
	LIBRARY	TOTAL						
2ND FLOOR	159	159						

CLUB UNCONDITIONED SPACES ACCESSIBLE TO TENNANTS	PATIO/PORCH	
1ST FLOOR	588	
TOTAL	588	

CLUB CONDITIONED SPACES UNACCESSIBLE TO TENNANTS	MANAGER	WORKROOM	ASSIST. MANAGER	CORRIDOR	JANITOR	TOTAL	
1ST FLOOR	100	118	116	152	36	532	S.F.

CLUB UNCONDITIONED SPACES UNACCESSIBLE TO TENNANTS	MECH.	I.T.	W.H.	STORAGE	SERVER	TOTAL	
1ST FLOOR	143	23	38	20	145	369	S.F.
2ND FLOOR	100	0	0	0	0	100	S.F.

PLAN LEGEND:

- ELEMENT ABOVE
- A — 48"x48" ONE-HOUR RATED ATTIC ACCESS HATCH (LOCKABLE) REF. 4/ A7-60
- FE — FIRE EXTINGUISHERS 2 & 6 / A7-11
- X — DOOR KEY
- X — WINDOW KEY
- CJ — CONTROL JOINT FLOOR CEILING & WALLS
- E.M. — METER LOCATIONS
- PH — PANIC HARDWARE
- 2 HR FIRE BARRIER
- 1 HR FIRE BARRIER
- X — STOREFRONT KEY
- BUILDING ORIENTATION

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.

1 BUILDING A - FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

REGISTERED ARCHITECT — JASON DAILY — STATE OF TEXAS

05-17-2024

REVISIONS

Pearsall Park

237 APARTMENTS IN SAN ANTONIO, TEXAS
LINCOLN AVENUE CAPITAL

HDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE 05-17-2024

PROJECT 23178

SHEET NUMBER A3-01

BUILDING A
FIRST FLOOR

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1344 **Agenda Date:** 3/6/2026 **Agenda #:** 6.

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Valley Resaca Palms Apartments (HTC #95022)

RECOMMENDED ACTION

WHEREAS, Valley Resaca Palms Apartments (HTC #95022) received an allocation of 9% Housing Tax Credits (HTCs) in 1995 for the rehabilitation of 250 units for the elderly in Brownsville, Cameron County;

WHEREAS, the Land Use Restriction Agreement (LURA) for the Development states that throughout the 25-year Compliance Period, which ended on December 31, 2022, 80% of the units in the Development must be restricted to households in which at least one family member is 55 years or age or older;

WHEREAS, B.H. 2800 Ruben M. Torres Boulevard, L.P. (Development Owner or Owner) has continued to operate the Development as restricted for the elderly and requests approval to extend the elderly designation throughout the 40-year affordability period; and

WHEREAS, 10 TAC §10.405(b)(2)(C) states that changes to the Target Population are material amendments to the Land Use Restriction Agreement (LURA);

NOW, therefore, it is hereby

RESOLVED, that the Board approves amendment to the LURA of Valley Resaca Palms Apartments to extend the elderly restriction throughout the term of the LURA as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Valley Resaca Palms Apartments received an allocation of 9% Housing Tax Credits in 1995 for the rehabilitation of 250 units for the elderly in Brownsville, Cameron County. The LURA for the Development states that throughout the 25-year Compliance Period, which ended on December 31, 2022, 80% of the units in the Development must be restricted to households in which at least one family member is 55 years or age or older.

In a letter dated January 14, 2026, Laura Van Dyck, the representative for the Owner, requests

approval to extend the elderly designation of the Development throughout the 40-year affordability period. The Owner has certified that the Development has continued to operate as elderly and meets the requirements of the Housing for Older Persons Act.

10 TAC §10.405(b)(2)(C) states that changes to the target population are material amendments to the LURA, requiring Board approval. At the meeting on July 10, 2025, the Board granted staff the authority to process requests to extend the elderly requirement as non-material amendments where the elderly restrictions have expired within two years of the amendment request and the Owner has certified that the property has continued to operate as elderly. However, because it has been more than two years since the end of the Compliance Period for this Development, this request to extend the elderly requirement requires Board approval.

The Owner complied with the requirements for requesting a material LURA amendment, including holding a public meeting and notifying each resident of the Development and the lender for the Development that they are requesting a LURA amendment to amend the LURA to extend the elderly requirement throughout the term of the LURA. There is no longer a syndicator involved with this Development. The public hearing was held on February 5, 2026. The Owner reported that five residents attended the public hearing, and the comments received were all in favor of maintaining the elderly designation at the Development.

Staff recommends approval of the amendment request as presented herein.

powered by Legistar™

Greater Coastal Management Company LLC
Valley Resaca Palms apartment Homes
2800 Ruben Torres Blvd
Brownsville, Texas 78526
01/14/2026

Texas Department of Housing and Community Affairs
Attn: Multifamily Compliance Division
P.O. Box 13941
Austin, TX 78711-3941

Subject: Request to Maintain Senior Housing Designation for Valley Resaca Palms Apartment Homes CMTS #95022/1329

To Whom It May Concern:

I am writing on behalf of Valley Resaca Palms Apartment Homes, a LIHTC community located in Brownsville, Texas, to formally request approval to maintain our current designation as a senior property, currently operating under the LURA rules that 80% of the units must have 1 household member at least 55 or older.

Since its initial development, **Valley Resaca Palms Apartment Homes** has operated as a senior community and has consistently met all requirements associated with that designation. Our resident population, average age is 69, service programming, and unit design are all structured to support older adults and shifting to a general-occupancy designation would significantly disrupt both the community and the residents who rely on the stability and environment that senior housing provides. The property amenities are structured for seniors.

Maintaining our senior designation is essential for the following reasons:

- **Resident Stability:** Most of our current residents are long-term seniors who selected this community specifically for its age-restricted environment.
- **Program Alignment:** Our amenities, services, and operational model are tailored to senior households and would not align with general-occupancy requirements.
- **Community Need:** The surrounding area continues to demonstrate strong demand for affordable senior housing, and maintaining our designation supports TDHCA's broader mission of serving vulnerable populations.
- We respectfully request written confirmation from TDHCA that **Valley Resaca Palms** may continue to operate as a senior property under the LIHTC program. If additional documentation, historical records, or supporting materials are needed, we will provide them promptly.
- Thank you for your time and consideration. We appreciate TDHCA's continued guidance and partnership in ensuring high-quality affordable housing for Texas seniors.

Sincerely,



Laura Van Dyck

President, Greater Coastal Management Company LLC

713-877-8721

Valley Resaca Palms Apartments
2800 Ruben Torres E
Brownsville, TX 78526

January 27, 2026

Texas Department of Housing and Community Affairs
Attn: Multifamily Compliance Division
P.O. Box 13941
Austin, TX 78711-3941

Subject: **Certification of Continued Compliance with the Housing for Older Persons Act (HOPA)**

To Whom It May Concern:

On behalf of **Valley** Resaca Palms Apartments CMTS #1329, I hereby certify that the Development continues to meet all requirements of the **Housing for Older Persons Act (HOPA)** and remains eligible to operate as a qualified senior housing community.

Specifically, the Development affirms the following:

- **Age-Restricted Occupancy:** At least **80% of the occupied units** are occupied by at least one person who is **55 years of age or older**, in accordance with HOPA's 55+ occupancy standard.
- **Intent to Operate as Senior Housing:** The Development maintains and enforces written policies and procedures that demonstrate a clear and continuing intent to operate as housing for older persons.
- **Verification Procedures:** The Development conducts reliable age-verification of residents and maintains appropriate documentation consistent with HOPA requirements and TDHCA compliance standards.
- **Ongoing Compliance:** The Development continues to operate in full compliance with all applicable federal, state, and TDHCA regulations governing senior housing, including recordkeeping, marketing practices, and occupancy monitoring.

Based on these factors, **Valley Resaca Palms Apartments** certifies that it continues to qualify as housing for older persons under HOPA and remains eligible for its senior housing designation.

If TDHCA requires additional documentation or clarification, we will provide it promptly.

Sincerely,



Laura Van Dyck
President
Greater Coastal Management Company LLC
713-877-8721
compliance@greatercoastalmgt.com

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1357 **Agenda Date:** 3/6/2026 **Agenda #:** 7.

Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Riverstone Apartments (HTC #20465)

RECOMMENDED ACTION

WHEREAS, Riverstone Apartments (the Development) received a 4% Housing Tax Credit (HTC) award in 2020 for the construction of 336 units for the general population in San Marcos, Hays County;

WHEREAS, construction of the Development has been completed, and LDG Riverstone, LP (the Development Owner or Owner) requests, at cost certification, to increase the annual HTC amount from $2,349,942, the amount reflected in the Determination Notice, to $3,128,212, a difference of $778,270, which represents a 33.12% increase;

WHEREAS, §42(m)(2) of the Internal Revenue Code allows an increase of tax credits for a bond financed project when the increase is determined necessary as demonstrated through the submission of the cost certification package;

WHEREAS, 10 TAC §10.401(d) requires approval by the Board if an increase to the amount of tax credits exceeds 120% of the amount of credit reflected in the Determination Notice; and

WHEREAS, a review of the cost certification package submitted by the Development Owner supports the need for the additional tax credits requested, and staff has determined that the increase is necessary for the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the housing tax credit increase for Riverstone Apartments to $3,128,212 annually is approved as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Riverstone Apartments received a 4% HTC award in 2020 for new construction of 336 units for the general population in San Marcos, Hays County. On March 23, 2020, a Determination Notice was issued with an approved annual tax credit amount of $2,349,942. The residential buildings in the Development placed in service between August 30, 2023, and May 13, 2024,

and the cost certification documentation is currently under review by the Department.

During the review of the cost certification, Jason Trevino, the representative for the Development Owner, requested an annual tax credit award of $3,128,212, and this amount represents an increase of $778,270 (33.12%) from the amount reflected in the Determination Notice. The representative for the Development Owner explained that the Development incurred increased costs during construction.

A comparison of the development costs from the time of the Application, in 2020, to Cost Certification indicates that total development costs increased approximately $11,511,349 (17.16%), from $67,073,031 to $78,584,380. In a letter as of February 20, 2026, the Owner representative explained that direct construction costs were underestimated at the time of application as the applicant did not have actual construction bids at that time. Additionally, there were several change orders and material price escalations, which also increased the direct construction costs. A drainage issue related to a neighboring landowner resulted after construction began. Final construction clean-up and dumpster rentals were erroneously excluded from the costs in the original bid. Subcontractor price increases for paving, site concrete, and drywall added to increases in construction costs. There were delays with approvals from the City of San Marcos, and general conditions, overhead costs, and financing increased due to the lengthened construction schedule. The Owner also indicated that supplemental bonds were obtained, and some buildings were then eligible to receive the 4% applicable percentage, which resulted in additional tax credits.

Staff's analysis of this transaction at cost certification has concluded that the Development supports an annual tax credit allocation of $3,128,212, and that the requested increase is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the credit period. This results in a 33.12% increase from $2,349,942, the original annual HTC amount in the Determination Notice. In accordance with 10 TAC §10.401(d), Board approval is required because the requested tax credit amount exceeds 120% of the HTC amount reflected in the Determination Notice. The Development Owner will be required to submit the Tax-Exempt Bond Credit Increase Request Fee required in 10 TAC §11.901(8) for the increase to the HTC amount prior to issuance of Forms 8609. Additionally, all required pending documentation for the cost certification review must be provided for the issuance of 8609s.

Staff recommends approval of the increase in the tax credit award as presented herein.

UNIT MIX/RENT SCHEDULE

Riverstone Apartments , San Marcos, # 20465

LOCATION DATA	
CITY:	San Marcos
COUNTY:	Hays
PROGRAM REGION:	7

UNIT DISTRIBUTION					
# Beds	# Units	% Total		Income	# Units
Eff				20%	0
1	36	10.7%		30%	0
2	144	42.9%		40%	0
3	132	39.3%		50%	0
4	24	7.1%		60%	336
TOTAL	336	100.0%		70%	0
				80%	0
				MR	0
				TOTAL	336
				Average Income:	60.00%

Applicable Programs
4% Housing Tax Credits

PRO FORMA ASSUMPTIONS	
REVENUE GROWTH:	2.00%
EXPENSE GROWTH:	3.00%
HIGH COST ADJUSTMENT:	130%
APPLICABLE FRACTION:	100.00%
APP % - ACQUISITION:	
APP % - CONSTRUCTION:	3.69%
AVERAGE SF	1,123

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		Unit Mix				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS					TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Tenant Pd UA's (Verified)	Max Net Program Rent	Delta to Max Program	Rent per NRA	Net Rent per Unit		Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent per NRA	Delta to Max Program	Market Rent	Rent per NRA	TDHCA Savings to Market
TC60%	$1,506	36	1	1	815	$1,506	$109	$1,397	($368)	$1.26	$1,029		$37,044	$42,192	$1,172	$1.44	($225)	$1,172	1.44	$0
TC60%	$1,807	144	2	2	1,032	$1,807	$130	$1,677	($478)	$1.16	$1,199		$172,656	$191,232	$1,328	$1.29	($349)	$1,328	1.29	$0
TC60%	$2,088	120	3	2	1,204	$2,088	$150	$1,938	($589)	$1.12	$1,349		$161,880	$148,800	$1,240	$1.03	($698)	$1,240	1.03	$0
TC60%	$2,088	12	3	2	1,516	$2,088	$150	$1,938	($589)	$0.89	$1,349		$16,188	$14,388	$1,199	$0.79	($739)	$1,199	0.79	$0
TC60%	$2,329	24	4	2	1,534	$2,329	$176	$2,153	($454)	$1.11	$1,699		$40,776	$41,568	$1,732	$1.13	($421)	$1,732	1.13	$0
TOTALS / AVERAGE		336			377,436				($508)	$1.14	$1,275		$428,544	$438,180	$1,304	$1.16	($479)	$1,304	$1.16	$0
ANNUAL POTENTIAL GROSS RENT:													$5,142,528	$5,258,160						

PRO FORMA ANALYSIS & DEVELOPMENT COSTS

					TDHCA CC	TDHCA -Prior	% DIFF	APP - Orig	Owner CC	$ DIFF			
POTENTIAL GROSS RENT					$5,258,160	$4,721,904	-2%	$4,721,904	$5,142,528	($115,632)			
Secondary Income		Per Unit/Month	$15.00		$60,480	$80,640	-100%	$80,640	$0	($60,480)	$0.00	Per Unit Per Month	
Other Income:	Garage & Carpots and W/D						#DIV/0!	$0	$60,000	$60,000	$14.88	Per Unit Per Month	
Other Income:	Late, Pet & application Fees						#DIV/0!	$0	$36,660	$36,660	$9.09	Per Unit Per Month	
POTENTIAL GROSS INCOME					$5,318,640	$4,802,544	-1%	$4,802,544	$5,239,188	($79,452)			
Vacancy & Collection Loss		% of PGI	-7.5%		($398,898)	(360,191)	-1%	(360,191)	(392,939)	$5,959	-7.5%	% of PGI	
EO/Non-Rental Units/Concessions					-	-	#DIV/0!	-	-	$0			
EFFECTIVE GROSS INCOME					$4,919,742	$4,442,353	-1.49%	$4,442,353	$4,846,249	($73,493)			

EXPENSES			% of EGI	Per Unit	Per SF						Per SF	Per Unit	% of EGI
General & Administrative			4.62%	$677	$0.60	$227,344	$115,764	-48%	$117,520	$117,520	($109,824)	$0.31	$350	2.42%
Management			3.50%	$512	$0.46	$172,191	$155,482	-9%	$155,482	$157,503	($14,688)	$0.42	$469	3.25%
Payroll & Payroll Tax			10.25%	$1,501	$1.34	$504,389	$436,578	15%	$436,880	$580,980	$76,591	$1.54	$1,729	11.99%
Repairs & Maintenance			4.82%	$705	$0.63	$236,982	$201,600	-10%	$258,384	$214,395	($22,587)	$0.57	$638	4.42%
Electric/Gas			1.33%	$195	$0.17	$65,429	$110,810	-33%	$84,000	$43,562	($21,867)	$0.12	$130	0.90%
Water, Sewer, & Trash			4.87%	$713	$0.63	$239,658	$277,201	6%	$252,000	$254,810	$15,152	$0.68	$758	5.26%
Property Insurance			2.73%	$400	$0.36	$134,400	$134,400	0%	$134,400	$134,400	$0	$0.36	$400	2.77%
Property Tax	100%	1.97	18.94%	$2,773	$2.47	$931,868	$290,321	0%	$336,000	$931,868	$0	$2.47	$2,773	19.23%
Reserve for Replacements			1.71%	$250	$0.22	$84,000	$84,000	0%	$84,000	$84,000	$0	$0.22	$250	1.73%
Cable TV			0.00%	$0	$0.00	$0	$0	#DIV/0!		$0	$0	$0.00	$0	0.00%
Supportive service contract fees			0.54%	$79	$0.07	$26,400	$13,440	0%	$13,440	$26,400	$0	$0.07	$79	0.54%
TDHCA Compliance fees			0.27%	$40	$0.04	$13,440	$13,440	0%	$13,440	$13,440	$0	$0.04	$40	0.28%
TDHCA Bond Administration Fees (TDHCA as Bond I:			0.00%	$0	$0.00	$0	$4,500	#DIV/0!	$4,500	$0	$0	$0.00	$0	0.00%
Security			0.58%	$85	$0.08	$28,560	$28,560	0%	$28,560	$28,560	$0	$0.08	$85	0.59%
Other			0.09%	$13	$0.01	$4,500	$0	0%	$0	$4,500	$0	$0.01	$13	0.09%
TOTAL EXPENSES			54.25%	$7,944	$7.07	$2,669,161	$1,866,096	-3%	$1,918,606	$2,591,938	($77,223)	$6.87	$7,714	53.48%
NET OPERATING INCOME			45.75%	$6,698	$5.96	$2,250,581	$2,576,257	0%	$2,523,747	$2,254,311	$3,730	$5.97	$6,709	46.52%

DEBT

First Lien: Bond issuer CAPITAL AREA HOUSING FINANCE CORPORATION , Bond Holder Keybank						$1,922,921	$2,138,758	0%	$2,138,758	$1,922,921	$0			
TOTAL DEBT SERVICE						$1,922,921	$2,138,758	0%	$2,138,758	$1,922,921	$0			
NET CASH FLOW						$327,660	$437,499	1%	$384,989	$331,390	$3,730			
AGGREGATE DEBT COVERAGE RATIO						1.17	1.20		1.18	1.17				
RECOMMENDED DEBT COVERAGE RATIO										1.17				

CONSTRUCTION COST			% of TOTAL	Per Unit	Per SF	TDHCA CC	TDHCA -Prior		APP - Orig	Owner CC		Per SF	Per Unit	% of TOTAL
Land Acquisition			5.43%	$12,616	$11.23	$4,239,018	$3,876,840	0%	$3,876,840	$4,239,018	$0	$11	$12,616	5.39%
Building Acquisition			0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Closing costs & acq. legal fees			0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Off-Sites			1.70%	$3,955	$3.52	$1,328,882	$912,088	0%	$912,088	$1,328,882	$0	$4	$3,955	1.69%
Sitework			9.33%	$21,672	$19.29	$7,281,858	$3,427,707	0%	$3,427,707	$7,281,858	($0)	$19	$21,672	9.27%
Site Amenities							$331,000		$331,000					
Other Construction Cost							$0	#DIV/0!	$0		$0			
Building Costs			39.83%	$92,560	$82.40	$31,100,039	$30,847,870	0%	$32,005,333	$31,100,040	$0	$82	$92,560	39.58%
Contingency							$2,140,539	#DIV/0!	$2,140,539		$0			
Contractor's Fees			7.12%	$16,546	$14.73	$5,559,509	$5,134,659	9%	$5,134,659	$6,062,103	$502,594	$16	$18,042	7.71%
Indirect Construction			8.33%	$19,356	$17.23	$6,503,646	$3,311,267	0%	$3,311,267	$6,503,646	$0	$17	$19,356	8.28%
Developer's Fees	13.00%		9.61%	$22,329	$19.88	$7,502,535	$7,368,131	0%	$7,368,131	$7,502,535	$0	$20	$22,329	9.55%
Financing			16.80%	$39,037	$34.75	$13,116,298	$7,186,509	0%	$7,186,509	$13,116,298	$0	$35	$39,037	16.69%
Reserves			1.86%	$4,315	$3.84	$1,450,000	$1,378,958	0%	$1,378,958	$1,450,000	$0	$4	$4,315	1.85%
TOTAL COST			100%	$232,386	$207	$78,081,786	$65,915,568	1%	$67,073,031	$78,584,380	$502,594	$208	$233,882	100%
Construction Cost Recap			**50.86%**	**$118,187**	**$105.21**	**$39,710,780**				**$39,710,780**		**$105.21**	**$118,187**	**50.53%**

SOURCES OF FUNDS										% TDC	RECOMMENDED		
First Lien: Bond issuer CAPITAL AREA HOUSING FINAN		48%	$111,607	$99	$37,500,000	$42,645,000	12%	$42,645,000	$37,500,000	48%	$37,500,000	Developer Fee Available	
Other:		0%	$0	$0	$0	$0	#DIV/0!	$0	$0	0%	0	$7,502,535	
HTC Equity: Citibank N.A.		36%	$83,783	$75	$28,151,094	$21,147,367	-34%	$21,147,368	$28,278,478	36%	28,151,094		
Timing Adjusters-Citibank N.A.		-5%	($12,020)	($11)	($4,038,805)		#DIV/0!		($4,038,805)	-5%	(4,038,805)		
LDG Riverstone GP, LLC		0%	$0	$0	$100	$0	#DIV/0!	$0	$100	0%	100		
LDG Multifamily LLC		13%	$30,780	$27	$10,342,072	$0	#DIV/0!	$0	$10,342,072	13%	10,342,072	% of Dev. Fee Deferred	
Deferred Developer Fee: LDG Multifamily LLC		8%	$18,236	$16	$6,127,325	$3,280,664	-98%	$3,280,663	$6,502,535	8%	6,127,325	82%	
Additional (Excess) Funds Req'd		0%	$0	$0	$0	($1,157,463)	100%	$0	($0)	0%	0	15-Yr Cumulative Cash Flow	
TOTAL SOURCES					$78,081,786	$65,915,568	-19%	$67,073,031	$78,584,380	100%	$78,081,786	$6,765,373	

COMPARABLES USED		
TDHCA DB	DB Per Unit	Other
$184,002	$548	
$173,418	$516	
$444,909	$1,324	
$229,167	$682	
$109,640	$326	
$300,639	$895	
$214,650	$639	
$413,816	$1,232	
$129,634	$386	

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Riverstone Apartments , San Marcos, # 20465

PROPOSED PAYMENT COMPUTATION

First Lien: Bond issuer CAPITAL AREA HOUSING FINANCE COR	$37,500,000	Amort	480
Int Rate	4.15%	DCR	1.17
Other:	$0	Amort	0
Int Rate	0.00%	DCR	1.17

RECOMMENDED FINANCING STRUCTURE: APPLICANT'S NOI

First Lien: Bond issuer CAPITAL AREA HOUSING FINANCE CORPORATION , Bond Holder Keybank	$1,922,921
Other:	0
TOTAL DEBT SERVICE	**$1,922,921**

First Lien: Bond issuer CAPITAL AREA HOUSING FINANCE COR	$37,500,000	Amort	480
Int Rate	4.15%	DCR	1.17
Other:	$0	Amort	0
Int Rate	0.00%	Aggregate DCR	1.17

LONG TERM OPERATING PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
EFFECTIVE GROSS INCOME	$4,846,249	$4,943,174	$5,042,037	$5,142,878	$5,245,736	$5,791,716	$6,394,523	$7,060,070	$7,794,887	$8,606,185	$9,501,924	$10,490,892
LESS: TOTAL EXPENSES	2,591,938	2,680,479	2,759,163	2,840,174	$2,923,579	3,379,096	$3,906,110	4,515,899	5,221,526	6,038,122	6,983,213	8,077,103
NET OPERATING INCOME	**$2,254,311**	**$2,262,695**	**$2,282,874**	**$2,302,705**	**$2,322,157**	**$2,412,620**	**$2,488,413**	**$2,544,171**	**$2,573,361**	**$2,568,063**	**$2,518,711**	**$2,413,789**
LESS: DEBT SERVICE	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921	1,922,921
NET CASH FLOW	**$331,390**	**$339,774**	**$359,953**	**$379,784**	**$399,236**	**$489,700**	**$565,492**	**$621,250**	**$650,440**	**$645,143**	**$595,790**	**$490,869**
CUMULATIVE NET CASH FLOW	$331,390	$671,164	$1,031,117	$1,410,901	$1,810,137	$4,082,635	$6,765,373	$9,769,333	$12,975,254	$16,227,139	$19,324,564	$22,013,557
DEFERRED DEVELOPER FEE BALANCE	$5,795,935	$5,456,161	$5,096,208	$4,716,424	$4,317,188	$2,044,690	$0	$0	$0	$0	$0	$0
DCR ON UNDERWRITTEN DEBT (Must-Pay)	1.17	1.18	1.19	1.20	1.21	1.25	1.29	1.32	1.34	1.34	1.31	1.26
EXPENSE/EGI RATIO	53.48%	54.23%	54.72%	55.23%	55.73%	58.34%	61.09%	63.96%	66.99%	70.16%	73.49%	76.99%

HTC ALLOCATION ANALYSIS - Riverstone Apartments , San Marcos, # 20465

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
Acquisition Cost				
Purchase of land	$4,239,018	$4,239,018		
Purchase of buildings	$0	$0		
Closing costs & Acq. Legal Fees	$0	$0		
Off-Site Improvements	$1,328,882	$1,328,882	$1,328,882	$1,328,882
Sitework	$7,281,858	$7,281,858	$7,281,858	$7,281,858
Building Costs	$31,100,040	$31,100,039	$30,623,933	$30,623,932
Contingency	$0	$0		
Contractor's Fees	$6,062,103	$5,559,509	$5,492,854	$5,492,854
Indirect Construction	$6,503,646	$6,503,646	$5,496,497	$5,496,497
Interim Financing	$13,116,298	$13,116,298	$7,504,287	$7,504,287
Developer Fees				
Developer Fees	$7,502,535	$7,502,535	$7,502,535	$7,502,535
Development Reserves	$1,450,000	$1,450,000		
TOTAL DEVELOPMENT COSTS	$78,584,380	$78,081,786	$65,230,846	$65,230,846
TOTAL ELIGIBLE BASIS			$65,230,846	$65,230,846
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			$84,800,100	$84,800,100
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			$84,800,100	$84,800,100
Applicable Percentage			3.69%	3.69%
TOTAL AMOUNT OF TAX CREDITS			$3,128,212	$3,128,212

Syndication Rate	**0.8999**	**$28,151,098**	**$28,151,098**
Total Tax Credits (Eligible Basis Method)		**$3,128,212**	**$3,128,212**
Syndication Proceeds		**$28,151,098**	**$28,151,098**
Requested Tax Credits		**$3,143,210**	
Syndication Proceeds		**$28,286,062**	
Gap of Syndication Proceeds Needed		**$34,278,419**	
Total Tax Credits (Gap Method)		**$3,809,094**	
Recommended Tax Credits		**3,128,212**	
Syndication Proceeds		**$28,151,094**	

February 20, 2026

Rosalio Banuelos, Director of Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: Riverstone #20465 – Request for Additional Tax Credits

Mr. Banuelos,

The Determination Notice issued on 3/23/2020 for the above referenced application reflected an Annual Tax Credit Amount of $2,349,942. The final Eligible Basis of $65,230,846 (adjusted $84,800,100) now calculates an Annual Tax Credit amount of $3,128,212 which is approximately 33.12% higher. These figures are supported by an Independent Auditor's Report which has been included in the Cost Certification Package. Per TDHCA rules any increase over 20% from the initial Tax Credit amount must be approved by the board. Therefore, LDG is formally requesting the additional credits due to unavoidable obstacles and increased costs during the construction of this development.

Below are some of the main reasons for the cost increases since the time of the initial application:

Construction Costs:

- Direct construction costs were underestimated at the time of application as we did not have actual construction bids at that time. Therefore, Building Costs and Site Work Costs had significant variances from the time of initial application. Additionally, there were several change orders and material price escalations which also increased the direct construction costs. These change orders are included within the Cost Cert package.
- Lumber/Trim had a significant price escalation during this timeframe.
- Public Improvements: a drainage issue related to a neighboring landowner was added after construction began.
- Final construction clean-up and equipment rentals (dumpsters) were erroneously excluded from the costs in the original bid.
- Subcontractor price increases for paving, site concrete, and drywall added to increases in construction costs.
- General Conditions and Overhead costs increased due to lengthened schedule/construction delays from issues described in the following paragraph:

Construction Delays:

- After construction commencement we were informed by the City that we could not go vertical until all public improvements were 100% complete. This included a

drainage issue related to a neighboring landowner which was added after construction commenced. (+3 months delay)

- The City of San Marcos delayed the project, citing concerns that the paved public road failed to meet their standards despite providing test results to the contrary. (+3 months delay)
- The City of San Marcos denied permanent water service despite completion of all required items in the Public Improvement Construction Plan. (+4 months delay)

Financing Costs:

- Construction delays caused an increase to financing costs such as construction interest and financing fees.

Developer Fees:

- Developer fees are calculated at 15% of the project's eligible costs and this increase is a direct result of the increases detailed above.

Please let us know if you need any further information to process this request.

Sincerely,

Jason Trevino

Jason Trevino
Owner Representative
LDG Development, LLC
512-578-8488

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1362 **Agenda Date:** 3/6/2026 **Agenda #:** 8.

Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Vintage Ranch (HTC #22453)

RECOMMENDED ACTION

WHEREAS, Vintage Ranch (the Development) received a 4% Housing Tax Credit (HTC) award in 2022 for the construction of 207 units for the general population in Argyle, Denton County;

WHEREAS, construction of the Development has been completed, and LDG Vintage Ranch, LP (the Development Owner or Owner) requests, at cost certification, to increase the annual HTC amount from $2,425,895, the amount reflected in the Determination Notice, to $3,200,458, a difference of $774,563, which represents a 31.93% increase;

WHEREAS, §42(m)(2) of the Internal Revenue Code allows an increase of tax credits for a bond financed project when the increase is determined necessary as demonstrated through the submission of the cost certification package;

WHEREAS, 10 TAC §10.401(d) requires approval by the Board if an increase to the amount of tax credits exceeds 120% of the amount of credit reflected in the Determination Notice; and

WHEREAS, a review of the cost certification package submitted by the Development Owner supports the need for the additional tax credits requested, and staff has determined that the increase is necessary for the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the housing tax credit increase for Vintage Ranch requested by the Development Owner is approved as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Vintage Ranch received a 4% HTC award in 2022 for the construction of 207 units for the general population in Argyle, Denton County. On July 15, 2022, a Determination Notice was issued with an approved annual tax credit amount of $2,425,895. The residential buildings in the Development placed in service between January 23, 2025, and June 17, 2025, and the cost certification documentation is currently under review by the Department.

During the review of the cost certification, Jason Trevino, the representative for the Development Owner, requested an annual tax credit award to $3,200,458, and this amount represents an increase of $774,563 (31.93%) from the amount reflected in the Determination Notice. The representative for the Development Owner explained that the Development incurred increased costs during construction.

A comparison of the development costs from the time of the Application, in 2022, to Cost Certification indicates that total development costs increased approximately $14,562,809 (26.31%), from $55,348,328 to $69,911,137. The Owner representative indicated that direct construction costs were underestimated at the time of Application, as they did not have actual construction bids at that time. Additionally, there were several change orders and material price escalations, which also increased the direct construction costs. Per request of the City of Denton (City), the building plans were changed to modify the building exteriors from siding to stucco in several areas. Additional cost increases included: a gazebo replacement, drywall plan changes, gas plan changes, and additional light poles throughout the property. Subcontractor price increases for paving, site concrete, and drywall added to increases in construction costs. After permits were received, the City changed easements on the project from private to public, which required new easement agreements and halted any work until all revised easements were executed. Rain and storms caused delays in several aspects of development such as the foundation pouring and sitework phases. Construction delays resulted in an increase to financing costs, such as construction interest and financing fees, and general conditions and overhead costs also increased due to the lengthened construction schedule. The developer fee also increased and is within the limits in the Department's underwriting rules.

Staff's analysis of this transaction at cost certification has concluded that the Development supports an annual tax credit allocation of $3,200,458, and that the requested increase is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the credit period. This results in a 31.93% increase from $2,425,895, the original annual HTC amount in the Determination Notice. In accordance with 10 TAC §10.401(d), Board approval is required because the requested tax credit amount exceeds 120% of the HTC amount reflected in the Determination Notice. The Development Owner will be required to submit the Tax-Exempt Bond Credit Increase Request Fee required in 10 TAC §11.901(8) for the increase to the HTC amount prior to issuance of Forms 8609. Additionally, all required pending documentation for the cost certification review must be provided for the issuance of 8609s.

Staff recommends approval of the increase in the tax credit award as presented herein.

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UNIT MIX/RENT SCHEDULE

Vintage Ranch, Denton, # 22453

LOCATION DATA	
CITY:	Argyle
COUNTY:	Denton
PROGRAM REGION:	3

UNIT DISTRIBUTION					
# Beds	# Units	% Total		Income	# Units
Eff				20%	0
1	24	11.6%		30%	0
2	87	42.0%		40%	0
3	81	39.1%		50%	0
4	15	7.2%		60%	207
TOTAL	207	100.0%		70%	0
				80%	0
				MR	0
				TOTAL	207
				Average Income:	60.00%

Applicable Programs
4% Housing Tax Credits

PRO FORMA ASSUMPTIONS	
REVENUE GROWTH:	2.00%
EXPENSE GROWTH:	3.00%
HIGH COST ADJUSTMENT:	130%
APPLICABLE FRACTION:	100.00%
APP % - ACQUISITION:	
APP % - CONSTRUCTION:	4.00%
AVERAGE SF	1,233

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		Unit Mix				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS					TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Tenant Pd UA's (Verified)	Max Net Program Rent	Delta to Max Program	Rent per NRA	Net Rent per Unit		Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent per NRA	Delta to Max Program	Market Rent	Rent per NRA	TDHCA Savings to Market
TC60%	$1,320	24	1	1	866	$1,320	$72	$1,248	($78)	$1.35	$1,170		$28,080	$29,952	$1,248	$1.44	$0		0.00	
TC60%	$1,584	87	2	2	1,089	$1,584	$80	$1,504	($205)	$1.19	$1,299		$113,013	$130,848	$1,504	$1.38	$0		0.00	
TC60%	$1,830	72	3	2	1,349	$1,830	$88	$1,742	($243)	$1.11	$1,499		$107,928	$125,424	$1,742	$1.29	$0		0.00	
TC60%	$1,830	9	3	2	1,525	$1,830	$88	$1,742	($107)	$1.07	$1,635		$14,715	$15,678	$1,742	$1.14	$0		0.00	
TC60%	$2,041	15	4	2	1,919	$2,041	$96	$1,945	($121)	$0.95	$1,824		$27,360	$29,175	$1,945	$1.01	$0		0.00	
TOTALS / AVERAGE		207			255,165				($193)	$1.14	$1,406		$291,096	$331,077	$1,599	$1.30	$0	$0	$0.00	($1,599)
ANNUAL POTENTIAL GROSS RENT:													$3,493,152	$3,972,924						

PRO FORMA ANALYSIS & DEVELOPMENT COSTS

					TDHCA CC	TDHCA -Prior	% DIFF	APP - Orig	Owner CC	$ DIFF			
POTENTIAL GROSS RENT					$3,972,924	$2,965,932	-12%	$2,965,932	$3,493,152	($479,772)			
Secondary Income		Per Unit/Month	$20.00		$49,680	$49,680	-49%	$49,680	$25,200	($24,480)	$10.14	Per Unit Per Month	
Other Income:	W/D						#DIV/0!	$0	$18,000	$18,000	$7.25	Per Unit Per Month	
Other Income:	Late, Pet & application Fees						#DIV/0!	$0	$49,680	$49,680	$20.00	Per Unit Per Month	
POTENTIAL GROSS INCOME					$4,022,604	$3,015,612	-11%	$3,015,612	$3,586,032	($436,572)			
Vacancy & Collection Loss		% of PGI	-7.5%		($301,695)	(226,171)	-11%	(226,171)	(268,952)	$32,743	-7.5%	% of PGI	
EO/Non-Rental Units/Concessions					$0	-	#DIV/0!	-	-	$0			
EFFECTIVE GROSS INCOME					$3,720,909	$2,789,441	-10.85%	$2,789,441	$3,317,080	($403,829)			
EXPENSES		% of EGI	Per Unit	Per SF							Per SF	Per Unit	% of EGI
General & Administrative		3.31%	$594	$0.48	$123,030	$84,767	3%	$84,767	$127,283	$4,253	$0.50	$615	3.84%
Management		3.00%	$539	$0.44	$111,627	$69,736	-11%	$69,736	$99,512	($12,115)	$0.39	$481	3.00%
Payroll & Payroll Tax		8.43%	$1,515	$1.23	$313,509	$258,750	30%	$258,750	$408,000	$94,491	$1.60	$1,971	12.30%
Repairs & Maintenance		4.89%	$879	$0.71	$181,925	$144,900	-10%	$144,900	$162,900	($19,025)	$0.64	$787	4.91%
Electric/Gas		1.45%	$261	$0.21	$53,981	$54,575	-13%	$54,575	$47,193	($6,788)	$0.18	$228	1.42%
Water, Sewer, & Trash		4.93%	$886	$0.72	$183,470	$95,500	-44%	$95,500	$103,100	($80,370)	$0.40	$498	3.11%
Property Insurance		2.23%	$400	$0.32	$82,801	$82,800	0%	$82,800	$82,801	$0	$0.32	$400	2.50%
Property Tax	0% 0.00	0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Reserve for Replacements		1.67%	$300	$0.24	$62,100	$51,750	0%	$51,750	$62,100	$0	$0.24	$300	1.87%
Cable TV		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0.00	$0	0.00%
Supportive service contract fees		0.65%	$116	$0.09	$24,000	$8,280	0%	$8,280	$24,000	$0	$0.09	$116	0.72%
TDHCA Compliance fees		0.22%	$40	$0.03	$8,280	$8,280	0%	$8,280	$8,280	$0	$0.03	$40	0.25%
TDHCA Bond Administration Fees (TDHCA as Bond I		0.00%	$0	$0.00	$0	$4,500	#DIV/0!	$4,500	$0	$0	$0.00	$0	0.00%
Security		0.46%	$82	$0.07	$17,009	$10,350	0%	$10,350	$16,937	($72)	$0.07	$82	0.51%
Other		0.40%	$72	$0.06	$14,850	$0	0%	$0	$14,850	$0	$0.06	$72	0.45%
TOTAL EXPENSES		31.62%	$5,684	$4.61	$1,176,583	$874,188	-1.7%	$874,188	$1,156,956	($19,627)	$4.53	$5,589	34.88%
NET OPERATING INCOME		68.38%	$12,291	$9.97	$2,544,326	$1,915,253	-15.1%	$1,915,253	$2,160,124	($384,202)	$8.47	$10,435	65.12%
DEBT													
First Lien: Bond issuer Legacy Denton PFC, INC, Bond Holder Key Bank					$1,840,641	$1,604,970	0%	$1,654,960	$1,840,641	$0			
TOTAL DEBT SERVICE					$1,840,641	$1,604,970	0%	$1,654,960	$1,840,641	$0			
NET CASH FLOW					$703,685	$310,283	-55%	$260,293	$319,483	($384,202)			
AGGREGATE DEBT COVERAGE RATIO					1.38	1.19		1.16	1.17				
RECOMMENDED DEBT COVERAGE RATIO					1.38								
CONSTRUCTION COST		% of TOTAL	Per Unit	Per SF	TDHCA CC	TDHCA -Prior		APP - Orig	Owner CC		Per SF	Per Unit	% of TOTAL
Land Acquisition		4.55%	$15,338	$12.44	$3,175,000	$3,100,000	0%	$3,100,000	$3,175,000	$0	$12	$15,338	4.54%
Building Acquisition		0.00%	$0	$0.00	$0	$0	#DIV/0!	$0	$0	$0	$0	$0	0.00%
Closing costs & acq. legal fees		0.00%	$0	$0.00	$0	$75,000	#DIV/0!	$75,000	$0	$0	$0	$0	0.00%
Off-Sites		1.18%	$3,968	$3.22	$821,448	$0	0%	$0	$821,448	$0	$3	$3,968	1.17%
Sitework		10.75%	$36,220	$29.38	$7,497,505	$3,105,000	0%	$3,105,000	$7,497,506	$1	$29	$36,220	10.72%
Site Amenities						$425,000		$425,000					
Other Construction Cost						$0	#DIV/0!	$0		$0			
Building Costs		38.47%	$129,631	$105.16	$26,833,606	$24,991,000	0%	$24,991,000	$26,833,605	($1)	$105	$129,631	38.38%
Contingency						$1,601,472	#DIV/0!	$1,601,472		$0			
Contractor's Fees		7.06%	$23,775	$19.29	$4,921,358	$3,933,440	3%	$3,933,440	$5,085,868	$164,510	$20	$24,569	7.27%
Indirect Construction		7.77%	$26,192	$21.25	$5,421,827	$4,844,349	0%	$4,844,349	$5,421,827	$0	$21	$26,192	7.76%
Developer's Fees	13.43%	10.45%	$35,212	$28.57	$7,288,971	$6,085,022	0%	$6,085,022	$7,288,971	$0	$29	$35,212	10.43%
Financing		18.38%	$61,935	$50.24	$12,820,604	$6,160,496	0%	$6,160,496	$12,820,604	$0	$50	$61,935	18.34%
Reserves		1.39%	$4,668	$3.79	$966,308	$1,027,549	0%	$1,027,549	$966,308	$0	$4	$4,668	1.38%
TOTAL COST		100%	$336,940	$273	$69,746,627	$55,348,328	0%	$55,348,328	$69,911,137	$164,510	$274	$337,735	100%
Construction Cost Recap		**50.40%**	**$169,819**	**$137.76**	**$35,152,559**				**$35,152,559**		**$137.76**	**$169,819**	**50.28%**
SOURCES OF FUNDS										% TDC	RECOMMENDED		
First Lien: Bond issuer Legacy Denton PFC, INC, Bon		46%	$153,671	$125	$31,810,000	$29,000,000	-10%	$29,000,000	$31,810,000	46%	$31,810,000	Developer Fee Available	
Other:		0%	$0	$0	$0	$0	#DIV/0!	$0	$0	0%	0	$7,288,971	
HTC Equity: U.S. Bancorp Community Developmen		42%	$140,668	$114	$29,118,341	$22,071,232	-22%	$22,071,232	$26,902,192	42%	29,118,341	% of Dev. Fee Deferred	
DHA Vintage Ranch GP, LLC		0%	$0	$0	$50	$0	#DIV/0!	$0	$50	0%	50	59%	
LDG Vintage Ranch SLP, LLC		0%	$0	$0	$50	$0	#DIV/0!	$0	$50	0%	50		
Truist Securities	Bond Interest Income	6%	$21,691	$18	$4,490,004	$0	#DIV/0!	$0	$4,490,004	6%	4,490,004		
Deferred Developer Fee: LDG Multifamily LLC		6%	$20,909	$17	$4,328,182	$4,277,096	-57%	$4,277,095	$6,708,841	6%	4,328,182		
Additional (Excess) Funds Req'd		0%	$0	$0	$0	$0	#DIV/0!	$1	$0	0%	0	15-Yr Cumulative Cash Flow	
TOTAL SOURCES					$69,746,627	$55,348,328	-26%	$55,348,328	$69,911,137	100%	$69,746,627	$15,000,182	

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Vintage Ranch, Denton, # 22453

PROPOSED PAYMENT COMPUTATION

First Lien: Bond issuer Legacy Denton PFC, INC, Bond Holder K	$31,810,000	Amort	480
Int Rate	5.00%	DCR	1.38

Other:	$0	Amort	0
Int Rate	0.00%	DCR	1.38

RECOMMENDED FINANCING STRUCTURE: TDHCA NOI

First Lien: Bond issuer Legacy Denton PFC, INC, Bond Holder Key Bank	$1,840,641
Other:	0
TOTAL DEBT SERVICE	**$1,840,641**

First Lien: Bond issuer Legacy Denton PFC, INC, Bond Holder K	$31,810,000	Amort	480
Int Rate	5.00%	DCR	1.38

Other:	$0	Amort	0
Int Rate	0.00%	Aggregate DCR	1.38

LONG TERM OPERATING PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
EFFECTIVE GROSS INCOME	$3,720,909	$3,795,327	$3,871,233	$3,948,658	$4,027,631	$4,446,830	$4,909,660	$5,420,661	$5,984,848	$6,607,756	$7,295,497	$8,054,818
LESS: TOTAL EXPENSES	1,176,583	1,210,764	1,245,948	1,282,165	$1,319,446	1,522,930	$1,758,130	2,030,026	2,344,380	2,707,870	3,128,222	3,614,387
NET OPERATING INCOME	**$2,544,326**	**$2,584,563**	**$2,625,285**	**$2,666,493**	**$2,708,186**	**$2,923,900**	**$3,151,530**	**$3,390,636**	**$3,640,468**	**$3,899,886**	**$4,167,274**	**$4,440,431**
LESS: DEBT SERVICE	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641	1,840,641
NET CASH FLOW	**$703,685**	**$743,922**	**$784,644**	**$825,852**	**$867,545**	**$1,083,259**	**$1,310,889**	**$1,549,995**	**$1,799,827**	**$2,059,245**	**$2,326,633**	**$2,599,790**
CUMULATIVE NET CASH FLOW	$703,685	$1,447,607	$2,232,252	$3,058,104	$3,925,648	$8,905,696	$15,000,182	$22,267,478	$30,762,854	$40,536,694	$51,632,290	$64,083,144
DEFERRED DEVELOPER FEE BALANCE	$3,624,497	$2,880,575	$2,095,930	$1,270,078	$402,534	$0	$0	$0	$0	$0	$0	$0
DCR ON UNDERWRITTEN DEBT (Must-Pay)	1.38	1.40	1.43	1.45	1.47	1.59	1.71	1.84	1.98	2.12	2.26	2.41
EXPENSE/EGI RATIO	31.62%	31.90%	32.18%	32.47%	32.76%	34.25%	35.81%	37.45%	39.17%	40.98%	42.88%	44.87%

HTC ALLOCATION ANALYSIS - Vintage Ranch, Denton, # 22453

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
Acquisition Cost				
Purchase of land	$3,175,000	$3,175,000		
Purchase of buildings	$0	$0		
Closing costs & Acq. Legal Fees	$0	$0		
Off-Site Improvements	$821,448	$821,448	$821,448	$821,448
Sitework	$7,497,506	$7,497,505	$7,497,506	$7,497,505
Building Costs	$26,833,605	$26,833,606	$26,740,877	$26,740,878
Contingency	$0	$0		
Contractor's Fees	$5,085,868	$4,921,358	$4,908,376	$4,908,376
Indirect Construction	$5,421,827	$5,421,827	$5,384,760	$5,384,760
Interim Financing	$12,820,604	$12,820,604	$8,905,322	$8,905,322
Developer Fees				
Developer Fees	$7,288,971	$7,288,971	$7,288,971	$7,288,971
Development Reserves	$966,308	$966,308		
TOTAL DEVELOPMENT COSTS	$69,911,137	$69,746,627	$61,547,260	$61,547,260
TOTAL ELIGIBLE BASIS			$61,547,260	$61,547,260
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			$80,011,438	$80,011,438
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			$80,011,438	$80,011,438
Applicable Percentage			4.00%	4.00%
TOTAL AMOUNT OF TAX CREDITS			$3,200,458	$3,200,458

Syndication Rate	**0.9098**	**$29,118,337**	**$29,118,337**
Total Tax Credits (Eligible Basis Method)		**$3,200,458**	**$3,200,458**
Syndication Proceeds		**$29,118,337**	**$29,118,337**
Requested Tax Credits		**$3,200,458**	
Syndication Proceeds		**$29,118,341**	
Gap of Syndication Proceeds Needed		**$33,446,523**	
Total Tax Credits (Gap Method)		**$3,676,178**	
Recommended Tax Credits		**3,200,458**	
Syndication Proceeds		**$29,118,341**	

February 25, 2026

Rosalio Banuelos, Director of Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: Vintage Ranch #22453 – Request for Additional Tax Credits

Mr. Banuelos,

The Determination Notice issued on 7/15/2022 for the above referenced application reflected an Annual Tax Credit Amount of $2,425,895. The final Eligible Basis of $61,547,260 (adjusted $80,011,439) now calculates an Annual Tax Credit amount of $3,200,458 which is approximately 31.93% higher. These figures are supported by an Independent Auditor's Report which has been included in the Cost Certification Package. Per TDHCA rules any increase over 20% from the initial Tax Credit amount must be approved by the board. Therefore, LDG is formally requesting the additional credits due to unavoidable obstacles and increased costs during the construction of this development.

Below are some of the main reasons for the cost increases since the time of the initial application:

Construction Costs:

- Direct construction costs were underestimated at the time of application as we did not have actual construction bids at that time. Therefore, Building Costs and Site Work Costs had significant variances from the time of initial application. Additionally, there were several change orders and material price escalations which also increased the direct construction costs. These change orders are included within the Cost Cert package.
- Lumber/Trim had a significant price escalation during this timeframe.
- Per request of the City of Denton, the building plans were changed to modify the building exteriors from siding to stucco in several areas.
- Additional cost increases included: a gazebo replacement, drywall plan changes, gas plan changes, and additional light poles throughout the property.
- Subcontractor price increases for paving, site concrete, and drywall added to increases in construction costs.
- General Conditions and Overhead costs increased due to lengthened schedule/construction delays from issues described in the following paragraph:

Construction Delays:

- After permits were received the City changed easements on the project from private to public which required new easement agreements and halted any work until all revised easements were executed. (+6 months delay)
- Weather: Rain and storms attributed to delays in the construction during several aspects of development such as the foundation pouring and sitework phases. (+2 months)

Financing Costs:

- Construction delays caused an increase to financing costs such as construction interest and financing fees.

Developer Fees:

- Developer fees are calculated at 15% of the project's eligible costs and this increase is a direct result of the increases detailed above.

Please let us know if you need any further information to process this request.

Sincerely,

Jason Trevino

Jason Trevino
Owner Representative
LDG Development, LLC
512-578-8488

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1363 **Agenda Date:** 3/6/2026 **Agenda #:** 9.

Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) and (N) for Roosevelt Lofts (HTC #23210)

RECOMMENDED ACTION

WHEREAS, Roosevelt Lofts (the Development) received a 9% Housing Tax Credit (HTC) award in 2023 for the adaptive reuse of 25 low-income units for the elderly in San Angelo, Tom Green County;

WHEREAS, OPG Roosevelt Lofts Partners, LLC (the Development Owner or Owner) is requesting a waiver for 10 TAC §11.101(b)(4)(D) and (N), which are the requirements for screens on all operable windows and the requirement for Energy Star® or equivalently rated windows as Mandatory Development Amenities, for the one-building historic Development;

WHEREAS, the waiver request is because the Development also received tax credits through the Texas Historic Preservation Tax Credit program and the Federal Rehabilitation Tax Credit program, which required the Texas Historical Commission and the National Park Service to approve the replacement windows installed in the building, and these entities determined that the original building would not have had window screens and that the best acceptable windows that are the closest match to the original windows have a clear glazing which does not meet Energy Star® rating requirements;

WHEREAS, 10 TAC §11.101(b)(4) states that the Board may waive one or more of the requirements of the paragraph for Developments that include Historic Tax Credits, with evidence that the amenity has not been approved by the Texas Historical Commission or the National Park Service, as applicable;

WHEREAS, the Owner provided a letter dated January 6, 2026, from the Texas Historical Commission citing that the Development was subject to the Secretary of the Interior's Standards for Rehabilitation and does not recommend window screens for the historic building and supports the waiver request; and

WHEREAS, the requested waivers do not negatively affect the Development, impact the viability of the transaction, impact Tex. Gov't Code §§2306.001, 2306.002, and 2306.6701, or affect the amount of the tax credits awarded;

NOW, therefore, it is hereby

RESOLVED, that the waiver requests for window screens and for Energy Star® or equivalently

rated windows are approved for Roosevelt Lofts as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Roosevelt Lofts received a 9% Housing Tax Credit award in 2023 for the adaptive reuse of 25 low-income units for the elderly in San Angelo, Tom Green County. All units in the Development are located in one building, which is listed in the National Register of Historic Places. Rehabilitation for adaptive reuse as multifamily housing of the historic former hotel building has been completed, and the Development was placed in service July 31, 2025.

In a letter dated January 15, 2026, Meredith Edwards, representative for the Owner, requested a waiver of 10 TAC §11.101(b)(4)(D) and (N), which require screens on all operable windows and Energy Star® or equivalently rated windows as mandatory amenities for adaptive reuse developments.

The Development also received tax credits through the Texas Historic Preservation Tax Credit program and the Federal Rehabilitation Tax Credit program, which required the Texas Historical Commission and the National Park Service to approve the replacement windows installed in the building, and these entities determined that the original building would not have had window screens, and that the best acceptable windows that are the closest match to the original windows were Pella Reserves Traditional Single-Hung (all wood) windows, which are now installed. In addition to lacking screens, these windows have a clear glazing, which does not meet Energy Star® rating requirements.

The Owner requests waiver of the requirements for window screens and for Energy Star® or equivalently rated windows for the historic Development. The Owner provided a letter dated January 6, 2026, from the Texas Historical Commission that supports the waiver request. This letter states that the building was constructed in 1929 as the Rainbow Hotel, subsequently operated as the Roosevelt Hotel, and served as an anchor for the north side of downtown San Angelo for many decades. It was concluded that window screens and highly glazed Energy Star® type windows were not historically present and would detract from the historical character of the building. The letter from the Texas Historical Commission states that changes to the windows at this point would damage the character of the building and would not meet the Secretary of the Interior's Standards for Rehabilitation, thereby threatening the Development's compliance with the tax credit programs and potentially triggering recapture of the federal tax credit already earned for the entire Development.

Staff recommends approval of the waiver requests for window screens and for Energy Star® or equivalently rated windows as presented herein. If this waiver is approved, the Land Use Restriction Agreement for the Development will be amended to remove the requirement for these amenities.

January 15, 2026

Jonathan Chilson
Asset Management
TDHCA
P.O. BOX 13941
Austin, TX 78711-3941

Re: HTC 23210 Roosevelt Lofts Waiver/Amendment Request

Dear Mr. Chilson,

This letter concerns a waiver/amendment request for HTC 23210 Roosevelt Lofts. Roosevelt Lofts is the adaptive reuse of a historic building in San Angelo. This amendment requests a waiver of the following sections of the 2023 QAP concerning Mandatory Development Amenities: Section 11.101(b)(4)(D) Screens on all operable windows and Section 11.101(b)(4)(N) Energy-Star or equivalently rated windows. An amendment fee has been sent to TDHCA.

Waiver of Mandatory Window Requirements
Originally constructed in 1929, the development was certified to receive tax credits under the Texas Historic Preservation Tax Credit program and the Federal Rehabilitation Tax Credit program. To comply with historic requirements, the renovation of the building was required to be reflective of the historic character of the building, including the installation of replacement windows.

The Texas Historical Commission and National Park Service were required to approve the replacement windows installed in the building. It was determined that the original building would not have window screens and that the windows would have had very clear glazing. The closest match found to the original windows was the Pella Reserves Traditional Single-Hung (All Wood) window, which was approved and installed in the building. However, these windows do not include screens, and they have a clear glazing that does not meet Energy Star rating requirements.

Per Section11.101(b)(4) of the QAP, "The Board may waive one or more of the requirements of this paragraph for Developments that will include Historic Tax Credits, with evidence submitted with the request for amendment that the amenity has not been approved by the Texas Historical Commission or National Park Service, as applicable." The attached letter from the Texas Historical Commission describes the historical characteristics of the windows in the building and confirms that window screens and Energy Star rated windows were not approved to be installed at the development.

Explanation and Good Cause for the Amendment Request
The good cause for this change is to comply with historic requirements. It was unknown at the time of application that the use of window screens and Energy Star rated windows would not be approved by the Texas Historical Commission and National Park Service. This change

is necessary to maintain compliance with, and retain the benefits from, the historic tax credits. The use of these windows did not significantly impact costs.

LURA Amendment after Application Amendment

As outlined in the *Post Award Activities Manual* Updated August 2024, "There may be situations when the approval of an application amendment requires a LURA amendment as well." The LURA for this development includes a list of Mandatory Development Amenities in Addendum D that lists Screens and Energy Star windows. Per the *Post Award Activities Manual*, we understand that after the Application amendment is approved by the Board or Executive Director, the Asset Manager will begin the process of drafting the LURA amendment as approved.

Thank you for your attention and please contact me with any questions.

Regards,



Meredith Edwards
(303) 513-0544

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

P.O. Box 12276
Austin, Texas 78711-2276
512-463-6100
thc.texas.gov

January 6, 2026

Attention: Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Subject: Roosevelt Hotel
50 N. Chadbourne Street, San Angelo, Tom Green County

The above historic building was built in 1929 as the Rainbow Hotel, subsequently operated as the Roosevelt Hotel. This 97-year-old building operated as an anchor on the north side of downtown San Angelo for many decades, and has secured individual designation in the National Register of Historic Places. This three-story brick building was saved from destruction through this project; although heavily deteriorated, the building still retained its original design and historic significance, showing unique features such as a sculpted Mission-style front parapet and a rebuilt historic rooftop sign.

A major rehabilitation project to repair this building and convert it to housing was recently completed. The work was certified to receive tax credits under the Texas Historic Preservation Tax Credit program and the Federal Rehabilitation Tax Credit program late last year, based on successful completion of construction in compliance with program requirements. Both of these programs require projects to meet the Secretary of the Interior's *Standards for Rehabilitation (Standards)*, an analysis that was completed during construction. The TDHCA requirements for insect screens (line item 44) as well as Energy Star ratings for window units (line item 63) are of concern to our office.

In approving proposed replacement windows under the Standards for Rehabilitation, replacement windows are required to be reflective of the historic character of the building. Details and specifications of the proposed windows were carefully reviewed by our office and the National Park Service for compliance with the Standards, and the resulting window assemblies were approved, ordered, and installed, and the full project was certified. Changes to the windows at this point would damage the character of the building and would not meet the Secretary of the Interior's *Standards*, therefore threatening the project's compliance with the tax credit programs and potentially triggering recapture of the federal tax credit already earned for the entire project.

> Window Screens: We have studied historic photographs depicting the hotel over time, and have concluded that there were no window screens historically present on the building. Therefore, our office's opinion is that installation of window screens would be incompatible with the character of the building.
>
> Energy Star Rating: Priorities for approval of replacement windows under the Standards include 1) appropriate proportions, profiles, and materials of the window frames, in order to be as close as possible to historic designs, and 2) very clear glazing (Visible Light Transmittance in excess of 70% and Visible Light Reflectance under 11%). These window requirements for the tax credit program were not achievable in an Energy Star rated product.

In summation, our office does approve window screens nor Energy Star windows for this historic building, and we support the applicant in their request that TDHCA waive these requirements for this project.

Sincerely,

Valerie Magolan
Tax Credit Program Coordinator, Division of Architecture, Texas Historical Commission
512-463-3857 | valerie.magolan@thc.texas.gov

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1335 **Agenda Date:** 3/6/2026 **Agenda #:** 10.

Presentation, discussion, and possible action on the Section 8 Program 2027 Streamlined Annual Public Housing Agency (PHA) Plan for the Housing Choice Voucher Program.

RECOMMENDED ACTION

WHEREAS, the Texas Department of Housing and Community Affairs (the Department) Department operates as a PHA; and

WHEREAS, 42 U.S.C §1437(c-1) (a) and (b) require PHAs to submit both a 5-Year Plan and an annual PHA Plan that have been made available for public comment;

Now, therefore, it is hereby

RESOLVED, that the Department's 2027 Annual PHA Plan is hereby approved in the form presented to this meeting to be made available for public comment;

FURTHER RESOLVED, that if there are not substantive public comments received requiring reconsideration of the plan, staff is authorized and directed to file the plan as final with the U.S. Department of Housing and Urban Development (HUD) with no further Board review; and

FURTHER RESOLVED, that if there are material public comments, staff is directed to bring the plan, with such comments and any recommended revisions, back to this Board for final consideration.

BACKGROUND

Section 511 of the Quality Housing and Work Responsibility Act of 1998 created the requirement for submission of PHA plans. The PHA Plan is a brief guide to PHA policies, programs, and strategies for meeting local housing needs and goals for the upcoming fiscal year. The Annual Plan, which is prepared and submitted to HUD every year, provides information about program operations and services for the upcoming fiscal year.

The 2027 Annual Plan will not be adopting any additional preferences for Project Access or the Housing Choice Voucher Section 8 Program. The plan does amend the activities to include the possible award of Project Based VASH Vouchers (PBVs) from the existing pool of available VASH vouchers, or new vouchers if awarded. These PBVs would be awarded to existing multifamily developments financed in whole or in part with TDHCA resources within the existing VASH service area, including Kerr and Galveston counties. These limitations ensure that the housing units are required to comply with TDHCA standards for rental compliance in addition to the requirements of the VASH Program, ensuring quality of units. The plan reaffirms the Department's continuing commitment to:

- Expand housing opportunities by assessing the potential for administering specialized voucher programs.
- Increase Assisted Housing Choices.
- Strengthen Housing Stability and Retention.
- Foster Strong and Resilient Community Partnership.
- Enhance Program Integrity and Compliance.
- Improve Administrative Efficiency.
- Prepare for the Transition to NSPIRE-V Standards.

To ensure public participation, the Department will appoint annually a Resident Advisory Board, which will consist of all tenants with active Section 8 contracts, to review and comment on the proposed 2027 Annual Plan. The Plan will also be available at 221 East 11th Street, Austin, TX 78701, for review at the Department's Administrative Office on weekdays between 8:00 am and 5:00 pm Central Time; and the Department's website at: www.tdhca.texas.gov <http://www.tdhca.texas.gov>. Those who are not able to speak, read, write or understand the English language mat call (512) 475-3800 or toll free (800) 525-0657 to request translation assistance with documents, events or other information from the Texas Department of Housing and Community Affairs.

Upon Board approval, the Department will publish a notice 45 days prior to scheduling a public hearing to receive public comment on the Plan, and details will be provided on the Department's Public Comment Center at <https://www.tdhca.texas.gov/tdhca-public-comment-center>. If there are no substantive comments, the Plan will be submitted as approved today to HUD. If substantive comments are received, the Plan will be resubmitted to the Board for final approval.

Streamlined Annual PHA Plan *(HCV Only PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	**PHA Name**: Texas Department of Housing and Community Affairs **PHA Code**: TX901 **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 09/2026 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Housing Choice Vouchers (HCVs)** 2,506 **PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. The PHA Plan will be accessible to the public on TDHCA's Public Comment Center on its website at https://www.tdhca.texas.gov/tdhca-public-comment-center. Each member of the Resident Advisory Board will be notified via email of the publication of the PHA Plan, as well as the process for providing comment via email. The RAB is comprised of the Head of Household for every family assisted under TDHCA's Section 8 Program. In addition, the PHA Plan will be made available upon request in hard copy format at TDHCA headquarters. The PHA Plan will be published on or before March 20, 2026 in the Texas Register. A public hearing will be held at TDHCA Headquarters on May 5, 2026 at 2:00 PM CDT.

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y	N	
☑	☐	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☐	☑	Rent Determination.
☐	☑	Operation and Management.
☐	☑	Informal Review and Hearing Procedures.
☐	☑	Homeownership Programs.
☐	☑	Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Housing Need Analysis- Section 8
When analyzing local housing markets and developing strategies for meeting housing challenges, HUD suggests the consideration of several factors. These factors include how much a household spends on housing costs, the physical condition of housing and whether the household is overcrowded.
An excess cost burden is identified when a household pays more than 30 percent of its gross income for housing costs. When so much is spent on housing, other basic household needs may suffer.
The measure of physical inadequacy is the number of units lacking complete kitchen and/ or plumbing facilities. While this is not a complete measure of physical inadequacy, the lack of plumbing and/ or kitchen facilities can serve as a strong indication of one type of housing inadequacy.
Overcrowded housing conditions may occur when a residence accommodates more than one person per each room in the dwelling. Overcrowding may indicate a general lack of affordable housing in a community where households have been forced to share space, either because other housing units are not available or because the units are too expensive.
The following table estimates the number of low-income households with housing needs for the 34 counties that comprise TDHCAs Section 8 service area.

Housing Needs for Section 8 :
2020-2024 5-Year ACS Data
Population: 4,643,835
Number of Individual in Poverty: 512,185
Number of Overcrowded Households: 31,897
Number of Renter Cost Burdened Households: 228,805

2018-2022 HUD CHAS
Total Households in Substandard Housing: 6,883

The TDHCA waiting list currently consists of approximately 701 applications. This figure represents a consolidated total from several statewide jurisdictional waiting lists in additional to the Project Access waiting lists.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☑	☐	Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

TDHCA intends to review its portfolio of HUD-VASH vouchers for potential conversion to PBVs. Currently, TDHCA administers 20 of its 80 HUD-VASH PBVs in Kerr County, demonstrating consistency with the PHA Plan.

TDHCA anticipates soliciting proposals from owners of existing TDHCA financed properties in its HUD-VASH service area, including Galveston and Kerr Counties. The total HUD-VASH PBVs that may be awarded would not exceed available HUD-VASH vouchers, and would be limited to 20 vouchers total, depending on availably of HUD-VASH vouchers in the service area.

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

Expanding Supply of Affordable Units [24 CFR 982.503]
The Department will expand the supply of affordable units by adopting payment standards particularly SAFMR based standards that increase access to units across a broader range of neighborhoods. This strategy enhances leasing success, supports mobility, and widens the range of available housing options for voucher holders. The Department has implemented all required payment standard activities, including adopting an annual schedule, establishing standards for each bedroom size, and applying HUD's formula for units larger than four bedrooms. Payment standards were set within HUD's allowable ranges 90% to 110% of FMR/SAFMR and up to 120% for VASH and EHV and SAFMRs were applied in all required areas. Where SAFMRs are unavailable, the Department applied 100% of the FMR. For units located in other PHA jurisdictions, the Department aligns its payment standards with the receiving PHA or uses the closest allowable standard when a waiver is required. EHV payment standards were aligned with the HCV program to ensure consistency and long term mobility.

Increase Assisted Housing Choices
The Department will expand housing choice by providing mobility counseling during briefings and offering updated maps to help families make informed decisions about neighborhood opportunities. Program operations will continue to align with market conditions and other housing programs through the ongoing pilot of biennial inspections for units that have passed two consecutive inspections, while maintaining annual inspections for all other units and conducting random quality control reviews. The Department will strengthen landlord outreach and increase community engagement through stakeholder meetings focused on partnership development and expanding housing opportunities. To improve efficiency and maximize utilization, the Department will pilot a prescreening application entry system that matches applicants to appropriate programs and units based on eligibility criteria.

Strengthen Housing Stability and Retention
The Department will promote long term housing stability by implementing strategies that reduce preventable terminations and support families in maintaining their assistance. Early intervention protocols will identify households at risk due to income changes, HQS deficiencies, missed deadlines, or landlord disputes, allowing staff to provide targeted support before issues escalate. Communication tools including text reminders, automated notices, online portals, and accessible self service options will ensure families receive timely information about inspections, reexaminations, and required documentation. Staff will continue offering individualized guidance, referrals to community resources, conflict resolution assistance, and coaching on program responsibilities to strengthen retention and promote successful tenancy.

Fostering Strong and Resilient Community Partnership
The Department will expand voucher access through partnerships with agencies such as Veterans Affairs, the Department of Family and Protective Services, and other referral organizations responsible for identifying eligible families and youth. Through the Money Follows the Person Program, the Department collaborates with Health and Human Services, Centers for Independent Living, and Affordable Housing Programs to ensure accessible housing options for individuals with diverse disabilities. The Department also works closely with referring agencies to maintain full lease up of the Near Elderly Disabled and Mainstream Voucher programs, supporting increased utilization and long term housing stability.

Enhance Program Integrity and Compliance
The Department will strengthen program integrity by ensuring full adherence to HOTMA, HQS, and all HUD regulatory requirements. This includes implementing rigorous quality control measures, conducting periodic internal audits, and maintaining detailed oversight of eligibility, rent calculations, and inspection processes. The Department will invest in ongoing staff training to reinforce regulatory accuracy, promote consistent application of policies, and support continuous improvement. These efforts enhance accountability, reduce errors, and ensure transparent, compliant program operations aligned with HUD expectations.

Improve Administrative Efficiency
The Department will continue improving administrative efficiency through technology upgrades that streamline operations and enhance the customer experience. This includes expanding online applications, prescreening tools, and digital document management to reduce processing time and improve accuracy. Over the past year, the Department successfully transitioned from its previous database to a more robust platform, resulting in faster data processing, improved reporting capabilities, and greater reliability for staff and partners. Building on this progress, the Department will refine workflows, strengthen automation, and integrate additional system features that support timely eligibility determinations, efficient case management, and improved communication with applicants, participants, and landlords.

Prepare for the Transition to NSPIRE V Standards
The Department will proactively prepare for HUD's transition from HQS to NSPIRE V, despite HUD's decision to delay full implementation for the HCV program until 2027. During this extended transition period, the Department will continue conducting inspections under HQS while gradually integrating NSPIRE V principles to ensure a smooth conversion once HUD finalizes the effective date. Preparation efforts include updating inspection protocols, training staff on NSPIRE V's health and safety framework, and revising forms, workflows, and quality control processes. NSPIRE V introduces significant changes including new life threatening deficiency categories, expanded inspectable areas, updated fire safety standards, minimum heating requirements, clarified pest and mold criteria, and enhanced electrical and habitability requirements. By continue to prepare early, the Department will ensure a seamless transition in 2027 and strengthen the health and safety of all assisted units.

B.4	**Capital Improvements.** – Not Applicable
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y N N/A ☑ ☐ ☐ (b) If yes, please describe: TDHCA is audited as a part of the Statewide Single Audit Report for the State of Texas. While 32 findings were noted in 2024, these findings span 7,038 federal awards and over 81 billion dollars, and includes all agencies of the State of Texas, not just TDHCA. None of the 32 findings were related to the Section 8 Program. Two of the 32 findings were findings for TDHCA, and were both related to TDHCA's HOME Program. One finding was related to subrecipient monitoring, and one related to inspection of HOME funded rental housing.
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. This section will be completed after the comment period expires.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attached for review
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. Attached for review
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements. This section will be completed after the comment period expires.

Instructions for Preparation of Form HUD-50075-HCVAnnual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs**. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r).)

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq*., 24 CFR 903.7(o)(1), and 24 CFR 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan *(All PHAs)*

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Bobby Wilkinson, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal year 2027 of the Texas Department of Housing and Community Affairs is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

The State of Texas
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with Sections NA-35 and MA-35 of the 2025-2029 State of Texas Consolidated Plan (Con Plan). TDHCA requires that all units of housing financed through activities outlined in the Con Plan are made available to Section 8 Voucher Holders in accordance with Section 50, Strategic Plan of the Con Plan.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:	Title:
Bobby Wilkinson	Executive Director
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires: 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the___ 5-Year and/or___ Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
    i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Texas Department of Housing and Community Affairs	TX-901
PHA Name	PHA Number/HA Code

✓ Annual PHA Plan for Fiscal Year 2027

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: Bobby Wilkinson		Name Board Chairman: Leo Vasquez	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1333 **Agenda Date:** 3/6/2026 **Agenda #:** 11.

TDHCA Quarterly Status Report on Temporary Allocations - March 2026

BACKGROUND

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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TDHCA Quarterly Status Report on Temporary Allocations – March 2026

This report reflects one-time or temporary federally awarded allocations of funds, including those focused specifically on the Department's COVID-19 pandemic response. Programs previously funded, but now closed[1], are now reflected only in this front page grand total, but are no longer summarized in the following pages. Only programs that remain actively open or unclosed are reflected in the following pages. The totals on this page exclude funds that TDHCA already had in house that were then reprogrammed in the initial months of the pandemic.[2]

PERFORMANCE TO DATE ACROSS ALL OPEN AND CLOSED PROGRAMS

Cumulative Performance to Date Across All Programs Reported			
Total of All Funding	**Total Funds Obligated**	**Total Funds Spent**	**Total Served to Date[3]**
$4,644,098,826	**$4,486,761,101 (96.61%)**	**$4,351,471,963 (93.70%)**	**523,350 households 4,755,130 persons 1,190,206 meals[4] provided 394 units[5] committed**

1 *Closed programs reflected in these totals include LIHEAP (CARES, ARP and 2023 Continuing Resolution), LIHWAP, Housing Choice Voucher Administration and Additional MVP vouchers, ESG CARES, and CSBG CARES.*
2 These included ~$11M of HOME TBRA, ~$1.4M of CSBG Discretionary, and minimal amounts of HHSP; those activities assisted 2,612 households and 9,930 persons, not otherwise reflected in the totals above.
3 Based on reporting requirements, some programs report households and some report persons. Persons reported above do not comprise the members of the households reported, but are separate persons assisted.
4 Meals served through the HSS Program not otherwise reflected in either the count of households or persons served.
5 Units committed are from HOME-ARP and ERA Multifamily activities.

OPEN PROGRAMS

Program (Expend. Deadline)	*Brief Overview*	*Program Status*	*Served to Date*	*Total Program Funds*	*Funds Obligated**	*Funds Expended**
CDBG *(November 3, 2026)*	*Funded through the CARES Act via HUD. Funds were used for a variety of activities including rental assistance, mortgage payment assistance, assisting providers of persons with disabilities, and food expenses. Remaining activities are the Community Resiliency Program (CRP) and legal services for persons with disabilities.*	*Since last quarter, 2 contracts have closed out. The CRP now has 9 active contracts remaining with small rural communities for activities such as community/ senior/ health centers, and ambulances. There is 1 contract for Legal Services. Program is on target to expend all funds by the September 1, 2026 deadline.*	3,533,842 Persons	$141,846,258	$141,846,258 100%	$127,990,552 90.23%
Texas Rent Relief *(September 30, 2025)*	*Funded through the Consolidated Appropriations Act for ERA1 and the American Rescue Plan for ERA2, via Treasury, provided up to 18 months of rental and utility assistance. Households facing eviction were prioritized for processing. Total of all ERA received across ERA1, ERA2, and reallocations was $2,687,062,464. A portion of ERA funds were for Housing Stability Services (row below). $5.85M of ERA2 funds were for affordable rental housing, included in this row.*	*The program is now closed. Program closed to the public on July 7, 2023, with final payments to approved households issued on October 6, 2023.* *All ERA1 funds and all expended ERA2 funds were expended by their respective deadlines of December 29, 2022 and September 30, 2025.* *TDHCA submitted the ERA1 and ERA2 Final Reports on April 27, 2023 and January 27, 2026, respectively.*	324,146 House-holds 63 Units	$2,466,516,459	$2,466,516,459 100%	$2,465,299,213 99.95%
Housing Stability Services (HSS) *(September 30, 2025)*	*Programmed from the ERA funds noted on the row above, a portion of funds were authorized for housing stabilization. Program provided funds to local communities or nonprofits to help households maintain or obtain stable housing including legal services, outreach services, shelter services, community services, veterans services, and services offered at permanent supportive housing properties.*	*Under ERA1 funds, 28 contracts were completed. Under ERA 2 funds, 47 contracts were completed. Program expended all funds obligated to Subrecipients by the September 2025 deadline. The Final ERA2 closeout report was submitted on January 27, 2026.*	1,190,206 Meals 137,571 Households	$220,546,004	$220,546,004 100%	$220,516,676 99.99%

Program (Expend. Deadline)	Brief Overview	Program Status	Served to Date	Total Program Funds	Funds Obligated*	Funds Expended*
HOME ARP *(September 30, 2030)*	*Funded through ARPA via HUD, funds are to be used to the benefit of homeless, at risk of homelessness, those fleeing domestic violence, and populations with housing instability. Funds have been programmed for development of rental housing and non-congregate shelter, and operating costs/capacity building for nonprofit organizations.*	*Awarded $53.1 M to 12 rental developments. Of those 12 have closed loans. Awarded $3.97M in nonprofit capacity building/operating (NCO) for 3 contracts. Awarded $48.4 M for 1 Non-congregate shelter (NCS) and are in contract negotiations. NCS Invitation to Apply released for approx. $64M.*	331 Units	$ 133,474,575[6]	$69,469,237 52%	$48,116,823 36%
HAF *(September 30, 2026)*	*Funded through ARPA via Treasury, the bulk of funds helped households avoid displacement through payments for mortgage, utility, property taxes, insurance premiums and HOA fees. Approximately $16 million was also provided to local organizations to assist households in accessing HAF funds, to provide housing counseling services and to provide legal services; separate from the total households served with HAF, more than 9,100 households were served and 1,600 outreach events hosted.*	*Program closed to new applications October 10, 2023; final subrecipient contract was completed in June 2024.* *Final HAF Payments made as of April 15, 2025. HAF staff requested early closeout from Treasury in February 2026. Staff continues working on reconciliation, responding to a Treasury desk review, reporting, and closeout.*	58,536 households	$842,214,006	$842,214,006 100%	$840,661,286 99.81%
LIHEAP (IIJA) *(September 30, 2026)*	*Funded through the Infrastructure Investment and Jobs Act (IIJA), via USHHS, for home energy costs. Funds released in annual increments over 5 years. Estimated 5-Year total is $41.8 million. Funds are made available to each state as part of its annual LIHEAP allocation; the Department therefore handles these as part of our annual allocation.*	*For the first several annual allocations a statewide provider was utilized; their portal was closed September 2023. Remaining funds are now directed through the regular LIHEAP network of providers. Because funds are received annually, expenditures will be reflected slowly over 5 years. In early 2026 the final annual allocation was received.*	47,027 persons	$41,845,223	$41,845,223 100%	$29,026,481 69.37%
BIL WAP *(No deadline)*	Funded through the Bipartisan Infrastructure Law Weatherization Assistance Program of the IIJA, via Department of Energy, for home weatherization activities. While there is no deadline DOE has encouraged expenditure within 5 years.	*Allows for single family and multifamily weatherization of units through a network of existing providers. Efforts to also utilize a statewide vendor have been pursued, but as of yet are not successful. 50% of funds have been released to the state by DOE.*	2,115 units	$173,162,598	$72,887,396 42.09%	$26,908,054 15.54%

[6] This figure reflects reductions and additional allocations from HUD throughout the program.

Program (Expend. Deadline)	Brief Overview	Program Status	Served to Date	Total Program Funds	Funds Obligated*	Funds Expended*
Emergency Housing Vouchers (EHV) *(funds are projected to be fully utilized by December 31, 2026)*	*Funded through ARPA, via HUD, dedicates vouchers for emergency rental TDHCA was allocated 798 vouchers by HUD, with additional funds to provide services. Vouchers are for households who are: (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless.*	*Assistance was provided in the Balance of State Continuum of Care (COC), Heart of Texas Homeless Coalition area, and Tarrant County Homeless Coalition area. These partners are in the final stages and all vouchers have been issued. 953 vouchers were issued; some were declined, but more than 808 households have been housed.* *Per PIH Notice 2025-19, the Department is transitioning EHV voucher holders to the Department's regular HCV program, which is limited to our 34 county service area. EHV vouchers holders living outside the Department's HCV service area will only be eligible for HCV assistance if they choose to relocate to a county within the service area.* *In February 2026 TDHCA notified all EHV participants through our housing portal of this requirement and provided guidance on relocation options for those who wish to transition to the HCV Program. The Department is also offering a 180-day application window to allow families time to consider their options.*	808 households housed	$11,490,348	$ 25,990,920.88 226.20%	$ 25,996,220.88 226.24%

** Funds obligated and expended include funds used for administrative expenses. Funds expended are a percentage of total program funds.*

*** This grand total of TRR funds includes the Other Rental Assistance activities and excludes the HSS found on the following row.*

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1340 **Agenda Date:** 3/6/2026 **Agenda #:** 12.

Report on the Department's 1st Quarter Investment Report relating to funds held under Bond Trust Indentures

BACKGROUND

The Department's Investment Policy excludes funds invested under a bond trust indenture for the benefit of bond holders because the trustee for each trust indenture controls the authorized investments in accordance with the requirements of that indenture. Management of assets within an indenture is the responsibility of the Trustee. This internal management report is for informational purposes only and, while not required under the Public Funds Investment Act, it is consistent with the prescribed format and detail as required by the Public Funds Investment Act. It details the types of investments, maturity dates, carrying (face amount) values, and fair market values at the beginning and end of the quarter.

Overall, the portfolio carrying value increased approximately $198.8 million (see page 3), resulting in an end of quarter balance of $4,306,415,730.

The portfolio consists of those investments described in the attached Bond Trust Indentures Supplemental Management Report.

	Beginning Quarter	Ending Quarter
Mortgage Back Securities (MBS)	87%	86%
Guaranteed Investment Contracts / Investment Agreements	1%	1%
Repurchase Agreements (Cash Equivalents)	6%	7%
Account Control Agreements (Cash Equivalents)	0%	0%
Commercial Paper	0%	0%
Municipal Bonds	0%	0%
Treasury Backed Mutual Funds	4%	3%
Treasury Notes / Bonds / SLGs	3%	3%

The decrease in percentage of MBS is due to the repayment of mortgage principal on MBS. The increase of Repurchase Agreements is due to the issuance of residential mortgage revenue bonds, and the temporary reinvestment of mortgage repayments until funds are utilized for bond debt service.

Portfolio activity for the quarter:

The MBS purchases this quarter were approximately $209.8 million, due to the issuance of RMRB and multifamily bonds and the investment of proceeds in MBS.

The maturities in MBS were approximately $43.9 million, which represent loan repayments or payoffs.

The table below shows the trend in MBS activity.

	1st Qtr Fy25	2nd Qtr Fy25	3rd Qtr Fy25	4th Qtr Fy25	1st Qtr Fy26	Total
Purchases	$114,144,979	$143,585,415	$195,691,828	$182,793,683	$209,799,059	$846,014,964
Sales						
Maturities	$28,275,216	$30,616,424	$34,896,349	$36,504,912	$43,900,638	$174,193,539
Transfers						

The process of valuing investments at fair market value identifies unrealized gains and losses. These gains or losses do not impact the overall portfolio because the Department typically holds MBS investments until maturity.

The fair market value (the amount at which a financial instrument could be exchanged in a current transaction between willing parties) increased $234.4 million (see pages 3 and 4), with fair market value less than the carrying value. The national average for a 30-year fixed rate mortgage, as reported by the Freddie Mac Primary Mortgage Market Survey as of November 28, 2025 was 6.19%, down from 6.56% at the end of August 2025. Various factors affect the fair market value of these investments, but there is a correlation between the prevailing mortgage interest rates and the change in market value.

Given the current financial environment, this change in market value is to be expected.

The ability of the Department's investments to provide the appropriate cash flow to pay debt service and eventually retire the related bond debt is of more importance than the assessed relative value in the bond market as a whole.

The more relevant measures of indenture parity are reported on page 5 in the Bond Trust Indenture Parity Comparison. This report shows parity (ratio of assets to liabilities) by indenture with assets greater than liabilities in a range from 103.91% and 105.88%, which would indicate the Department has sufficient assets to meet its obligations.

Texas Department of Housing and Community Affairs
Bond Finance Division
Executive Summary
As of November 30, 2025

	Single Family Indenture Funds	Residential Mortgage Revenue Bond Indenture Funds	Multi-Family Indenture Funds	Combined Totals
PARITY COMPARISON:				
PARITY ASSETS				
Cash	$ -	$ -	$ -	$ -
Investments[(1)]	$ 115,746,063	$ 258,867,397	$ 578,731,424	$ 953,344,884
Mortgage Backed Securities[(1)]	$ 1,340,896,585	$ 2,007,462,508		$ 3,348,359,093
Accrued Interest Receivable	$ 5,992,989	$ 8,418,744	$ 7,070,719	$ 21,482,452
				$ -
TOTAL PARITY ASSETS	$ 1,462,635,637	$ 2,274,748,649	$ 1,717,942,601	$ 5,455,326,887
PARITY LIABILITIES				
Notes Payable	$ -	$ 10,000,000	$ 562,605,177	$ 572,605,177
Bonds Payable[(1)]	$ 1,366,516,312	$ 2,136,500,055	$ 901,150,457	$ 4,404,166,824
Accrued Interest Payable	$ 14,915,004	$ 42,670,078	$ 7,070,720	$ 64,655,802
				$ -
TOTAL PARITY LIABILITIES	$ 1,381,431,316	$ 2,189,170,133	$ 1,652,174,137	$ 5,222,775,586
PARITY DIFFERENCE	$ 81,204,321	$ 85,578,516	$ 65,768,464	$ 232,551,301
PARITY	**105.88%**	**103.91%**	**103.98%**	**104.45%**

(1) Investments, Mortgage Backed Securities and Bonds Payable reported at par value not fair value. This adjustment is consistent with indenture cashflows prepared for rating agencies

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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION
PUBLIC FUNDS INVESTMENT ACT
Internal Management Report (Sec. 2256.023)
Quarter Ending November 30, 2025

Investment Type	FAIR VALUE (MARKET) @ 8/31/2025	CARRYING VALUE @ 8/31/2025	ACCRETION / PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 11/30/2025	FAIR VALUE (MARKET) @ 11/30/2025	CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT RECVBL GAIN	RECOGNIZED GAIN
INDENTURE RELATED:											
Single Family	1,466,388,995.51	1,497,564,763.33	7,574,187.28	(26,906,818.54)	(20,849,275.89)	0.00	1,457,382,856.18	1,437,312,286.01	11,105,197.65	5,992,989.39	
RMRB	1,989,015,810.77	1,996,050,463.95	378,476,984.42	(86,981,452.74)	(20,555,569.46)	-	2,266,990,426.17	2,276,134,254.27	16,178,481.28	8,418,744.10	
Taxable Mortgage Program	2,841,015.09	2,841,015.09	28,049.11	(33,728.66)	-	-	2,835,335.54	2,835,335.54	-	3,417,838.34	
Multi Family	559,925,754.23	611,125,736.32	2,512,833.74	(31,935,665.73)	(2,495,792.52)	-	579,207,111.81	535,365,713.86	7,358,584.14	808,626.20	
	4,018,171,575.60	**4,107,581,978.69**	**388,592,054.55**	**(145,857,665.67)**	**(43,900,637.87)**	**0.00**	**4,306,415,729.70**	**4,251,647,589.68**	**34,642,263.07**	**18,638,198.03**	**0.00**

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on October 22, 2025
Scott Fletcher completed 5.0 hrs. of training on the Texas Public Funds Investment Act on June 27, 2024

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David Cervantes
Director of Administration
Date: 2/23/2026 | 3:43:47 PM CST

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Scott Fletcher
Deputy Executive Director - Housing Finance
Date: 2/24/2026 | 9:26:18 AM CST

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BOND FINANCE DIVISION
BOND TRUST INDENTURES
Supplemental Management Report
Quarter Ending November 30, 2025

INVESTMENT TYPE	FAIR VALUE (MARKET) @ 8/31/2025	CARRYING VALUE @ 8/31/2025	ACCRETION / PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 11/30/2025	FAIR VALUE (MARKET) @ 11/30/2025	CHANGE IN FAIR VALUE (MARKET)	RECOGNIZED GAIN
INDENTURE RELATED:										
Mortgage-Backed Securities	3,446,662,365.04	3,536,072,768.13	209,799,058.95	-	(43,900,637.87)	-	3,701,971,189.21	3,647,203,049.19	34,642,263.07	
Guaranteed Inv Contracts	56,650,440.85	56,650,440.85	6,327,000.00	-	-	-	62,977,440.85	62,977,440.85	-	
Investment Agreements	-	-	-	-	-	-	-	-	-	
Treasury-Backed Mutual Funds	136,941,662.93	136,941,662.93	2,181,608.64	(31,590,418.63)	-	-	107,532,852.94	107,532,852.94	-	
Account Control Agreements	-	-	-	-	-	-	-	-	-	
Commercial Paper	-	-	-	-	-	-	-	-	-	
Municpal Bonds	-	-	-	-	-	-	-	-	-	
Repurchase Agreements	259,869,943.78	259,869,943.78	169,953,161.86	(113,921,999.94)	-	-	315,901,105.70	315,901,105.70	-	
SLG Securities	118,047,163.00	118,047,163.00	331,225.10	(345,247.10)	-	-	118,033,141.00	118,033,141.00	-	
Treasury Notes / Bonds	-	-	-	-	-	-	-	-	-	
	4,018,171,575.60	**4,107,581,978.69**	**388,592,054.55**	**(145,857,665.67)**	**(43,900,637.87)**	**0.00**	**4,306,415,729.70**	**4,251,647,589.68**	**34,642,263.07**	**0.00**

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

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Date _____
David Cervantes
Director of Administration

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Date _____
Scott Fletcher
Deputy Executive Director - Housing Finance

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1349 **Agenda Date:** 3/6/2026 **Agenda #:** 13.

Media Analysis and Outreach Report, January 2026

Report follows this page.

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TDHCA Outreach and Media Analysis, January 2026

A compilation of TDHCA media analysis designed to enhance the awareness of TDHCA programs and services among key stakeholder groups and the general public, and outreach activities, such as trainings and webinars. The following is an analysis of print, online and broadcast news, and social media reporting for the time period of January 1-31, 2026 (news articles that specifically mentioned TDHCA generally or along with Department programs).

Total number of articles referencing TDHCA: 46
Breakdown by Medium:[1]

- Print: 4 (Editorials/Columnists = 0)
- Broadcast: 12
- Trade, Government or Internet-Based Publications: 30

Figure 1 News Tone

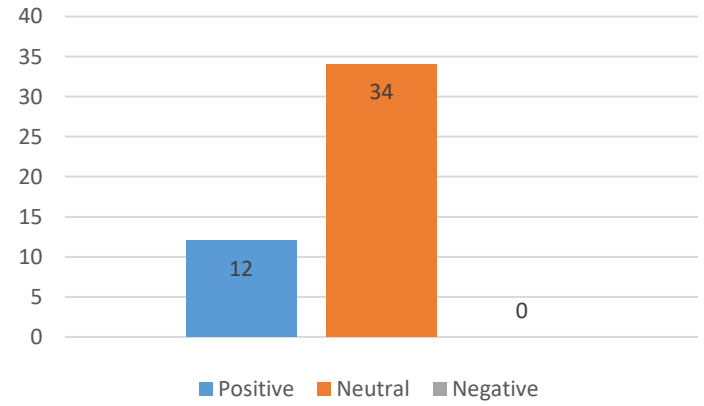
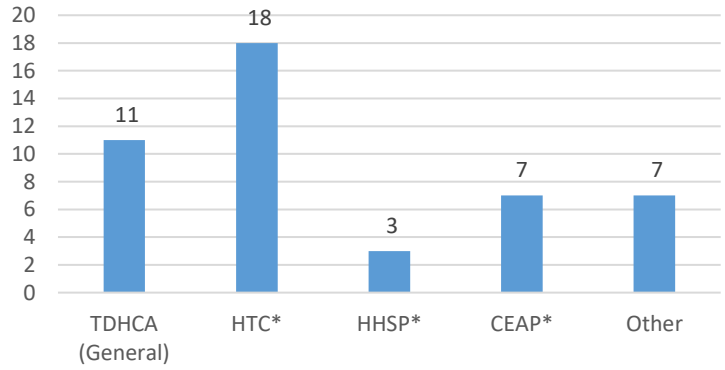
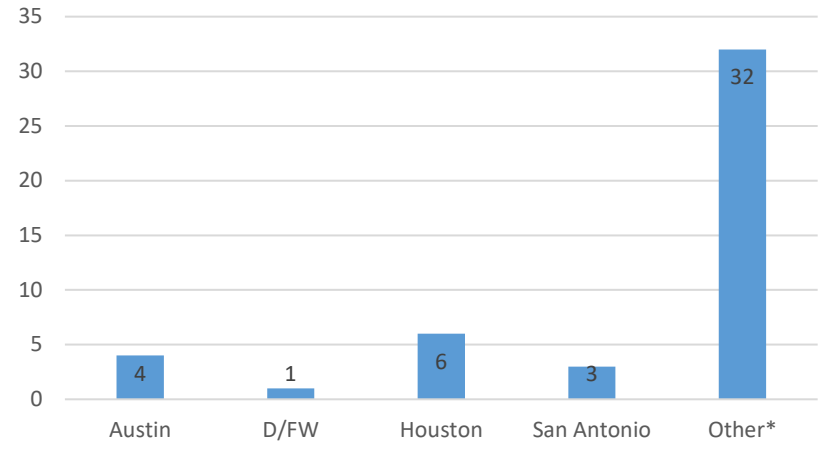


Figure 2 News Topic[2]



[1] *Broadcast numbers may represent times in which TDHCA was referenced on a television or radio station's website, rather than in a broadcast segment.* [2] *News Topics: Programs include Housing Tax Credit, Homeless Housing and Services Program, Comprehensive Energy Assistance Program.*

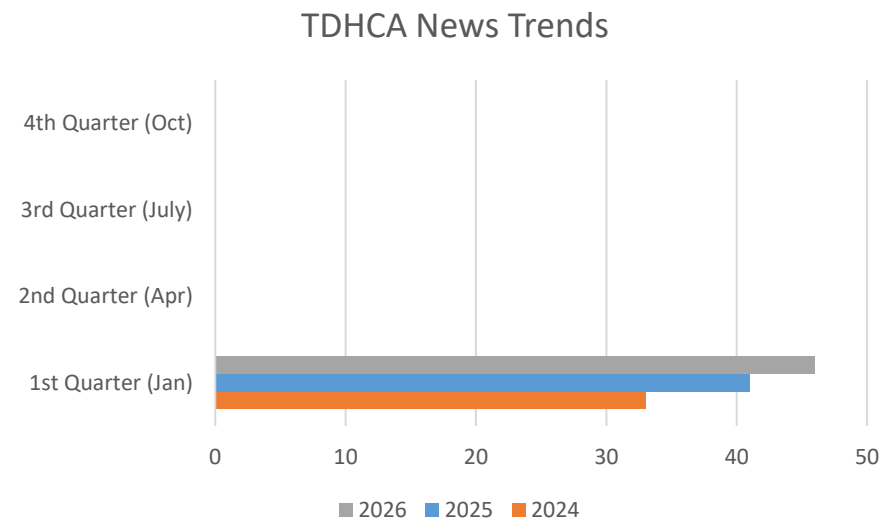
Figure 3 Media Market



Summary:
Reporting on TDHCA activities by the news media totaled 46 references in January 2026. A majority of the news stemmed from local city and county resolutions of support for upcoming tax credit applications (2026 9% HTC cycle) and grand openings. There were also numerous articles related to Governor Abbott's letter to HUD in which he offered TDHCA's assistance with an ID verification pilot program.

News mentions during the month were on track, although slightly higher, than January 2025 (41 total).

The following table illustrates the number of news mentions during each month or quarter of 2026 compared to 2025 and 2024. Through the first month of the first quarter of 2026 (January through March), total news mentions tracked higher (46 total) compared to the number of mentions during the same timeframe of 2025 (41 total) and 2024 (33 total).



Social media:
Through January 2026, TDHCA has 3,736 followers to its X account (level from December 2025), and 8,257 followers to its Facebook page (a slight uptick from December 2025). Top FB posts were related to Homebuyer Education and Quick Check Eligibility Tool. TDHCA's YouTube channel had 8,068 views in January. The following is a summary analysis of TDHCA's efforts to inform stakeholders and the public on federal and state resources, initiatives, and programs.

Month/Yr	Posts	Clicks	Engagements	Shared posts	Reactions
January 2026	48	71	50 (includes Comments)	4	45

* Clicks = number of times an individual clicked on a link provided in a post; however, FB only tracks clicks for posts that reach a minimum engagement level of 30. Engagements = any action a person takes on our post including shares, comments and reactions.

Month/Yr	Posts	Clicks	Engagements	Retweets	Liked posts
January 2026	50	27	6	2	4

* Clicks = number of times an individual clicked on a link provided in a post. Engagements = any action a person takes on our post

Month	Views	Watch time (hours)	Avg. view duration	Avg. % viewed	Unique viewers
January 2026	8,068	670.3	4:59	22.1%	6,011

Understanding the YouTube Analytics

- **Views:** number of times your videos were viewed
- **Watch Time:** total number of hours your videos were watched by viewers
- **Average View Duration:** total watch time of your video divided by the total number of video plays, including replays. This metric measures your video's ability to engage viewers. The higher the view duration, the more engaging the videos.
- **Average Pct Viewed:** the percent of each video the average viewer watched. It measures your video's ability to hold viewers' attention for its entirety. YouTube generally rewards videos that can hold people's attention with higher search and recommendation rankings.
- **Unique viewers:** the estimated number of individuals who watch your videos over a certain period of time. It helps determine the size of our audience.

Top 25 videos for January 2026

Duration	Publish date	Views ↓	Watch time (hours)	Average view duration	centage viewed	Unique viewers
Total		**8,068**	**670.3**	**4:59**	**22.1%**	**6,011**
3:24	Help For Texans	3,882 48.1%	100.4 15.0%	1:33	45.6%	3,575 59.5%
4:09	Reasonable Accommodations in Texas	1,368 17.0%	68.8 10.3%	3:01	72.8%	1,261 21.0%
6:18	Assistance Animals in Texas	1,296 16.1%	89.3 13.3%	4:08	65.6%	1,186 19.7%
0:52	Texas Homebuyer Program introduction	285 3.5%	3.3 0.5%	0:42	81.2%	278 4.6%
1:42:33	Fair Housing 101: An Overview of Fair Housing in Texa...	65 0.8%	14.0 2.1%	12:58	12.7%	50 0.8%
6:04:10	Housing Tax Credit Training	57 0.7%	18.6 2.8%	19:33	5.4%	42 0.7%
5:12:47	2025 Income Determination Training	43 0.5%	20.8 3.1%	29:00	9.3%	30 0.5%
1:45:18	Fair Housing 101: The Basics of Fair Housing in Texas	40 0.5%	4.6 0.7%	6:57	6.6%	27 0.5%
1:27:09	January Office Hours: QAP, Application and the LURA	33 0.4%	3.8 0.6%	6:52	7.9%	29 0.5%
1:00:52	2025 Reasonable Accommodations in TDHCA Multifa...	30 0.4%	2.3 0.3%	4:34	7.5%	27 0.5%
2:46:29	Tax Exempt Bond Program (BOND) Training	29 0.4%	30.4 4.5%	1:02:49	37.7%	10 0.2%
5:43:58	Income Determination Training Webinar - Jan. 4, 2024	28 0.4%	84.5 12.6%	3:01:08	52.7%	11 0.2%
4:54:53	TDHCA's Multifamily Direct Loan Training - Sept. 24, 20...	24 0.3%	10.3 1.5%	25:48	8.8%	13 0.2%
1:32:18	Let's Talk About Forms	23 0.3%	15.9 2.4%	41:33	45.0%	18 0.3%
1:20:26	2025 Emergency Solutions Grants (ESG) Implementati...	22 0.3%	0.2 0.0%	0:36	0.8%	21 0.4%
1:53	First Time Homebuyers...Save Money on your Income T...	22 0.3%	0.6 0.1%	1:30	80.3%	22 0.4%
2:49:57	Students: Eligibility and Income	22 0.3%	8.8 1.3%	24:01	14.1%	20 0.3%
4:48:58	Income Determination Training	22 0.3%	2.2 0.3%	6:01	2.1%	19 0.3%
1:47:05	Assets and the Changes from HOTMA	21 0.3%	8.7 1.3%	24:44	23.1%	17 0.3%
57:53	Assistance Animals and Fair Housing Refresher	21 0.3%	3.4 0.5%	9:51	17.0%	20 0.3%
1:25:32	811 PRA: Maintaining Compliance with Unit Vacancy a...	19 0.2%	14.7 2.2%	46:17	54.1%	11 0.2%
1:19:05	Transfers and Household Additions Training	19 0.2%	1.9 0.3%	5:58	7.6%	19 0.3%
1:21:07	Service Animals, Emotional Support Animals and the F...	18 0.2%	3.6 0.5%	12:06	14.9%	16 0.3%
5:18:57	TDHCA Training: Section 811 Project Rental Assistanc...	18 0.2%	4.8 0.7%	15:59	5.0%	14 0.2%
1:38:54	Office Hours - NSPIRE	18 0.2%	2.8 0.4%	9:18	9.4%	14 0.2%

TDHCA Outreach January 2026

A compilation of outreach activities such as meetings, trainings and webinars.

Department	Meeting Date	Meeting Title	Attendees (includes organizer)
Community Affairs/CEAP	Jan. 7	Virtual Training Session/Multiple subs	12
Community Affairs/CEAP	Jan. 8	Virtual Training Session/Multiple subs	12
Compliance	Jan. 9	January Office Hours: QAP, Application and the LURA	103
Real Estate Analysis	Jan. 13	Inside the Numbers, 2026 Operating Trends and Underwriting	62
Compliance	Jan. 21	Housing Tax Credit Training	502
Section 8	Jan. 22	Referral Agent Training and Refresher	99

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1354 **Agenda Date:** 3/6/2026 **Agenda #:** 14.

Report on the Department's 1st Quarter Investment Report in accordance with the Public Funds Investment Act

BACKGROUND

The Department's investment portfolio consists of two distinct parts. One part is related to bond funds under trust indentures that are not subject to the Public Funds Investment Act (PFIA), and the remaining portion is related to accounts excluded from the indentures but covered by the PFIA. The Department's total investment portfolio is $4,396,887,468 of which $4,306,415,730 is not subject to the PFIA. This report addresses the remaining $90,471,738 (see page 1 of the Internal Management Report) in investments covered by the PFIA. These investments are deposited in the General Fund, Housing Trust Fund, Compliance, and Housing Initiative accounts, which are all held at the Texas Treasury Safekeeping Trust Company (TTSTC), primarily in the form of overnight repurchase agreements. These investments are fully collateralized and secured by U.S. Government Securities. A repurchase agreement is the daily purchase of a security with an agreement to repurchase that security at a specific price and date, which in this case was December 1, 2025, with an effective interest rate of 3.95%. These investments safeguard principal while maintaining liquidity. The overnight repurchase agreements, subject to the PFIA, earned $908,475 in interest during the quarter.

Below is a description of each fund group and its corresponding accounts.

- The **General Fund** maintain funds for administrative purposes to fund expenses related to the Department's ongoing operations. These accounts contain balances related to bond residuals, fee income generated from the Mortgage Credit Certificate (MCC) Program, escrow funds, single family and multifamily bond administration fees, and balances associated with the Below Market Interest Rate (BMIR) Program.

- **The State Housing Trust Fund** accounts maintain funds related to programs set forth by the Housing Trust Fund funding plan. The Housing Trust Fund provides loans and grants to finance, acquire, rehabilitate, and develop decent and safe affordable housing.

- The **Compliance** accounts maintain funds from compliance monitoring fees and asset management fees collected from multifamily developers. The number of low income units and authority to collect these fees is outlined in the individual Land Use Restriction Agreements (LURAs) that are issued to each Developer. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the monitoring and administration of these properties.

- The **Housing Initiative** accounts maintain funds from fees collected from Developers in connection with the Department's Housing Tax Credit Program. The majority of fees collected are application fees and commitment fees. The authority for the collection of these fees is outlined in the Department's Multifamily Rules. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the administration of the Tax Credit Program.

- The **Ending Homelessness Trust Fund** account maintains funds from donations collected from individuals through the Texas Department of Motor Vehicles in connection with the Department's Ending Homelessness Program. The authority for the collection of these donations is outlined in Tex. Transp. Code §502.415. These donations are collected and disbursed for the purpose of providing grants to counties and municipalities to combat homelessness.

This report is in the format required by the Public Funds Investment Act. It shows in detail the types of investments, their maturities, their carrying (face amount) values, and fair values at the beginning and end of the quarter. The detail for investment activity is on Pages 1 and 2.

During the 1st Quarter, as it relates to the investments covered by the PFIA, the carrying value increased by $4,176,979 (see page 1) for an ending balance of $90,471,738. The change is described below by fund groups.

General Fund: The General Fund increased by $321,546. This consists primarily of $373,722 received in multifamily bond fees, $48,482 in MCC Fees, and $1,600,000 transferred from the Single Family Bond Program, offset by disbursements including $1,790,259 to fund the operating budget.

The State Housing Trust Fund: The Housing Trust Fund increased by $1,835,723. This consists primarily of $1,101,673 received in loan repayments and interest earnings, $1,759,508 from General Revenue Appropriations, offset by disbursements including $1,094,165 for loans, grants, and escrow payments.

Compliance: Compliance funds decreased by $1,145,007. This consists primarily of $2,175,020 received in compliance fees and interest earnings, offset by disbursements of $3,434,089 transferred to fund the operating budget.

Housing Initiative: Housing Initiative funds increased by $3,105,547. This consists primarily of $6,421,267 received in fees and interest earnings related to tax credit activities, offset by disbursements of $3,312,066 transferred to fund the operating budget.

Ending Homelessness Fund: Ending Homelessness funds increased by $59,170. This consists of $59,234 donations and interest earnings on current investment balances.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION

PUBLIC FUNDS INVESTMENT ACT
INTERNAL MANAGEMENT REPORT (SEC. 2256.023)
QUARTER ENDING NOVEMBER 30, 2025

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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION
PUBLIC FUNDS INVESTMENT ACT
Internal Management Report (Sec. 2256.023)
Quarter Ending November 30, 2025

	Investment Type	FAIR VALUE (MARKET) @ 8/31/2025	CARRYING VALUE @ 8/31/2025	ACCRETION / PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 11/30/2025	FAIR VALUE (MARKET) @ 11/30/2025	CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT RECVBL GAIN	RECOGNIZED GAIN
NON-INDENTURE RELATED:												
General Fund	Repurchase Agreements	8,584,287.28	8,584,287.28	527,771.79	(206,226.22)	-	-	8,905,832.85	8,905,832.85	-	2,931.51	-
Housing Trust Fund	Repurchase Agreements	21,237,457.63	21,237,457.63	2,758,066.56	(922,344.01)	-	-	23,073,180.18	23,073,180.18	-	7,595.17	-
Compliance	Repurchase Agreements	19,356,392.11	19,356,392.11	-	(1,145,006.45)	-	-	18,211,385.66	18,211,385.66	-	5,994.59	-
Housing Initiatives	Repurchase Agreements	36,461,133.25	36,461,133.25	3,242,714.66	(137,168.14)	-	-	39,566,679.77	39,566,679.77	-	13,024.24	-
Ending Homelessness Trust Fund	Repurchase Agreements	655,489.24	655,489.24	59,170.35	-	-	-	714,659.59	714,659.59	-	235.24	-
NON-INDENTURE RELATED TOTAL		86,294,759.51	86,294,759.51	6,587,723.36	(2,410,744.82)	0.00	0.00	90,471,738.05	90,471,738.05	0.00	29,780.75	0.00

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on October 22, 2025
Scott Fletcher completed 5.0 hrs. of training on the Texas Public Funds Investment Act on June 27, 2024

Signed by:
42EA69572FA747B...
David Cervantes
Director of Administration
Date: February 20, 2026

DocuSigned by:
01FD6B9939154AE...
Scott Fletcher
Deputy Executive Director - Housing Finance
Date: February 20, 2026

Texas Department of Housing and Community Affairs
Non-Indenture Investment Summary
For Period Ending November 30, 2025

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 8/31/2025	Beginning Market Value 8/31/2025	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 11/30/2025	Ending Market Value 11/30/2025		Change In Market Value	Recognized Gain
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	1,604,257.90	1,604,257.90	34,988.03	-	-	-	1,639,245.93	1,639,245.93	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	0.02	0.02	-	-	-	-	0.02	0.02	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	139,647.92	139,647.92	48,181.16	-	-	-	187,829.08	187,829.08	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	214,086.19	214,086.19	422,102.56	-	-	-	636,188.75	636,188.75	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	4,593,815.40	4,593,815.40	-	(163,103.22)	-	-	4,430,712.18	4,430,712.18	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	480,267.40	480,267.40	14,621.58	-	-	-	494,888.98	494,888.98	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	217.49	217.49	11.59	-	-	-	229.08	229.08	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	788,162.47	788,162.47	-	(43,123.00)	-	-	745,039.47	745,039.47	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	762,684.76	762,684.76	7,865.12	-	-	-	770,549.88	770,549.88	-		
Repo Agmt	General Fund	3.95	11/28/2025	12/1/2025	1,147.73	1,147.73	1.75	-	-	-	1,149.48	1,149.48	-		
	General Fund Total				**8,584,287.28**	**8,584,287.28**	**527,771.79**	**(206,226.22)**	**-**	**-**	**8,905,832.85**	**8,905,832.85**		**-**	**-**
Repo Agmt	Housing Trust Fund	3.95	11/28/2025	12/1/2025	496,532.95	496,532.95	29,904.77	-	-	-	526,437.72	526,437.72	-		
Repo Agmt	Housing Trust Fund	3.95	11/28/2025	12/1/2025	94,640.53	94,640.53	8,296.07	-	-	-	102,936.60	102,936.60	-		
Repo Agmt	Housing Trust Fund	3.95	11/28/2025	12/1/2025	701,042.71	701,042.71	41,106.52	-	-	-	742,149.23	742,149.23	-		
Repo Agmt	General Revenue Appn	3.95	11/28/2025	12/1/2025	1,074,926.48	1,074,926.48	125,549.77	-	-	-	1,200,476.25	1,200,476.25	-		
Repo Agmt	General Revenue Appn	3.95	11/28/2025	12/1/2025	117,450.03	117,450.03	68,398.05	-	-	-	185,848.08	185,848.08	-		
Repo Agmt	General Revenue Appn	3.95	11/28/2025	12/1/2025	1,827,683.33	1,827,683.33	656,750.96	-	-	-	2,484,434.29	2,484,434.29	-		
Repo Agmt	General Revenue Appn	3.95	11/28/2025	12/1/2025	979,770.00	979,770.00	102,451.42	-	-	-	1,082,221.42	1,082,221.42	-		
Repo Agmt	General Revenue Appn	3.95	11/28/2025	12/1/2025	228,497.90	228,497.90	-	-	-	-	228,497.90	228,497.90	-		
Repo Agmt	Housing Trust Fund-GR	3.95	11/28/2025	12/1/2025	1,709,196.24	1,709,196.24	-	(24,420.00)	-	-	1,684,776.24	1,684,776.24	-		
Repo Agmt	Housing Trust Fund-GR	3.95	11/28/2025	12/1/2025	1,240,729.45	1,240,729.45	-	(232,446.69)	-	-	1,008,282.76	1,008,282.76	-		
Repo Agmt	Housing Trust Fund-GR	3.95	11/28/2025	12/1/2025	1,631,233.05	1,631,233.05	-	(219,977.32)	-	-	1,411,255.73	1,411,255.73	-		
Repo Agmt	Housing Trust Fund-GR	3.95	11/28/2025	12/1/2025	-	-	1,255,177.00	-	-	-	1,255,177.00	1,255,177.00	-		
Repo Agmt	Boostrap -GR	3.95	11/28/2025	12/1/2025	3,866,284.75	3,866,284.75	-	-	-	-	3,866,284.75	3,866,284.75	-		
Repo Agmt	Boostrap -GR	3.95	11/28/2025	12/1/2025	4,615,970.21	4,615,970.21	-	(99,000.00)	-	-	4,516,970.21	4,516,970.21	-		
Repo Agmt	Boostrap -GR	3.95	11/28/2025	12/1/2025	2,653,500.00	2,653,500.00	-	(346,500.00)	-	-	2,307,000.00	2,307,000.00	-		
Repo Agmt	Boostrap -GR	3.95	11/28/2025	12/1/2025	-	-	470,432.00	-	-	-	470,432.00	470,432.00	-		
	Housing Trust Fund Total				**21,237,457.63**	**21,237,457.63**	**2,758,066.56**	**(922,344.01)**	**-**	**-**	**23,073,180.18**	**23,073,180.18**		**-**	**-**
Repo Agmt	Multi Family	3.95	11/28/2025	12/1/2025	1,325,269.46	1,325,269.46	-	(56,405.35)	-	-	1,268,864.11	1,268,864.11	-		
Repo Agmt	Multi Family	3.95	11/28/2025	12/1/2025	1,227,379.85	1,227,379.85	-	(211,154.43)	-	-	1,016,225.42	1,016,225.42	-		
Repo Agmt	Low Income Tax Credit Prog.	3.95	11/28/2025	12/1/2025	16,803,742.80	16,803,742.80	-	(877,446.67)	-	-	15,926,296.13	15,926,296.13	-		
	Compliance Total				**19,356,392.11**	**19,356,392.11**	**-**	**(1,145,006.45)**	**-**	**-**	**18,211,385.66**	**18,211,385.66**		**-**	**-**
Repo Agmt	Asset Management	3.95	11/28/2025	12/1/2025	2,787,188.96	2,787,188.96	-	(19,464.37)	-	-	2,767,724.59	2,767,724.59	-		
Repo Agmt	Low Income Tax Credit Prog.	3.95	11/28/2025	12/1/2025	30,000.00	30,000.00	-	-	-	-	30,000.00	30,000.00	-		
Repo Agmt	Low Income Tax Credit Prog.	3.95	11/28/2025	12/1/2025	3,019,667.81	3,019,667.81	-	(117,703.77)	-	-	2,901,964.04	2,901,964.04	-		
Repo Agmt	Low Income Tax Credit Prog.	3.95	11/28/2025	12/1/2025	30,230,417.68	30,230,417.68	3,238,703.17	-	-	-	33,469,120.85	33,469,120.85	-		
Repo Agmt	Low Income Tax Credit Prog.	3.95	11/28/2025	12/1/2025	393,858.80	393,858.80	4,011.49	-	-	-	397,870.29	397,870.29	-		
	Housing Inititatives Total				**36,461,133.25**	**36,461,133.25**	**3,242,714.66**	**(137,168.14)**	**-**	**-**	**39,566,679.77**	**39,566,679.77**		**-**	**-**
Repo Agmt	Homelessness - HB4102	3.95	11/28/2025	12/1/2025	655,489.24	655,489.24	59,170.35	-	-	-	714,659.59	714,659.59	-		
	Homelessness - HB4102 Total				**655,489.24**	**655,489.24**	**59,170.35**	**-**	**-**	**-**	**714,659.59**	**714,659.59**		**-**	**-**
	Total Non-Indenture Related Investment Summary				**86,294,759.51**	**86,294,759.51**	**6,587,723.36**	**(2,410,744.82)**	**-**	**-**	**90,471,738.05**	**90,471,738.05**		**-**	**-**

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1337 **Agenda Date:** 3/6/2026 **Agenda #:** 15.

Executive Director's Report

ORAL PRESENTATION

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1351 **Agenda Date:** 3/6/2026 **Agenda #:** 16.

Presentation, discussion, and possible action on awards for the 2026 Community Services Block Grant discretionary fund Reentry Assistance Program

RECOMMENDED ACTION

WHEREAS, Community Services Block Grant (CSBG) funds are awarded annually to the Texas Department of Housing and Community Affairs (the Department) by the U.S. Department of Health and Human Services (USHHS);

WHEREAS, the Department reserves 90% of the allotment for CSBG eligible entities to provide services/assistance to the low-income population in all 254 counties; up to 5% for state administration expenses; and the remaining amount for state discretionary use;

WHEREAS, at the Board meeting of June 12, 2025, the Department established a set-aside of approximately $1,850,000 for 2026 and 2027 CSBG discretionary (CSBG-D) activities in the 2026 -2027 CSBG State Plan, including $400,000 per year towards a Reentry Assistance Program which will allow nonprofit and local government organizations to assist previously incarcerated individuals obtain rental housing through landlord incentives, payment of security deposits and other reentry activities related to housing;

WHEREAS, at the Board meeting of November 6, 2025, the Board authorized the release of a Notice of Funding Availability (NOFA) seeking applications from organizations interested in administering the Reentry Assistance Program;

WHEREAS, staff received 14 applications and has evaluated the applications and recommends Board approval of four awards totaling $400,000 to four applicants that met the requirements for funding and had the highest scores; and

WHEREAS, the four recommended awardees have gone through and satisfied the Previous Participation Review and Approval Process (PPRAP), and are recommended for award with no conditions;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees, be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to take any and all such actions as they or any of them may deem necessary or advisable to effectuate the awards, as represented herein, of $400,000 for Reentry Assistance Program activities; and

FURTHER RESOLVED, that the budget for USHHS has not yet been passed by Congress and the

Department reserves the right to adjust the term, cancel or adjust the amount of these awards at its sole discretion if insufficient 2026 CSBG funding is received or if funding is delayed.

BACKGROUND

At the Board meeting of June 12, 2025, the Board approved an allocation of CSBG discretionary funding in the amount of $400,000 for a Reentry Assistance Program to assist previously incarcerated individuals in obtaining rental housing through landlord incentives, payment of security deposits and other reentry activities related to housing.

At the Board meeting of November 6, 2025, the Board authorized the release of a NOFA encouraging eligible applicant organizations with experience in serving the reentry population to apply for an award to administer the Reentry Assistance Program. The awards provide funding for new or existing projects to assist individuals with an annual income at or below 200% of Federal Poverty Income Guidelines and with a history of incarceration to secure stable housing. Four awards of $100,000 each would be recommended. Only the highest scoring applications, with consideration given to ensure dispersion of awardees in different areas of the state, and which satisfy all minimum requirements as stated in the NOFA would be funded.

In response to the NOFA, staff received 14 applications. Staff first reviewed the applications to determine if they met threshold criteria per the NOFA. Eight of the 14 applications did not meet threshold criteria, and the applicants were sent a termination notice with an opportunity to appeal in accordance with 10 TAC §1.7 Appeals Process. Six of the eight applicants not meeting threshold filed a timely appeal to the Executive Director to which the Executive Director granted their appeals allowing those six applications to be scored and remain in competition for an award.

The twelve viable applications were then evaluated and scored by staff. The four highest scoring applicants are Blanco River Regional Recovery Team, City of Laredo Housing Authority, Haven for Hope of Bexar County, and West Central Texas Regional Foundation and are being recommended for an award. Please refer to Attachment A for a full list of applicants, their scores, recommended award amounts and geographic area served. Scoring notices were sent to each applicant and no appeals of scores were received by the Department.

The Previous Participation Rule (10 TAC, Chapter 1, Subchapter C, §1.302) requires a review of CSBG discretionary awards prior to contract execution. These awards are subject to this review, the review has been performed, and the four applicants have been recommended through the PPRAP for award with no conditions.

The Department's anticipated Contract Term for 2026 CSBG-D reentry activities is May 1, 2026, through April 30, 2027.

Attachment A

Recommendations for 2026 CSBG Discretionary Funds for
Reentry Assistance Program
Contract Date: May 1, 2026 – April 30, 2027

#	Applicant	Met Threshold?	Application Score	Award Recommendation	Location (Counties)
1	Blanco River Regional Recovery Team	Y	493	$100,000	Blanco, Caldwell, Guadalupe, Hays
2	City of Laredo Housing Authority	Y	478	$100,000	Dimmit, Webb, Zapata
3	Haven for Hope of Bexar County	Y	468	$100,000	Bexar
4	West Central Texas Regional Foundation	Y	462	$100,000	Brown, Callahan, Coleman, Comanche, Eastland, Fisher, Haskell, Jones, Kent, Knox, Mitchell, Nolan, Runnels, Shackelford, Scurry, Stephens, Stonewall, Taylor, Throckmorton
5	Concho Valley Community Action Agency	Y	453	NA	NA
6	Transcend STEM Education	Y	447	NA	NA
7	The Salvation Army-Temple	Y	442	NA	NA
8	Crossroads Community Action	Y	389	NA	NA
9	Economic Opportunities Advancement Corporation of Planning Region XI	Y	387	NA	NA
10	Hays County	Y	385	NA	NA
11	Legacy Community Development Corporation	Y	332	NA	NA
12	Tracy Andrus Foundation	Y	228	NA	NA
13	The Council on Alcohol & Drug Abuse-Coastal Bend	N	NA	NA	NA
14	Safe Haven for Women	N	NA	NA	NA
	TOTAL			**$400,000**	

Note: In the event that any of these funds remain unexpended by April 30, 2027, the Department may reprogram the funds among the eligible activities previously approved by the Board in the 2026-2027 CSBG State Plan.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1342 **Agenda Date:** 3/6/2026 **Agenda #:** 17.

Report on the issuance of TDHCA Residential Mortgage Revenue Bonds 2026 Series A (Non-AMT)

BACKGROUND

On October 9, 2025, the TDHCA Governing Board approved Resolution 26-01 authorizing the issuance of Mortgage Revenue Bonds for Fiscal Year 2026, in an amount not to exceed $1.1 billion.

RMRB 2026 A Bonds

The Department issued $250 million Residential Mortgage Revenue Bonds Series 2026 A.

November 8, 2025	Program Funds Available for Reservation
December 30, 2025	Preliminary Official Statement Released
January 12, 2026	Bonds Priced and Bond Purchase Agreement Executed
January 12, 2026	Official Statement Released
February 17, 2026	Bond Closing

Premium & Issuer Contribution

Premium received was $10,254,100 for total bond proceeds of $260,254,100. The premium will fund down payment and closing cost assistance for loans originated through this bond issuance, as well as a portion of the lender compensation. Issuer Contribution was $3,908,613.35

Recycled Volume Cap

The Department utilized $26,995,000 in recycled volume cap and that portion of the proceeds was used to repay amounts owed under the Advances and Security Agreement between the Federal Home Loan Bank and the Department representing recycled repayments from September 1, 2025, through December 1, 2025.

Use of Proceeds

The proceeds of the RMRB Series 2026 A Bonds will be used to finance the purchase of tax-exempt eligible mortgage loans, including down payment assistance second loans, made to low to moderate income first-time homebuyers and veterans, and to pay a portion of the costs of issuance of the RMRB Series 2026 A Bonds.

Bond Structure

The Series 2026A Bonds consisted of $43.3 million of serial bonds (7/1/2027 - 7/1/2038), $119.2 million of par term bonds (2041, 2046, 2051, and 2056), $20.0 million of premium lockout term bonds (2046 - 104.628%, 2051 - 103.278%), and a $67.5 premium PAC bond (2057 -114.020% - 6.0Y). Issuing the RMRB 2026 A Bonds exclusively as tax-exempt will enable the Department to provide the lowest possible rates.

Ratings

Moody's: Aa1

S&P: AA+

Borrowing Costs
Net NIC 4.881464%
Net TIC 4.741000%

2026 A Mortgage Loans
Mortgage loans will be 30-year, fixed rate loans guaranteed by FHA, VA, or USDA and pooled into Ginnie Mae MBS.

Down Payment Assistance
Borrowers have the choice of unassisted loans with no down payment assistance (DPA), or three (3) points of DPA, or four (4) points of DPA. DPA is offered as a 0% interest, non-amortizing, 30-year repayable second mortgage loan that is due on sale, refinance, or pay-off of the first loan.

Rates
Unassisted first mortgage loans from this transaction are currently offered at 5.375%, while 3% repayable DPA loans are 5.625% and 4% repayable DPA loans are 5.750%%. Targeted Area loans are offered 1/8th lower.

Financing Team
The financing team consisted of Bracewell LLP as Bond Counsel; McCall, Parkhurst & Horton, L.L.P. as Disclosure Counsel; CSG Advisors as Financial Advisor; and an underwriting team led by Morgan Stanley as Book Running Senior Manager, RBC, and Jefferies as co-senior managers, with Ramirez & Co., Inc., Piper Sandler & Co. Wells Fargo Securities, J.P. Morgan, and Loop Capital Markets LLC, as co-managers. Fidelity and Bank of America Securities were selling group members.

As of February 23, these funds are 75% reserved.

Exhibits
Attached is a detailed summary of the pricing that was prepared by Morgan Stanley.

Texas Department of Housing and Community Affairs

Post-Pricing Information

$250,000,000
Residential Mortgage Revenue and Refunding Bonds
Series 2026A (Non-AMT)

Pricing Date: January 12, 2026
Delivery Date: February 17, 2026

Morgan Stanley

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Section 2	Orders and Allotments
Section 3	Final Pricing Wires
Section 4	TDHCA Pricing Versus Comparable Housing Financings
Section 5	POS and OS Covers
Section 6	Rating Reports
Section 7	Participants
Section 8	Disclaimer

Morgan Stanley



Section 1

Financing Summary

Morgan Stanley

Case Study: Texas Department of Housing and Community Affairs

$250,000,000 Residential Mortgage Revenue and Refunding Bonds, Series 2026A (Non-AMT)

$250,000,000
Texas Department of Housing and Community Affairs

Residential Mortgage Revenue and Refunding Bonds

Series 2026A (Non-AMT)

Ratings: Aa1/AA+ (Moody's/S&P)

Retail Order Period and Institutional Pricing: January 12, 2026

Closing Date: February 17, 2026

Senior Manager:

Morgan Stanley

Financing Highlights

- ***Overview:*** On January 12, 2026, Morgan Stanley senior managed the Texas Department of Housing and Community Affairs (the "Department" or "TDHCA") $250.0 million Residential Mortgage Revenue and Refunding Bonds
  - The proceeds of the Series 2026A Bonds will be used to acquire single family Mortgage Loans under the Department's program, pay lender compensation for the 2026A Mortgage Loans, repay and/or currently refund the Repaid FHLB Advances, and pay Costs of Issuance
- ***Bond Structure:***
  - Series 2026A Bonds consisted of $43.3 million of serial bonds (7/1/2027 – 7/1/2038), $119.2 million of par term bonds (2041, 2046, 2051, and 2056), $20.0 million of premium lockout term bonds (2046 - 104.628%, 2051 - 103.278%), and a $67.5 premium PAC bond (2057 - 114.020% - 6.0Y)
- ***Marketing:***
  - To align with current market investor preferences, Morgan Stanely worked with TDHCA and CSG ahead of pricing to position the PAC as a 6.0Y PAC stable between 50% PSA and 700% PSA
  - The marketing campaign included an online investor roadshow to highlight the changes to the PAC bond and enhance the overall marketing effort
  - The roadshow was viewed by 10 professional retail and institutional investors, of which three investors placed $141.2 million orders
    - Two investor roadshow viewers, one of which viewed the roadshow 12 times, placed $67.5 million orders for the full PAC bond
  - Following strong demand on premium lock-out term bonds the week of 1/5, Morgan Stanley looked to continue the momentum by adjusting the TDHCA structure to include lock-out term bonds during pre-marketing and alerted investors of the $20.0 million of newly formed premium lock-outs in 2046 and 2051 through the premarketing wire
- ***Order Results:***
  - With $666.6 million of total investor orders, the Bonds were 2.7x oversubscribed in aggregate, with individual maturities up to 4.0x subscribed and the PAC being 3.4x oversubscribed
  - $81.3 million retail orders of which Morgan Stanley placed 74% or $59.9 million
  - $27.7 million of retail orders were direct retail
  - $585.3 million of institutional orders from 28 different accounts
- ***Pricing Results:***
  - Strong investor demand allowed Morgan Stanley to tighten yields by 2.5 to 5 basis points across $193.6 million bonds between the retail order period and final pricing
  - The 2046 and 2051 premium lock-out term bonds were fully subscribed, resulting in a yield pick-up of 32.5 and 30 basis points, respectively, (4.30% and 4.50% yield to call) compared to the 4.625% and 4.80% yield on the coterminous par bond.
    - This allowed Morgan Stanley to reduce the yield by 2.5 and 5 basis points on the 2046 and 2051 par term bonds
  - In support of the financing, Morgan Stanley underwrote $15.5 million of Bonds

FINANCING SUMMARY

Term Sheet

Financing Overview

POS Mailing Date	Tuesday, December 30, 2025
Retail Order Period	Monday, January 12, 2026
Pricing Date	Monday, January 12, 2026
Award Date	Monday, January 12, 2026
Delivery Date	Tuesday, February 17, 2026
Ratings	Moody's: Aa1 Standard & Poor's: AA+
Interest Payment Dates	January 1 and July 1, commencing July 1, 2026
Use of Proceeds	The Series 2026A Bonds are being issued for the primary purpose of (i) acquiring Mortgage Loans or participations therein, through the purchase of mortgage-backed, pass-through certificates, including providing down payment and closing cost assistance for Assisted Mortgage Loans, (ii) paying lender compensation related to the 2026A Mortgage Loans, (iii) repaying and/or currently refunding the Repaid FHLB Advances, thereby providing funds for purposes (i)-(ii), and (iv) paying Costs of Issuance. The 2026A Mortgage Certificates will be guaranteed as to timely payment of principal and interest by the Government National Mortgage Association.

Financing Results – Bond Proceeds

Series 2026A Bonds Par Amount:	$250,000,000.00
Series 2026A Bonds Original Issue Premium:	10,254,100.00
Total Bond Proceeds	**$260,254,100.00**

Financing Structure – Breakdown by Series

	Bond Structure	Amount	Coupon Range	Price
Series 2026A				
	Serial Bonds (2027-2038)	$43,290,000	2.60% - 3.80%	100.00%
	Term Bond (2041)	15,180,000	4.15%	100.00%
	Term Bond (2046)	10,000,000	5.00%	104.628%
	Term Bond (2046)	20,925,000	4.625%	100.00%
	Term Bond (2051)	10,000,000	5.00%	103.278%
	Term Bond (2051)	30,275,000	4.80%	100.00%
	Term Bond (2056)	52,830,000	4.85%	100.00%
	PAC Bond (6Y AL)	67,500,000	6.00%	114.020%
Total		**$250,000,000**		

Pricing Progression/Subscription Levels

Series 2026A

Dollars in Thousands

		Pricing Progression				Subscription Levels			
Maturity	**Par**	**Retail Scale**	**Preliminary Scale**	**Final Scale**	**Bps Change (Retail to Final)**	**Orders[2]**	**Allotments**	**Subscription**	**Underwritten**
Series 2026A									
7/1/2027	$1,530	2.65%	2.65%	2.60%	-5	$3,395	$1,530	2.2x	$--
1/1/2028	1,550	2.65	2.65	2.60	-5	2,480	1,550	1.6x	--
7/1/2028	1,580	2.70	2.70	2.65	-5	4,020	1,580	2.5x	--
1/1/2029	1,605	2.75	2.75	2.70	-5	3,830	1,605	2.4x	--
7/1/2029	1,630	2.75	2.75	2.70	-5	3,510	1,630	2.2x	--
1/1/2030	1,665	2.80	2.75	2.70	-10	1,650	1,625	1.0x	40
7/1/2030	1,695	2.80	2.75	2.70	-10	3,435	1,695	2.0x	--
1/1/2031	1,725	2.85	2.80	2.75	-10	4,105	1,725	2.4x	--
7/1/2031	1,750	2.90	2.85	2.80	-10	6,740	1,750	3.9x	--
1/1/2032	1,785	3.00	2.95	2.95	-5	4,070	1,785	2.3x	--
7/1/2032	1,820	3.05	3.00	3.00	-5	4,100	1,820	2.3x	--
1/1/2033	1,855	3.15	3.10	3.10	-5	4,045	1,855	2.2x	--
7/1/2033	1,895	3.20	3.15	3.10	-10	4,305	1,895	2.3x	--
1/1/2034	1,930	3.25	3.25	3.25	--	560	560	0.3x	1,370
7/1/2034	1,965	3.35	3.35	3.35	--	1,930	1,930	1.0x	35
1/1/2035	2,005	3.40	3.40	3.40	--	2,005	2,005	1.0x	--
7/1/2035	2,050	3.45	3.45	3.45	--	110	110	0.1x	1,940
1/1/2036	2,095	3.55	3.55	3.55	--	1,080	1,080	0.5x	1,015
7/1/2036	2,135	3.55	3.55	3.55	--	2,365	2,135	1.1x	--
1/1/2037	2,185	3.65	3.65	3.65	--	65	65	0.0x	2,120
7/1/2037	2,230	3.70	3.70	3.70	--	555	555	0.2x	1,675
1/1/2038	2,280	3.80	3.80	3.80	--	1,010	1,010	0.4x	1,270
7/1/2038	2,330	3.80	3.80	3.80	--	50	50	0.0x	2,280
7/1/2041	15,180	4.15	4.15	4.15	--	11,375	11,375	0.7x	3,805
1/1/2046 P[1]	10,000	4.30	4.30	4.30	--	10,000	10,000	1.0x	--
7/1/2046	20,925	4.65	4.65	4.625	-2.5	34,040	20,925	1.6x	--
1/1/2051 P[1]	10,000	4.50	4.50	4.50	--	10,805	10,000	1.1x	--
7/1/2051	30,275	4.85	4.85	4.80	-5	102,640	30,275	3.4x	--
7/1/2056	52,830	4.90	4.90	4.85	-5	209,745	52,830	4.0x	--
1/1/2057 (6Y PAC)[3]	67,500	3.38	3.38	3.35	-3	228,550	67,500	3.4x	--
Total	**$250,000**					**$666,570**	**$234,450**	**2.7x**	**$15,510**

Notes: (i) P denotes premium term bond with a 5% coupon (ii) Orders exclude Stock orders and (iii) PAC Coupon: 6.00%

Section 2

Orders and Allotments

Morgan Stanley

Orders and Allotments by Maturity

Series 2026A

Dollars in Thousands

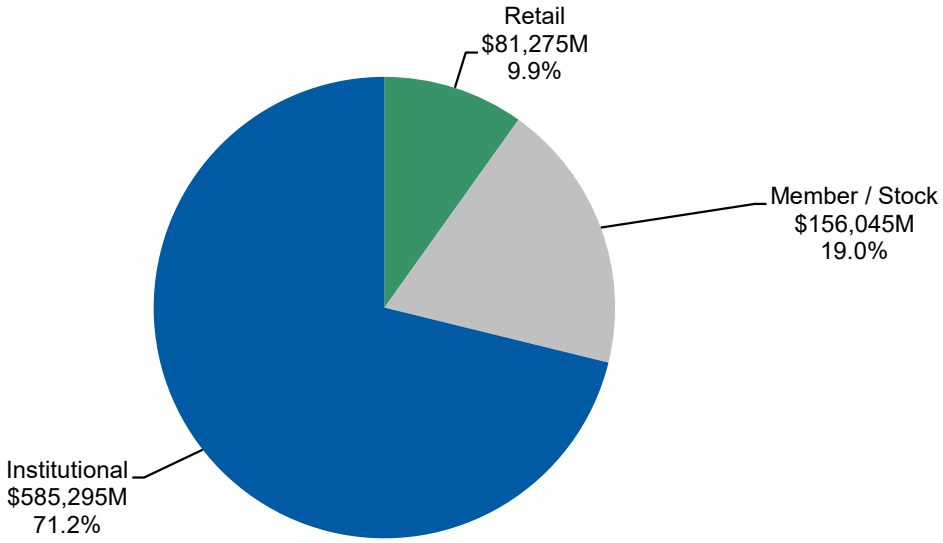
		Retail		Institutional		Member / Stock		Total	
Maturity	**Par**	**Orders**	**Allotments**	**Orders**	**Allotments**	**Orders**	**Allotments**	**Orders**	**Allotments**
Series 2026A									
7/1/2027	$1,530	$1,865	$765	$1,530	$765	$--	$--	$3,395	$1,530
1/1/2028	1,550	930	775	1,550	775	--	--	2,480	1,550
7/1/2028	1,580	720	720	3,300	860	--	--	4,020	1,580
1/1/2029	1,605	1,425	805	2,405	800	--	--	3,830	1,605
7/1/2029	1,630	720	720	2,790	910	--	--	3,510	1,630
1/1/2030	1,665	820	795	830	830	40	40	1,690	1,665
7/1/2030	1,695	2,590	850	845	845	--	--	3,435	1,695
1/1/2031	1,725	2,385	900	1,720	825	--	--	4,105	1,725
7/1/2031	1,750	4,990	875	1,750	875	--	--	6,740	1,750
1/1/2032	1,785	4,070	1,785	--	--	--	--	4,070	1,785
7/1/2032	1,820	4,100	1,820	--	--	--	--	4,100	1,820
1/1/2033	1,855	3,545	1,355	500	500	--	--	4,045	1,855
7/1/2033	1,895	2,410	950	1,895	945	--	--	4,305	1,895
1/1/2034	1,930	560	560	--	--	1,370	1,370	1,930	1,930
7/1/2034	1,965	1,430	1,430	500	500	35	35	1,965	1,965
1/1/2035	2,005	2,005	2,005	--	--	--	--	2,005	2,005
7/1/2035	2,050	110	110	--	--	1,940	1,940	2,050	2,050
1/1/2036	2,095	80	80	1,000	1,000	1,015	1,015	2,095	2,095
7/1/2036	2,135	2,365	2,135	--	--	--	--	2,365	2,135
1/1/2037	2,185	65	65	--	--	4,240	2,120	4,305	2,185
7/1/2037	2,230	555	555	--	--	1,675	1,675	2,230	2,230
1/1/2038	2,280	1,010	1,010	--	--	1,270	1,270	2,280	2,280
7/1/2038	2,330	50	50	--	--	2,280	2,280	2,330	2,330
7/1/2041	15,180	9,375	9,375	2,000	2,000	24,680	3,805	36,055	15,180
1/1/2046	10,000	3,780	3,780	6,220	6,220	20,500	--	30,500	10,000
7/1/2046	20,925	4,115	4,115	29,925	16,810	9,500	--	43,540	20,925
1/1/2051	10,000	10,805	10,000	--	--	18,500	--	29,305	10,000
7/1/2051	30,275	4,750	4,750	97,890	25,525	9,500	--	112,140	30,275
7/1/2056	52,830	9,650	9,650	200,095	43,180	12,000	--	221,745	52,830
1/1/2057	67,500	--	--	228,550	67,500	47,500	--	276,050	67,500
Total	**$250,000**	**$81,275**	**$62,785**	**$585,295**	**$171,665**	**$156,045**	**$15,550**	**$822,615**	**$250,000**

Orders and Allotments by Investor Type

Series 2026A

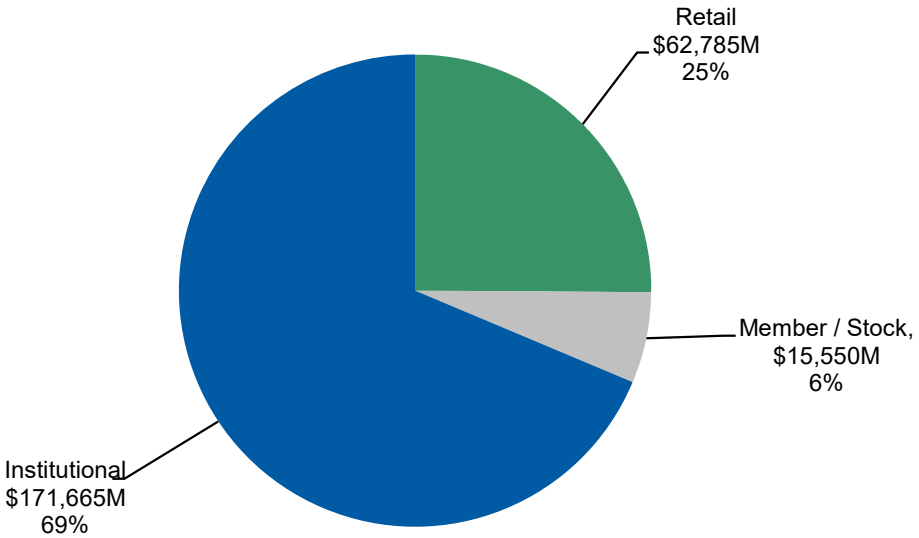
Total Orders by Investor Type

Total = $822,615M



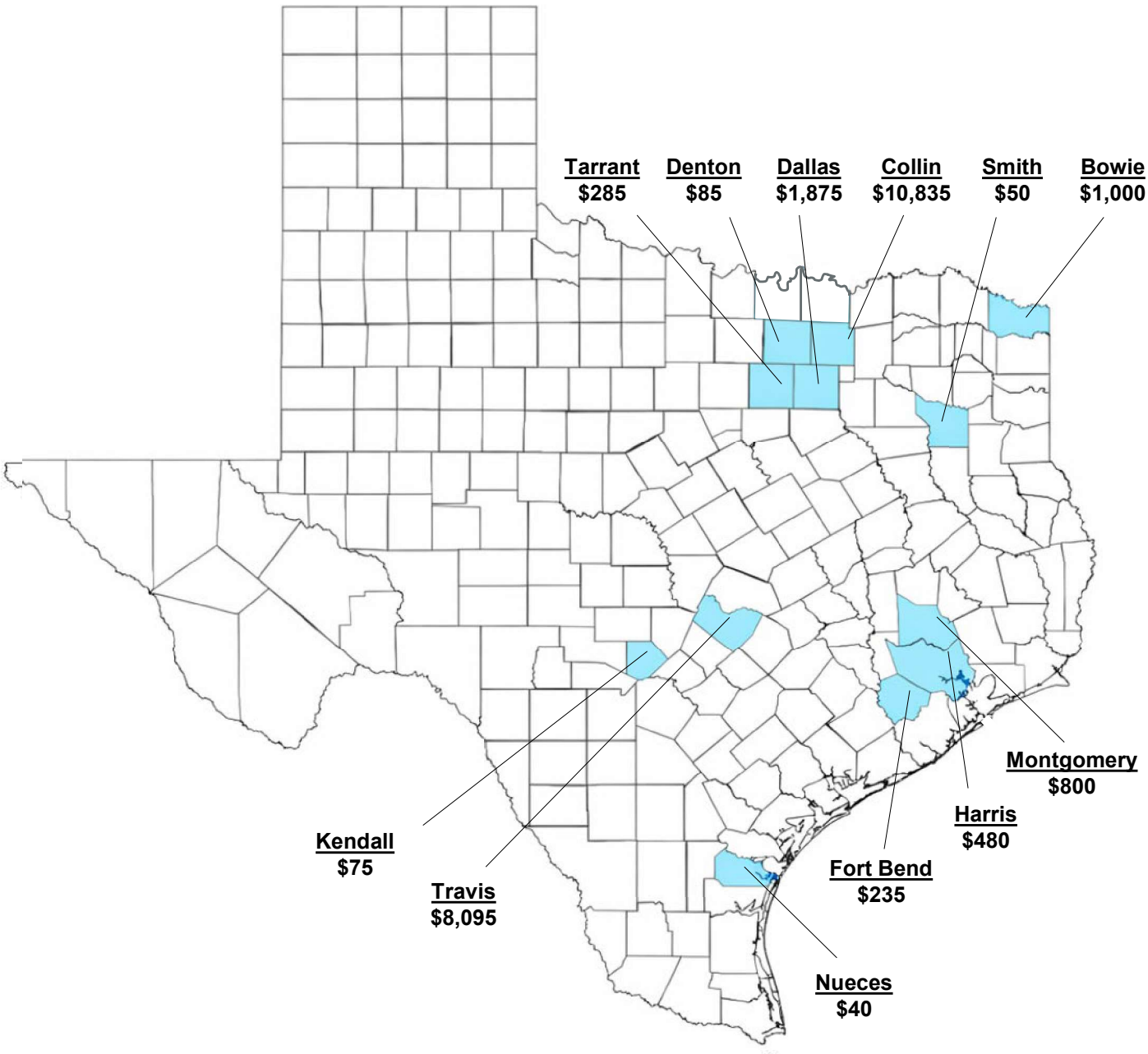
Total Allotments by Investor Type

Total = $250,000M



Texas Orders by County

Series 2026A



Total Texas Retail Orders: $23,855M

Total Professional Orders: $19,275

Total Individual Orders $4,580

Section 3

Final Pricing Wires

Morgan Stanley

RE: $ 250,000,000
Texas Department of Housing and Community Affairs
Residential Mortgage Revenue and Refunding Bonds, Series 2026A (Non-AMT)

WE HAVE RECEIVED THE WRITTEN AWARD. TRADE TIME 12:30 PM EASTERN.

****
THE SENIOR MANAGER RESERVES THE RIGHT TO MOVE ORDERS ACROSS MATURITIES FOR LIKE COUPONS AND YIELDS.
****
THE DEPARTMENT RESERVES THE RIGHT TO LIMIT RETAIL ALLOTMENTS TO 50% OF THE AGGREGATE PAR VALUE AT THE FINAL PRICE.
****
POS & ROADSHOW: https://www.munios.com/e/G65EA
****

MOODY'S: Aa1 S&P: AA+
FITCH: NR KROLL: NR

DATED:02/17/2026 FIRST COUPON:07/01/2026

DUE: 01/01 & 07/01

INITIAL TRADE DATE: 01/13/2026 @ 12:30PM Eastern

MATURITY	AMOUNT	COUPON	PRICE	ADD'L TAKEDOWN (Pts)	CUSIP
07/01/2027	1,530M	2.60%	100.00	1/4	882750P63
01/01/2028	1,550M	2.60%	100.00	1/4	882750P71
07/01/2028	1,580M	2.65%	100.00	1/4	882750P89
01/01/2029	1,605M	2.70%	100.00	3/8	882750P97
07/01/2029	1,630M	2.70%	100.00	3/8	882750Q21
01/01/2030	1,665M	2.70%	100.00	1/2	882750Q39
07/01/2030	1,695M	2.70%	100.00	1/2	882750Q47
01/01/2031	1,725M	2.75%	100.00	1/2	882750Q54
07/01/2031	1,750M	2.80%	100.00	1/2	882750Q62
01/01/2032	1,785M	2.95%	100.00	1/2	882750Q70
07/01/2032	1,820M	3.00%	100.00	1/2	882750Q88
01/01/2033	1,855M	3.10%	100.00	5/8	882750Q96
07/01/2033	1,895M	3.10%	100.00	5/8	882750R20
01/01/2034	1,930M	3.25%	100.00	5/8	882750R38
07/01/2034	1,965M	3.35%	100.00	5/8	882750R46
01/01/2035	2,005M	3.40%	100.00	5/8	882750R53
07/01/2035	2,050M	3.45%	100.00	5/8	882750R61
01/01/2036	2,095M	3.55%	100.00	5/8	882750R79
07/01/2036	2,135M	3.55%	100.00	5/8	882750R87
01/01/2037	2,185M	3.65%	100.00	5/8	882750R95
07/01/2037	2,230M	3.70%	100.00	5/8	882750S29
01/01/2038	2,280M	3.80%	100.00	5/8	882750S37
07/01/2038	2,330M	3.80%	100.00	5/8	882750S45

07/01/2041 15,180M 4.15% 100.00 5/8 882750S52

01/01/2046 10,000M 5.00% 4.30 5/8 882750S60
(Approx. $ Price PTC 01/01/2034 104.628 Approx. YTM 4.641)

07/01/2046 20,925M 4.625% 100.00 5/8 882750S78

01/01/2051 10,000M 5.00% 4.50 5/8 882750S86
(Approx. $ Price PTC 01/01/2034 103.278 Approx. YTM 4.773)

07/01/2051 30,275M 4.80% 100.00 5/8 882750S94

07/01/2056 52,830M 4.85% 100.00 5/8 882750T28

01/01/2057 67,500M 6.00% 3.35 1/2 882750T36
(Approx. $ Price 114.020)
(PAC)

Avg. Life: 6.00 years over a range of 50.00 to 700.00% of PSA experience

The approximate average life date is 2/16/2032

Estimated Weighted Average Lives (in Years) of Series 2026A Premium PAC Bonds

PSA Prepayment Speed	Optional Call Not Exercised	Optional Call Exercised
0	17.3	7.3
50	6.0	5.5
75	6.0	5.5
100	6.0	5.5
125	6.0	5.5
150	6.0	5.5
175	6.0	5.5
200	6.0	5.5
300	6.0	5.5
400	6.0	5.5
500	6.0	5.5
600	6.0	5.5
700	6.0	5.5

Estimated Weighted Average Lives (in Years) of Series 2026A Term Bonds

PSA Prepayment Speed	Term Bond Due 7/1/2041	Lockout Term Bond Due 1/1/2046	Term Bond Due 7/1/2046	Lockout Term Bond Due 1/1/2051	Term Bond Due 7/1/2051	Term Bond Due 7/1/2056
0	14.2	18.0	18.4	23.0	23.3	27.8
50	13.9	17.0	17.1	19.9	19.9	20.8
75	12.6	16.3	15.0	18.5	16.8	17.1
100	11.4	15.6	13.2	17.2	14.3	14.4
125	10.3	15.0	11.6	16.0	12.3	12.3
150	9.3	14.4	10.3	15.1	10.6	10.6
175	8.5	13.9	9.1	14.3	9.3	9.3
200	7.6	12.8	7.8	12.8	7.8	7.8
300	5.3	11.8	5.4	11.8	5.4	5.4
400	3.8	10.4	3.8	10.4	3.8	3.8
500	3.2	7.9	3.2	7.9	3.2	3.2
600	2.9	7.9	2.9	7.9	2.9	2.9
700	2.6	7.9	2.6	7.9	2.6	2.6

CALL FEATURES: Optional call in 01/01/2034 @ 100.00

Special Redemption: Subject to Special Redemption from Unexpended Proceeds, Mortgage Loan Principal Payments, Excess Revenues, and Mandatory Sinking Fund Redemption as further detailed on pages 4-12 of the POS.

The Series 2026A Lockout Term Bonds due 1/1/2046 and 1/1/2051 shall be locked out from Special Redemption from Mortgage Loan Principal Payments and Excess Revenues available under the Trust Indenture, prior to 01/01/2034, unless such redemption is required by the Code.

The Series 2026A Lockout Term Bonds due 1/1/2046 and 1/1/2051 shall be locked out from Special Redemption from Unexpended Proceeds, prior to 01/01/2034, unless there are no other Series 2026A Bonds outstanding, and are subject to redemption at a redemption price which maintains the original yield of such bonds, plus accrued interest, to the redemption date.

2026A Premium PAC Term Bond Optional Redemption: Subject to redemption prior to maturity, in whole or in part at any time and from time to time, on and after January 1, 2034, at the option of the Department after giving notice as provided in the Trust Indenture, at the Redemption Prices set forth below (expressed as a percentage of the principal amount to be redeemed), in each case together with interest accrued thereon to, but not including, the redemption date:

Redemption Date:	Redemption Price
January 1, 2034:	104.266%
July 1, 2034:	103.676%
January 1, 2035:	103.079%
July 1, 2035:	102.472%
January 1, 2036:	101.859%
July 1, 2036:	101.265%
January 1, 2037 and thereafter:	100.000%

Sinking Fund Schedule

2041 Term Bond

01/01/2039	2,385M
07/01/2039	2,440M
01/01/2040	2,500M
07/01/2040	2,555M
01/01/2041	2,620M
07/01/2041	2,680M

Sinking Fund Schedule

2046 Term Bond

01/01/2042	1,000M
07/01/2042	1,025M
01/01/2043	1,055M
07/01/2043	1,080M
01/01/2044	1,105M
07/01/2044	1,140M
01/01/2045	1,165M
07/01/2045	1,200M
01/01/2046	1,230M

Sinking Fund Schedule

2046 Term Bond

01/01/2042	1,745M
07/01/2042	1,790M
01/01/2043	1,840M
07/01/2043	1,890M

01/01/2044	1,935M
07/01/2044	1,985M
01/01/2045	2,040M
07/01/2045	2,090M
01/01/2046	2,145M
07/01/2046	3,465M

Sinking Fund Schedule

2051 Term Bond

01/01/2047	995M
07/01/2047	1,025M
01/01/2048	1,050M
07/01/2048	1,080M
01/01/2049	1,110M
07/01/2049	1,140M
01/01/2050	1,170M
07/01/2050	1,200M
01/01/2051	1,230M

Sinking Fund Schedule

2051 Term Bond

01/01/2047	2,560M
07/01/2047	2,630M
01/01/2048	2,705M
07/01/2048	2,775M
01/01/2049	2,850M
07/01/2049	2,930M
01/01/2050	3,010M
07/01/2050	3,095M
01/01/2051	3,185M
07/01/2051	4,535M

Sinking Fund Schedule

2056 Term Bond

01/01/2052	4,660M
07/01/2052	4,785M
01/01/2053	4,920M
07/01/2053	5,055M
01/01/2054	5,195M
07/01/2054	5,340M
01/01/2055	5,485M
07/01/2055	5,640M
01/01/2056	5,795M
07/01/2056	5,955M

Sinking Fund Schedule

2057 Term Bond

07/01/2027	370M
01/01/2028	385M
07/01/2028	395M
01/01/2029	410M
07/01/2029	425M
01/01/2030	435M
07/01/2030	450M
01/01/2031	465M
07/01/2031	485M
01/01/2032	500M

07/01/2032	515M
01/01/2033	535M
07/01/2033	550M
01/01/2034	570M
07/01/2034	590M
01/01/2035	610M
07/01/2035	630M
01/01/2036	650M
07/01/2036	675M
01/01/2037	695M
07/01/2037	720M
01/01/2038	745M
07/01/2038	770M
01/01/2039	795M
07/01/2039	820M
01/01/2040	850M
07/01/2040	880M
01/01/2041	910M
07/01/2041	940M
01/01/2042	970M
07/01/2042	1,005M
01/01/2043	1,035M
07/01/2043	1,070M
01/01/2044	1,110M
07/01/2044	1,145M
01/01/2045	1,185M
07/01/2045	1,225M
01/01/2046	1,265M
07/01/2046	1,305M
01/01/2047	1,350M
07/01/2047	1,395M
01/01/2048	1,440M
07/01/2048	1,490M
01/01/2049	1,540M
07/01/2049	1,590M
01/01/2050	1,645M
07/01/2050	1,700M
01/01/2051	1,755M
07/01/2051	1,815M
01/01/2052	1,875M
07/01/2052	1,940M
01/01/2053	2,005M
07/01/2053	2,070M
01/01/2054	2,140M
07/01/2054	2,210M
01/01/2055	2,285M
07/01/2055	2,360M
01/01/2056	2,440M
07/01/2056	2,520M
01/01/2057	850M

INSTITUTIONAL ORDER PERIOD:
1. Net Designated*
2. Texas Retail
3. National Retail
4. Member

*Except if an investor is affiliated with a syndicate member and that syndicate member may not be compensated for the investor's order, the investor will not be required to designate that syndicate member

DEFINITION OF RETAIL:

A "Retail" order is defined as an order placed for the account of an individual, bank trust, or investment advisor acting on behalf of an individual, with a maximum of $1,000,000 per account, or at the discretion of the Department, some larger amount. Retail orders do not include bank portfolios, insurance companies, bond funds or municipalities.

Zip Codes are required with all Retail Orders.

DESIGNATION POLICY:

At least 4 firm(s) must be designated.

No firm may receive more than 60.00% of any designation.

Each designee must receive a minimum of 5.00% for each priority order.

The Senior Manager requests the identification of all priority orders at the time the orders are entered

The Senior Manager will pay out all designations

The compliance addendum MSRB Rule G-11 will apply.

The Award is final for Monday, January 12, 2026 at 8:58PM Eastern.

Delivery is firm for Tuesday, February 17, 2026.

This issue is book entry only. This issue is clearing through DTC.

Award: 01/12/2026
Award Time: 8:58PM Eastern
Delivery: 02/17/2026 (Firm)
Initial trade: 01/13/2026
Date of Execution: 01/13/2026
Time of Execution: 12:30PM Eastern

	Participation
Morgan Stanley Co. LLC	50.000%
RBC Capital Markets	15.000%
Jefferies LLC	15.000%
J.P. Morgan Securities LLC	4.000%
Loop Capital Markets	4.000%
Piper Sandler & Co	4.000%
Ramirez & Co., Inc.	4.000%
Wells Fargo Bank, N.A. Municipal Finance Group	4.000%

By: Morgan Stanley Co. LLC New York, NY

Section 4

TDHCA Pricing Versus Comparable Housing Financings

Morgan Stanley

Issuer:	TX DHCA	MS HC	NH HFA	SD HDA	IL HDA	FL HFC
Credit:	RMRB 2026A	SFMRB 2026A	SFMARB 2026A	HMB 2026A	RB 2026A	HMRB 2026-1
Ratings (M/S/F):	Aa1/AA+/--	Aa1/--/--	Aa1/--/--	Aaa/AAA/--	Aaa/--/--	Aaa/--/--
Total Par:	$250mm	$72mm	$65mm	$120mm	$155mm	$120mm
Underwriter:	MS	RJ	BofA	Wells	MS	RJ
Pricing Date:	Mon 1/12	Wed 1/7	Wed 1/7	Tue 1/6	Tue 1/6	Tue 1/6
	5.00% $103-105	5.50% $107-108 (Lockout)	6.00% $109		5.00% $104	
	(Lockout)	2040, 2045, 2050, 2053	(Yield Maintenance)		(Call-Restricted)	

Year	Maturity	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield
0	2026H2																		
1	2027H1																		
1	2027H2	1,530,000	34	2.60%															
2	2028H1	1,550,000	34	2.60%													720,000	38	2.70%
2	2028H2	1,580,000	39	2.65%													740,000	43	2.75%
3	2029H1	1,605,000	49	2.70%													770,000	53	2.80%
3	2029H2	1,630,000	49	2.70%							1,300,000	53	2.80%				795,000	53	2.80%
4	2030H1	1,665,000	46	2.70%							1,325,000	55	2.85%				825,000	56	2.85%
4	2030H2	1,695,000	45	2.70%													855,000	58	2.88%
5	2031H1	1,725,000	48	2.75%													890,000	58	2.90%
5	2031H2	1,750,000	51	2.80%													925,000	61	2.95%
6	2032H1	1,785,000	63	2.95%													970,000	69	3.05%
6	2032H2	1,820,000	63	3.00%													1,010,000	69	3.10%
7	2033H1	1,855,000	66	3.10%													1,060,000	70	3.20%
7	2033H2	1,895,000	65	3.10%													735,000	74	3.25%
8	2034H1	1,930,000	76	3.25%													760,000	77	3.30%
8	2034H2	1,965,000	84	3.35%													785,000	85	3.40%
9	2035H1	2,005,000	83	3.40%													810,000	84	3.45%
9	2035H2	2,050,000	84	3.45%	740,000	85	3.50%							2,285,000	82	3.45%	840,000	85	3.50%
10	2036H1	2,095,000	88	3.55%	1,025,000	83	3.55%							2,335,000	88	3.55%	880,000	89	3.60%
10	2036H2	2,135,000	82	3.55%	1,050,000	89	3.65%				1,400,000	86	3.65%	2,380,000	86	3.60%	915,000	83	3.60%
11	2037H1	2,185,000	83	3.65%	1,085,000	87	3.70%	660,000	83	3.65%	1,820,000	83	3.70%	2,430,000	84	3.63%	945,000	84	3.70%
11	2037H2	2,230,000	86	3.70%	1,110,000	88	3.75%	960,000	86	3.70%	1,855,000	85	3.75%	2,480,000	88	3.75%	990,000	87	3.75%
12	2038H1	2,280,000	87	3.80%	1,100,000	85	3.80%	980,000	87	3.80%	1,890,000	81	3.80%	2,530,000	85	3.75%	1,035,000	83	3.80%
12	2038H2	2,330,000	85	3.80%	1,180,000	85	3.80%	995,000	85	3.80%	1,930,000	81	3.80%	2,580,000	87	3.85%	1,080,000	81	3.80%
														2,640,000	86	3.85%			
15	2041	15,180,000	87	4.15%	5,045,000	93	4.10%	3,420,000	84	4.15%	12,465,000	85	4.20%	16,835,000	90	4.25%	7,020,000	77.5	4.125%
20	2046	10,000,000 / 20,925,000	37 / 69.5	4.30% / 4.625%	10,000,000 / 4,420,000	39 / 76	4.23% / 4.60%	6,700,000	72	4.65%	24,955,000	68	4.65%	14,325,000 / 20,000,000	73 / 38	4.70% / 4.35%	14,320,000	66	4.63%
25	2051	10,000,000 / 30,275,000	35 / 65	4.50% / 4.80%	10,000,000 / 9,200,000	37 / 68	4.49% / 4.80%	8,835,000	47	4.62%	26,260,000	68	4.85%	39,890,000	73	4.90%	18,520,000	68	4.85%
30	2056	52,830,000	64	4.85%	10,910,000	67	4.85%	11,755,000	67	4.88%							24,120,000	67	4.90%

PAC Bond	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield
	67,500,000	102.00	3.350%	14,650,000	99.00	3.270%	30,695,000	104.00	3.370%	44,800,000	99.00	3.360%	44,290,000	101.00	3.370%	36,685,000	99.00	3.350%
	Coupon	6.00%		Coupon	6.25%		Coupon	6.25%		Coupon	6.00%		Coupon	6.25%		Coupon	6.00%	
	AL (Y)	6.0		AL (Y)	5.00		AL (Y)	6.0		AL (Y)	6.00		AL (Y)	6.00		AL (Y)	6.00	
	LPSA %	50		LPSA %	50		LPSA %	100		LPSA %	75		LPSA %	75		LPSA %	75	
	UPSA %	700		UPSA %	600		UPSA %	500		UPSA %	700		UPSA %	600		UPSA %	500	

Issuer:	TX DHCA	WHEDA	CO HFA	NH HFA
Credit:	RMRB 2026A	HORB 2026A	SFMB 2026A	MFHRB 2026-1
Ratings (M/S/F):	Aa1/AA+/--	Aa2/AA+/--	Aaa/AAA/--	Aa1/--/--
Total Par:	$250mm	$100mm	$65mm	$10mm
Underwriter:	MS	RBC	BofA	RBC
Pricing Date:	Mon 1/12	Wed 1/15	Tue 1/13	Mon 1/12
	5.00% $103-105	'32 3.00% $99.75		
	(Lockout)	'33 3.15% $99.75		
		2044		2049

Year	Maturity	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield
0	2026H2				470,000	43	2.65%						
1	2027H1				1,005,000	44	2.65%						
1	2027H2	1,530,000	34	2.60%	1,030,000	45	2.65%						
2	2028H1	1,550,000	34	2.60%	1,050,000	48	2.70%						
2	2028H2	1,580,000	39	2.65%	1,070,000	48	2.70%						
3	2029H1	1,605,000	49	2.70%	1,090,000	56	2.75%						
3	2029H2	1,630,000	49	2.70%	1,110,000	56	2.75%				4,635,000	59	2.80%
4	2030H1	1,665,000	46	2.70%	1,135,000	51	2.75%						
4	2030H2	1,695,000	45	2.70%	1,160,000	49	2.75%						
5	2031H1	1,725,000	48	2.75%	1,185,000	53	2.80%				100,000	58	2.85%
5	2031H2	1,750,000	51	2.80%	1,210,000	55	2.85%						
6	2032H1	1,785,000	63	2.95%									
6	2032H2	1,820,000	63	3.00%	2,505,000	66	3.04%				75,000	63	3.00%
7	2033H1	1,855,000	66	3.10%									
7	2033H2	1,895,000	65	3.10%	2,620,000	76	3.19%						
8	2034H1	1,930,000	76	3.25%	1,355,000	83	3.30%				80,000	71	3.20%
8	2034H2	1,965,000	84	3.35%	1,390,000	84	3.35%				30,000	84	3.35%
9	2035H1	2,005,000	83	3.40%	1,425,000	87	3.45%				30,000	83	3.40%
9	2035H2	2,050,000	84	3.45%	1,460,000	87	3.50%				30,000	84	3.45%
10	2036H1	2,095,000	88	3.55%	1,495,000	93	3.60%				30,000	83	3.50%
10	2036H2	2,135,000	82	3.55%	1,535,000	88	3.60%				30,000	82	3.55%
11	2037H1	2,185,000	83	3.65%	1,575,000	90	3.70%				30,000	78	3.60%
11	2037H2	2,230,000	86	3.70%	1,615,000	92	3.75%				30,000	81	3.65%
12	2038H1	2,280,000	87	3.80%	1,660,000	88	3.80%				30,000	82	3.75%
12	2038H2	2,330,000	85	3.80%	920,000	91	3.85%				35,000	85	3.80%
15	2041	15,180,000	87	4.15%	12,020,000	87	4.15%				210,000	82	4.10%
20	2046	10,000,000 / 20,925,000	37 / 69.5	4.30% / 4.625%	9,880,000	82	4.50%				420,000	72	4.65%
25	2051	10,000,000 / 30,275,000	35 / 65	4.50% / 4.80%							3,750,000	67	4.75%
30	2056	52,830,000	64	4.85%									

PAC Bond	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield	Par Amount	Spread	Yield
	67,500,000	102.00	3.350%	47,030,000	97.00	3.240%	64,500,000	97.00	3.240%			
	Coupon	6.00%		Coupon	5.75%		Coupon	6.00%				
	AL (Y)	6.0		AL (Y)	5.0		AL (Y)	5.0				
	LPSA %	50		LPSA %	75		LPSA %	100				
	UPSA %	700		UPSA %	500		UPSA %	700				

Section 5

POS and OS Covers

Morgan Stanley

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED DECEMBER 30, 2025

NEW ISSUE - BOOK-ENTRY ONLY

RATINGS
Moody's: "Aa1"
S&P: "AA+"
(See "RATINGS" herein)

Bracewell LLP, Bond Counsel, is of the opinion that, subject to certain conditions described herein and under existing law, interest on the Series 2026A Bonds (i) is excludable from gross income for federal income tax purposes and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals. See "TAX MATTERS RELATING TO THE SERIES 2026A BONDS" herein, including information regarding potential alternative minimum tax consequences for corporations.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

$250,000,000*
Residential Mortgage Revenue and Refunding Bonds, Series 2026A (Non-AMT) ("Series 2026A Bonds")

Dated Date/Delivery Date:	February 17, 2026*
Due:	July 1 and January 1, as shown on the inside cover.
Interest Payment Dates:	Interest accrued on the Series 2026A Bonds (the "Series 2026A Bonds") will be payable on each July 1 and January 1, commencing July 1, 2026* as described herein.
Interest Rates:	Payable at the rates as shown on the inside cover.
Redemption:	The Series 2026A Bonds are subject to redemption on the dates and at the Redemption Prices more fully described herein. See "THE SERIES 2026A BONDS – Redemption Provisions."
Denominations:	The Series 2026A Bonds will be available to purchasers in book-entry form only in denominations of $5,000 or any integral multiple thereof as described herein.
Tax Matters:	Bracewell LLP, Bond Counsel, is of the opinion that, subject to certain conditions described herein and under existing law, (i) interest on the Series 2026A Bonds is excludable from gross income for federal income tax purposes and (ii) interest on the Series 2026A Bonds is not an item of tax preference for purposes of the alternative minimum tax on individuals. See "TAX MATTERS RELATING TO THE SERIES 2026A BONDS" herein.
Purpose:	The Series 2026A Bonds are being issued for the primary purpose of (i) acquiring Mortgage Loans (as defined herein), or participations therein, through the purchase of mortgage-backed, pass-through certificates (the "2026A Mortgage Certificates"), including providing down payment and closing cost assistance for Assisted Mortgage Loans (as defined herein), (ii) paying lender compensation related to the 2026A Mortgage Loans (as defined herein), (iii) repaying and/or currently refunding the Repaid FHLB Advances (as defined herein), thereby providing funds for purposes (i)-(ii), and (iv) paying Costs of Issuance (as defined herein). The 2026A Mortgage Certificates will be guaranteed as to timely payment of principal and interest by the Government National Mortgage Association ("Ginnie Mae") ("Ginnie Mae Certificates" or "GNMA Certificates"). See "APPENDIX B-1 – GNMA AND THE GNMA CERTIFICATES."
Security:	The Series 2026A Bonds, the Prior Bonds (as defined herein), and, unless subordinated, all Bonds subsequently issued under the Trust Indenture (as defined herein) are equally and ratably secured by the Trust Estate (as defined herein) held by the Trustee under the Trust Indenture. The Series 2026A Bonds are limited obligations of the Texas Department of Housing and Community Affairs (the "Department") and are payable solely from the revenues and funds pledged for the payment thereof as more fully described herein. Neither the State of Texas (the "State") nor any agency of the State, other than the Department, nor the United States of America or any agency, department or other instrumentality thereof, including Ginnie Mae, is obligated to pay the principal or Redemption Price of or interest on the Series 2026A Bonds. Neither the faith and credit nor the taxing power of the State or the United States of America is pledged, given or loaned to such payment. The Department has no taxing power. Ginnie Mae guarantees only the payment of the principal of and interest on the Ginnie Mae Certificates when due and does not guarantee the payment of the Series 2026A Bonds or any other obligations issued by the Department. See "SECURITY FOR THE BONDS" and "THE TRUST INDENTURE."
Book-Entry Only System:	The Series 2026A Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). See "APPENDIX G – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – DTC and Book-Entry."
Trustee:	The Bank of New York Mellon Trust Company, N.A.
Bond Counsel:	Bracewell LLP
Disclosure Counsel:	McCall, Parkhurst & Horton L.L.P.
Underwriters' Counsel:	Chapman and Cutler LLP
Municipal Advisor:	CSG Advisors

Morgan Stanley

RBC Capital Markets **Jefferies**

J.P. Morgan **Loop Capital Markets**

Piper Sandler & Co. **Ramirez & Co., Inc.** **Wells Fargo Securities**

* Preliminary, subject to change.

MATURITY SCHEDULE*

$43,290,000 Series 2026A Serial Bonds

Maturity Date	Principal Amount ($)	Interest Rate	Price	CUSIP(1)
July 1, 2027	1,530,000			
January 1, 2028	1,550,000			
July 1, 2028	1,580,000			
January 1, 2029	1,605,000			
July 1, 2029	1,630,000			
January 1, 2030	1,665,000			
July 1, 2030	1,695,000			
January 1, 2031	1,725,000			
July 1, 2031	1,750,000			
January 1, 2032	1,785,000			
July 1, 2032	1,820,000			
January 1, 2033	1,855,000			
July 1, 2033	1,895,000			
January 1, 2034	1,930,000			
July 1, 2034	1,965,000			
January 1, 2035	2,005,000			
July 1, 2035	2,050,000			
January 1, 2036	2,095,000			
July 1, 2036	2,135,000			
January 1, 2037	2,185,000			
July 1, 2037	2,230,000			
January 1, 2038	2,280,000			
July 1, 2038	2,330,000			

$15,180,000 ____% Series 2026A Term Bond due July 1, 2041 Price _____% CUSIP(1) _____
$30,925,000 ____% Series 2026A Term Bond due July 1, 2046 Price _____% CUSIP(1) _____
$40,275,000 ____% Series 2026A Term Bond due July 1, 2051 Price _____% CUSIP(1) _____
$52,830,000 ____% Series 2026A Term Bond due July 1, 2056 Price _____% CUSIP(1) _____
$67,500,000 ____% Series 2026A Premium PAC Term Bond due January 1, 2057 Price _____% CUSIP(1) _____

(Interest Accrues from Date of Delivery)

* *Preliminary, subject to change.*

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OFFICIAL STATEMENT DATED JANUARY 12, 2026

NEW ISSUE - BOOK-ENTRY ONLY

RATINGS
Moody's: "Aa1"
S&P: "AA+"
(See "RATINGS" herein)

Bracewell LLP, Bond Counsel, is of the opinion that, subject to certain conditions described herein and under existing law, interest on the Series 2026A Bonds (i) is excludable from gross income for federal income tax purposes and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals. See "TAX MATTERS RELATING TO THE SERIES 2026A BONDS" herein, including information regarding potential alternative minimum tax consequences for corporations.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

$250,000,000
Residential Mortgage Revenue and Refunding Bonds, Series 2026A (Non-AMT) ("Series 2026A Bonds")

Dated Date/Delivery Date:	February 17, 2026
Due:	July 1 and January 1, as shown on the inside cover.
Interest Payment Dates:	Interest accrued on the Series 2026A Bonds (the "Series 2026A Bonds") will be payable on each July 1 and January 1, commencing July 1, 2026 as described herein.
Interest Rates:	Payable at the rates as shown on the inside cover.
Redemption:	The Series 2026A Bonds are subject to redemption on the dates and at the Redemption Prices more fully described herein. See "THE SERIES 2026A BONDS – Redemption Provisions."
Denominations:	The Series 2026A Bonds will be available to purchasers in book-entry form only in denominations of $5,000 or any integral multiple thereof as described herein.
Tax Matters:	Bracewell LLP, Bond Counsel, is of the opinion that, subject to certain conditions described herein and under existing law, (i) interest on the Series 2026A Bonds is excludable from gross income for federal income tax purposes and (ii) interest on the Series 2026A Bonds is not an item of tax preference for purposes of the alternative minimum tax on individuals. See "TAX MATTERS RELATING TO THE SERIES 2026A BONDS" herein.
Purpose:	The Series 2026A Bonds are being issued for the primary purpose of (i) acquiring Mortgage Loans (as defined herein), or participations therein, through the purchase of mortgage-backed, pass-through certificates (the "2026A Mortgage Certificates"), including providing down payment and closing cost assistance for Assisted Mortgage Loans (as defined herein), (ii) paying lender compensation related to the 2026A Mortgage Loans (as defined herein), (iii) repaying and/or currently refunding the Repaid FHLB Advances (as defined herein), thereby providing funds for purposes (i)-(ii), and (iv) paying Costs of Issuance (as defined herein). The 2026A Mortgage Certificates will be guaranteed as to timely payment of principal and interest by the Government National Mortgage Association ("Ginnie Mae") ("Ginnie Mae Certificates" or "GNMA Certificates"). See "APPENDIX B-1 – GNMA AND THE GNMA CERTIFICATES."
Security:	The Series 2026A Bonds, the Prior Bonds (as defined herein), and, unless subordinated, all Bonds subsequently issued under the Trust Indenture (as defined herein) are equally and ratably secured by the Trust Estate (as defined herein) held by the Trustee under the Trust Indenture. The Series 2026A Bonds are limited obligations of the Texas Department of Housing and Community Affairs (the "Department") and are payable solely from the revenues and funds pledged for the payment thereof as more fully described herein. Neither the State of Texas (the "State") nor any agency of the State, other than the Department, nor the United States of America or any agency, department or other instrumentality thereof, including Ginnie Mae, is obligated to pay the principal or Redemption Price of or interest on the Series 2026A Bonds. Neither the faith and credit nor the taxing power of the State or the United States of America is pledged, given or loaned to such payment. The Department has no taxing power. Ginnie Mae guarantees only the payment of the principal of and interest on the Ginnie Mae Certificates when due and does not guarantee the payment of the Series 2026A Bonds or any other obligations issued by the Department. See "SECURITY FOR THE BONDS" and "THE TRUST INDENTURE."
Book-Entry Only System:	The Series 2026A Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). See "APPENDIX G – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – DTC and Book-Entry."
Trustee:	The Bank of New York Mellon Trust Company, N.A.
Bond Counsel:	Bracewell LLP
Disclosure Counsel:	McCall, Parkhurst & Horton L.L.P.
Underwriters' Counsel:	Chapman and Cutler LLP
Municipal Advisor:	CSG Advisors

Morgan Stanley

RBC Capital Markets **Jefferies**

J.P. Morgan **Loop Capital Markets**

Piper Sandler & Co. **Ramirez & Co., Inc.** **Wells Fargo Securities**

MATURITY SCHEDULE

$43,290,000 Series 2026A Serial Bonds

Maturity Date	Principal Amount ($)	Interest Rate	Price	CUSIP[1]
July 1, 2027	1,530,000	2.600%	100.000%	882750P63
January 1, 2028	1,550,000	2.600%	100.000%	882750P71
July 1, 2028	1,580,000	2.650%	100.000%	882750P89
January 1, 2029	1,605,000	2.700%	100.000%	882750P97
July 1, 2029	1,630,000	2.700%	100.000%	882750Q21
January 1, 2030	1,665,000	2.700%	100.000%	882750Q39
July 1, 2030	1,695,000	2.700%	100.000%	882750Q47
January 1, 2031	1,725,000	2.750%	100.000%	882750Q54
July 1, 2031	1,750,000	2.800%	100.000%	882750Q62
January 1, 2032	1,785,000	2.950%	100.000%	882750Q70
July 1, 2032	1,820,000	3.000%	100.000%	882750Q88
January 1, 2033	1,855,000	3.100%	100.000%	882750Q96
July 1, 2033	1,895,000	3.100%	100.000%	882750R20
January 1, 2034	1,930,000	3.250%	100.000%	882750R38
July 1, 2034	1,965,000	3.350%	100.000%	882750R46
January 1, 2035	2,005,000	3.400%	100.000%	882750R53
July 1, 2035	2,050,000	3.450%	100.000%	882750R61
January 1, 2036	2,095,000	3.550%	100.000%	882750R79
July 1, 2036	2,135,000	3.550%	100.000%	882750R87
January 1, 2037	2,185,000	3.650%	100.000%	882750R95
July 1, 2037	2,230,000	3.700%	100.000%	882750S29
January 1, 2038	2,280,000	3.800%	100.000%	882750S37
July 1, 2038	2,330,000	3.800%	100.000%	882750S45

$15,180,000 4.150% Series 2026A Term Bond due July 1, 2041 Price 100.000% CUSIP[1] 882750S52
$10,000,000 5.000% Series 2026A Term Bond due January 1, 2046 Price 104.628%[2][3] CUSIP[1] 882750S60
$20,925,000 4.625% Series 2026A Term Bond due July 1, 2046 Price 100.000% CUSIP[1] 882750S78
$10,000,000 5.000% Series 2026A Term Bond due January 1, 2051 Price 103.278%[2][3] CUSIP[1] 882750S86
$30,275,000 4.800% Series 2026A Term Bond due July 1, 2051 Price 100.000% CUSIP[1] 882750S94
$52,830,000 4.850% Series 2026A Term Bond due July 1, 2056 Price 100.000% CUSIP[1] 882750T28
$67,500,000 6.000% Series 2026A Premium PAC Term Bond due January 1, 2057 Price 114.020% CUSIP[1] 882750T36

(Interest Accrues from Date of Delivery)

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[2] The Series 2026A Bonds maturing on January 1, 2046 and January 1, 2051 are herein referred to as the "2026A Lock-Out Term Bonds."

[3] Priced to call, January 1, 2034.

THE GNMA CERTIFICATES AND FANNIE MAE CERTIFICATES, RESPECTIVELY, WHEN DUE AND DO NOT GUARANTEE THE PAYMENT OF THE SERIES 2026A BONDS OR ANY OTHER OBLIGATIONS ISSUED BY THE DEPARTMENT.

There follows in this Official Statement a brief description of the plan of finance, the Department and its bond programs, together with summaries of certain terms of the Series 2026A Bonds, the Trust Indenture, and certain provisions of the Act, as well as other matters. All references herein to the Act, the Trust Indenture, and other agreements are qualified in their entirety by reference to each such document, copies of which are available from the Department, and all references to the Series 2026A Bonds are qualified in their entirety by reference to the definitive forms thereof and the information with respect thereto contained in the Trust Indenture.

For information concerning the Prior Bonds and the Mortgage Loans and Mortgage Certificates acquired with proceeds of the Prior Bonds, see "APPENDIX G – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – The Prior Bonds" and "APPENDIX D-1 – ADDITIONAL INFORMATION CONCERNING MORTGAGE CERTIFICATES." For information concerning other single family and multi-family programs of the Department, see "APPENDIX D-2 – BOND SUMMARY OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS."

PLAN OF FINANCE

Proceeds of the Series 2026A Bonds will be deposited to the 2026A Mortgage Loan Account of the Mortgage Loan Fund and used to (a) purchase 2026A Mortgage Certificates and pay related costs, and (b) fund all or a portion of the DPA Loans originated in conjunction with Assisted Mortgage Loans. A portion of the proceeds of the Series 2026A Bonds will also be used to repay and/or refund the Repaid FHLB Advances. A portion of the proceeds of the Series 2026A Bonds will also be used to pay a portion of the costs of issuance of the Series 2026A Bonds. See "SOURCES AND USES OF FUNDS" herein.

SOURCES AND USES OF FUNDS

The sources of funds and the uses thereof in connection with the Series 2026A Bonds are expected to be approximately as set forth below.

	TOTAL
SOURCES OF FUNDS	
Bond Proceeds	$260,254,100.00
Issuer Contribution[(1)]	3,908,613.35
TOTAL SOURCES	**$264,162,713.35**
USES OF FUNDS	
Mortgage Loan Accounts[(2)]	$261,566,250.00
Underwriter Compensation	1,651,463.35
Costs of Issuance	945,000.00
TOTAL USES	**$264,162,713.35**

(1) An additional amount not to exceed $10,000,000 may be used for capitalized interest.

(2) Includes the purchase of 2026A Mortgage Certificates and funds attributed to down payment assistance, lender compensation, and servicing fees for DPA Loans.

THE SERIES 2026A BONDS

General

The Series 2026A Bonds will be dated the date of delivery. The Series 2026A Bonds are issuable only as fully registered bonds, without coupons, and will be registered in the name of Cede & Co., as



Section 6

Rating Reports

Morgan Stanley

Rating Action

Moody's Ratings assigns Aa1 to TDHCA's Residential Mortgage Revenue and Refunding Bonds, Series 2026A; outlook stable

New York, December 04, 2025 -- Moody's Ratings (Moody's) has assigned a rating of Aa1 to the proposed Texas Department of Housing and Community Affairs' (TDHCA) $250 million Residential Mortgage Revenue and Refunding Bonds, Series 2026A (Non-AMT). We maintain Aa1 ratings on all outstanding parity debt issued under the Residential Mortgage Revenue Bonds (RMRB) Indenture. The outlook is stable.

RATINGS RATIONALE

The Aa1 rating reflects that the RMRB indenture will continue to maintain its strong credit quality due to the buffer provided by the program asset-to-debt ratio (PADR), which was 1.14x (1.03x excluding all second lien loans) as of August 31, 2024, and solid though variable margins (8% in fiscal year 2024). The first lien loan portfolio consists of mortgage-backed securities (MBS), which compliments the program's sound legal structure, cash flow projections that demonstrate sufficiency under all our stress case scenarios, and the oversight of a solid management team. The program's asset-to-debt ratio has declined in recent years due to strong issuance. Continued active issuance will likely result in future PADR dilution and pressure on margins, however, the full-spread MBS previously added to the portfolio will boost income.

RATING OUTLOOK

The stable outlook reflects RMRB's solid over-collateralization buffer and margins.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATING

- Upgrade of the US government rating (Aa1 stable)

- Material improvement in PADR and/or margins

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATING

- Downgrade of the US government rating

- Material decline in PADR and/or a significant and sustained decline in margins

- Increased risk in the program in the form of variable rate debt or counterparty risk

PROFILE

The RMRB program was established in 1987. The proceeds of bonds issued under this indenture are used to finance mortgage loans to low and moderate income persons in the State of Texas. All RMRB program bonds are secured equally by all of the mortgage loans and other assets under the indenture.

METHODOLOGY

The principal methodology used in this rating was US Housing Finance Agency Single-Family Housing published in October 2024 and available at https://ratings.moodys.com/rmc-documents/430701. Alternatively, please see the Rating Methodologies page on https://ratings.moodys.com for a copy of this methodology.

REGULATORY DISCLOSURES

For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Symbols and Definitions can be found on https://ratings.moodys.com/rating-definitions.

For any affected securities or rated entities receiving direct credit support/credit substitution from another entity or entities subject to a credit rating action (the supporting entity), and whose ratings may change as a result of a credit rating action as to the supporting entity, the associated

regulatory disclosures will relate to the supporting entity. Exceptions to this approach may be applicable in certain jurisdictions.

For ratings issued on a program, series, category/class of debt or security, certain regulatory disclosures applicable to each rating of a subsequently issued bond or note of the same series, category/class of debt, or security, or pursuant to a program for which the ratings are derived exclusively from existing ratings, in accordance with Moody's rating practices, can be found in the most recent Credit Rating Announcement related to the same class of Credit Rating.

For provisional ratings, the Credit Rating Announcement provides certain regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating.

Moody's does not always publish a separate Credit Rating Announcement for each Credit Rating assigned in the Anticipated Ratings Process or Subsequent Ratings Process.

Regulatory disclosures contained in this press release apply to the credit rating and, if applicable, the related rating outlook or rating review.

Please see https://ratings.moodys.com for any updates on changes to the lead rating analyst and to the Moody's legal entity that has issued the rating.

Please see the issuer/deal page on https://ratings.moodys.com for additional regulatory disclosures for each credit rating.

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Research Update:

Texas Department of Housing & Community Affairs 2026A Residential Mortgage Revenue Bonds Rated 'AA+'; Outlook Stable

December 4, 2025

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Overview

- S&P Global Ratings assigned its 'AA+' rating to Texas Department of Housing and Community Affairs (TDHCA)'s $250 million series 2026A residential mortgage revenue bonds (RMRBs).
- We also affirmed our 'AA+' rating on TDHCA's parity debt under the RMRB indenture.
- The outlook is stable.

Rationale

Security

Bonds issued within the RMRB indenture are limited obligations of TDHCA, payable solely from revenue, assets, and money pledged under the master indenture on a parity basis with parity obligations outstanding under the master indenture.

Pledged assets include revenue, mortgages, mortgage loans, investment securities, money held in the funds (excluding the rebate fund), and other property held under the trust estate. The trust estate currently includes mortgage certificates purchased with prior bond proceeds, guaranteed by Ginnie Mae or Fannie Mae.

According to preliminary transaction documents, TDHCA will use bond proceeds to purchase mortgage-backed securities (MBS), fund loans for down payment and closing cost assistance, pay lender compensation related to mortgage loans, and repay Federal Home Loan Bank of Dallas advances to provide funds for the purchase of MBS and down-payment assistance loans. Ginnie Mae will guarantee the MBS as to timely principal and interest payments.

The bonds will bear interest payable semiannually on Jan. 1 and July 1, starting July 1, 2026. Bonds are subject to special, optional, and mandatory sinking fund redemptions, as described in transaction documents.

Credit highlights

The rating reflects our view of the program's:

- Legal framework that links duties of key transaction parties with the program's proper execution, in alignment with our criteria, coupled with no bankruptcy or other legal risks identified;
- Program management and operational risk assessment, which we consider neutral;
- Overcollateralization and cash flow capable of withstanding our projected loss assumptions based on the asset pool's credit quality in all provided cash-flow stress scenarios, with a minimum stressed projected asset-to-liability parity ratio of 101.8%;
- Sufficient liquidity to cover short-term disruptions in asset cash flows; and
- Market position characteristics in line with the national housing market.

For more information see our full analysis, April 11, 2025.

Environmental, social, and governance

We analyzed the program's environmental, social, and governance (ESG) factors relative to the legal framework, program management and operational risk, asset pool's credit quality, cash flow analysis, liquidity, and market position. In our opinion, the program exhibits social opportunities related to social capital based on the mission to improve housing affordability for low- and moderate-income households. We view environmental and governance factors for the program as neutral in our credit analysis.

Outlook

The stable outlook reflects S&P Global Ratings' opinion of the credit quality of the underlying MBS assets, supported by Ginnie Mae and Fannie Mae, and our assessment of program management and operational risk. In addition, we expect our market position modifier assessment will remain neutral.

Downside scenario

We could lower the rating or revise the outlook to negative if our assessment of program management and operational risk changes due to negative assessments, or if the credit quality of the underlying assets deteriorates.

Upside scenario

Alternatively, with all other program rating factors remaining the same or improving, we could raise the rating or revise the outlook to positive if consolidated cash flows reflect stressed reinvestment rates in line with the 'AAA' rating requirement while TDHCA meets overcollateralization thresholds and requirements to be rated above the sovereign.

MRB program rating summary

Legal framework	No Cap
Program management and operational risk	No Cap
Factors constraining the anchor	0

MRB program rating summary

Cash flow analysis	
Overcollateralization	GE/GSE Rating (aa+)
Stressed cash flows	aa+
Hedging risk	N/A
HFA general obligation pledge	N/A
Anchor	
Anchor	aa+
Modifiers and holistic analysis	
Liquidity reserves	No Modifier
Market position	No Modifier
Holistic analysis	No Modifier
Stand-alone credit profile	
SACP	aa+
Other applicable criteria	No Cap
Final	
Final rating	AA+

N/A--Not applicable. GE -- Governmental entity. GSE -- Government-sponsored enterprise.

Program summary and assumptions

	April 30, 2025
Program assets (% of balance)	
Single-family whole loans	0
Single-family MBS	100
Single-family subordinate loans	0
Multifamily whole loans	0
Multifamily MBS or federally enhanced pass-through	0
Other assets	0
Debt & derivative summary (% of balance)	
Fixed-rate debt (% of balance)	100.0
Hedged variable-rate debt (% of balance)	0
Unhedged variable-rate debt (% of balance)	0.0
Total variable-rate debt (% of balance)	0
Single-family program assumptions	
No. of loans in portfolio*	7428.0
Total loan balance ($000s)*	1538647.0
Loans 30-year fixed (% of balance)	100.0
Loans with balloons or negative amortization (% of balance)	0.0
Loans - other terms (% of balance)	0.0
Weighted average FICO score	678
Weighted average mortgage rate (%)	5.6

Program summary and assumptions

	April 30, 2025
Weighted average LTV (%)*	
Loan seasoning	
< 5 years (% of balance)	92.9
5-10 years (% of balance)	7.1
10+ years (% of balance)	0.0
Property type	
Single-family residences (% of balance)	100.0
2-4 family residences (% of balance)	0.0
Condo or cooperative apartment (owner-occupied) (% of balance)	0.0
Other property type (% of balance)	0.0
Delinquency status	
30-59 days (% of balance)	0.0
60-89 days (% of balance)	0.0
90-119 days (% of balance)	0.0
120+ days or in foreclosure (% of balance)	0.0
Insurance/guarantees	
Ginnie Mae (% of balance)*	99.7
Fannie Mae (% of balance)*	0.3
Freddie Mac (% of balance)*	0.0
PMI (% of balance)*	
FHA (% of balance)*	
VA (% of balance)*	
USDA/RD (% of balance)*	
Uninsured (% of balance)*	
Liquidation timeline adjustment (months)*	
Pool level foreclosure frequency adjustment*	

FICO--Fair Isaac Co. LTV--Loan-to-value. PMI--Private mortgage insurance. FHA--Federal Housing Administration. VA--Veterans Administration. USDA/RD--U.S. Department of Agriculture/Rural Development. N/A--Not applicable.

Overcollateralization

	Series 2026A
Opening asset/liability parity (%)	102.9
Minimum asset/liability parity (%)	101.8
Total projected credit loss (%)*	0.0
Loss/liabilities (%)	0.0
Net asset/liability parity, after losses (%)	101.8

*At the highest rating level at which the MRB program's available overcollateralization is sufficient to cover.

Ratings List	
New Issue Ratings	
US$250.0 mil residential mtg rev bnds (Non-amt) ser 2026A due 01/01/2057	
Long Term Rating	AA+/Stable
Ratings Affirmed	
Housing	
Texas Department of Housing & Community Affairs Single Family Mortgage Rev Bnd Indenture	AA+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1346 **Agenda Date:** 3/6/2026 **Agenda #:** 18.

Report on the Meeting of the Internal Audit and Finance Committee

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1353 **Agenda Date:** 3/6/2026 **Agenda #:** 19.

Review and possible acceptance of the State Auditor's Office audit of the TDHCA Fiscal Year 2025 Financial Statements

RECOMMENDED ACTION

WHEREAS, the Department is required to undergo an annual audit of its books and accounts, an annual audit of the Housing Trust Fund, and to obtain audited financial statements for the Housing Finance Division and the Supplemental Bond Schedules;

NOW, therefore, it is hereby

RESOLVED, the annual financial audit, audit of the Housing Trust Fund and the audit of the Housing Finance Division and the Supplemental Bond Schedules are hereby accepted.

BACKGROUND

Audit requirements:

1) In the Department's governing statute, Tex. Gov't Code §2306.074 requires an annual audit of the Department's books and accounts.

2) Tex. Gov't Code §2306.204 requires an annual audit of the Housing Trust Fund to determine the amount of unencumbered fund balances that is greater than the amount required for the reserve fund.

3) The Department's bond indentures required audited financial statements of the Housing Finance Division and the Supplemental Bond Schedules.

Results of the audits conducted by the State Auditor's Office:

SAO Report on the "The Audit of the of the Fiscal Year 2025 Financial Statements of the Department of Housing and Community Affairs" Report # 26-010 available at:

A Report on the Audit of the Fiscal Year 2025 Financial Statements of the Department of Housing and Community Affairs (texas.gov) <https://sao.texas.gov/Reports/Main/26-010.pdf>

a) FY 2025 Basic Financial Statements (SAO Report # 26-308)

b) FY 2025 Revenue Bond Program Audit (SAO Report # 26-312)

c) FY 2025 Computation of Unencumbered Fund Balances (SAO Report # 26-309)

d) FY 2025 Report on Compliance with the Public Funds Investment Act (SAO Report # 26-310)

e) FY 2025 Report on Internal Control Over Financial Reporting and on Compliance and Other Matters (SAO Report # 26-311)

The Basic Financial Statements will be available in their entirety at:

<https://www.tdhca.texas.gov/sites/default/files/pdf/fa/25-BasicFinancials.pdf>

The Revenue Bond Program - Basic Financial Statements will be available in their entirety at:
<https://www.tdhca.texas.gov/sites/default/files/pdf/fa/25-Rev-Bond.pdf>

The Computation of Unencumbered Fund Balances will be available in their entirety at:
<https://www.tdhca.texas.gov/sites/default/files/pdf/fa/25-UnencumberedComp.pdf>

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1332 **Agenda Date:** 3/6/2026 **Agenda #:** 20.

Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(8)(E) of the Qualified Allocation Plan (QAP) relating to the square footage of accessible units for Park at Fort Bend (#26401).

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application was submitted for The Park at Fort Bend on January 23, 2026;

WHEREAS, subsequent to the submission of the tax credit application, the applicant submitted a request for a waiver relating to the proposed rehabilitation of The Park at Fort Bend, which is an existing housing tax credit development that received an award of 4% Housing Tax Credits in 1999;

WHEREAS, pursuant to 10 TAC §11.101(b)(8)(E) of the 2026 QAP, accessible Units must have an equal or greater square footage than the square footage offered in the smallest non-accessible Unit with the same number of Bedrooms and Full Bathrooms;

WHEREAS, the applicant requests a waiver of 10 TAC §11.101(b)(8)(E) related to the minimum square footage requirements for accessible Units; and

WHEREAS, staff recommends a waiver be granted pursuant to 10 TAC §11.207 based on specific factors related to the development, including the fact that the proposed reconfiguration of Units within the development results in the creation of all new accessible Units at the expense of square footage within said accessible Units, and on the basis that granting the waiver better serves the purposes articulated in Tex. Gov't Code §2306.001(2) by providing affordable housing to meet the needs of individuals and families and §2306.6701 by contributing to the preservation of affordable units;

NOW, therefore, it is hereby

RESOLVED, that a waiver of 10 TAC §11.101(b)(8)(E) related to the minimum square footage requirements of accessible Units for The Park at Fort Bend, as explained herein, is hereby granted.

BACKGROUND

General Information: The Park at Fort Bend is an existing Housing Tax Credit (HTC) property located at 3301 Dove Country Drive in Stafford, Fort Bend County. The development received an award of 4% Housing Tax Credits in 1999. A 2026 tax credit application was submitted on January 23, 2026, and a Certificate of Reservation was subsequently issued for the development on February 6, 2026.

Waiver request: The development consists of 250 one, two and three-bedroom units. All existing two- and three- bedroom units are two-story townhome style units. As a result, there are no accessible two and three-bedroom units currently present within the development. In an effort to remedy this issue, and as part of the proposed resyndication and rehabilitation of the property, the applicant has proposed to reconfigure a number of existing non-accessible two-bedroom townhome units to create fully accessible two and three-bedroom units. However, this reconfiguration results in the accessible two and three-bedroom units having smaller square footages than the non-accessible two and three-bedroom units, which is not allowed under the 2026 QAP.

Pursuant to 10 TAC §11.101(b)(8)(E) of the 2026 QAP;

"*For all Developments other than Direct Loan Developments, for the purposes of determining the appropriate distribution of accessible Units across Unit Types, assuming all the Units have similar features only the number of Bedrooms and Full Bathrooms will be used to define the Unit Type,* ***but accessible Units must have an equal or greater square footage than the square footage offered in the smallest non-accessible Unit with the same number of Bedrooms and Full Bathrooms*** *."*

According to the applicant, there are two factors affecting the square footage of the proposed non-accessible units; these factors stem from the fact that townhome units, which have atypical floorplans, are being converted. First, the square footage for the entry area and stairs is being added into the total square footage of the second-story non-accessible units, and is, in turn, being subtracted from the ground-floor accessible unit. The second factor is that all the townhouse units have a larger footprint due to overhangs that are present on the second floor. Therefore, because the proposed accessible units are keeping the existing first floor footprint, they are smaller than the second-floor non-accessible units.

Applicant notes that the proposed rehabilitation and reconfiguration of The Park at Fort Bend creates fully accessible two and three-bedroom units where there were none before.

The applicant is requesting a waiver of 10 TAC §11.101(b)(8)(E) of the 2026 QAP so that the development can be considered eligible despite the accessible two and three-bedroom units having smaller square footages than their non-accessible counterparts.

Based on the aforementioned factors associated with The Park at Fort Bend, staff believes that the inability to meet minimum size requirements for accessible units, which necessitates a waiver, is not within control of the applicant, because of existing design conditions that limit potential square footage through reconfiguration. Staff believes that granting the waiver better serves the purposes articulated in Tex. Gov't Code §2306.001(2) by providing affordable housing to meet the needs of individuals and families and §2306.6701 by contributing to the preservation of affordable units and, therefore, recommends the waiver be granted.

February 13, 2026

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Waiver Request for Park at Fort Bend, TDHCA #26401 (aka #99017T), 2026 4% Housing Tax Credit Application –10 TAC §11.101(b)(8)(E) Accessible Unit Sizes

Dear Mr. Wilkinson,

Park at Fort Bend is an existing housing tax credit development providing 250 one-, two-, and three-bedroom units. All existing two- and three- bedroom units are two-story townhome style units. Accessible units were not incorporated into the original design for the two- and three- bedroom unit varieties. The proposed two-bedroom mobility accessible units are provided with two full bathrooms. The mobility accessible two-bedroom/two-bathroom unit is smaller than the smallest non-accessible two-bedroom townhouse style unit with two full bathrooms. Similarly, the mobility accessible three-bedroom units are provided with two full bathrooms. The mobility accessible three-bedroom/two-bathroom unit is smaller than the smallest non-accessible three-bedroom townhouse style unit with two full bathrooms.

In the review of the square footage, there are two factors affecting the square footage of the accessible two- and three-bedroom units. First, square footage for the stairs at the non-accessible units are added into the square footage of the unit, whereas on accessible units the interior entry area and stairs are being added to the above unit and thus subtracted from the accessible unit. The second factor is that the second floor of all the townhouse units have overhangs and a larger footprint. Therefore, when the proposed accessible units are keeping the existing first floor footprint, these are smaller than the second floor.

It is the goal of the project to not only provide a better living environment with equivalent numbers of units, but to also provide accessible units for residents needing two- and three-bedroom units where none existed previously.

This request will demonstrate that the Park at Fort Bend development meets all criteria necessary for granting a waiver of 10 TAC §11.101(b)(8)(E), including how the proposed development will further the purposes and policies of TDHCA's governing statute, Chapter 2306 (10 TAC §11.207).

Development Plan Summary

Park at Fort Bend is an existing 250-unit TDHCA tax credit development serving the general population, and proposed for acquisition and rehabilitation using an allocation of 2026 4% housing tax credits. Park at Fort Bend was originally awarded tax credits in 1999, and is currently in the Extended Use Period of the recorded Declaration of Land Use Restrictive Covenants/Land Use Restriction Agreement for Low-Income Housing Credits dated August 22, 2002. The redevelopment of the property will include interior and exterior improvements to all residential buildings at the property, as well improvements to common amenities in order to preserve the availability of quality affordable housing units for the next 30 years.

Accessibility Rule

10 TAC §11.101(b)(8)(E) lists the accessibility requirements for multifamily developments utilizing tax credits.

> (E) For all Developments other than Direct Loan Developments, for the purposes of determining the appropriate distribution of accessible Units across Unit Types, assuming all the Units have similar features only the number of Bedrooms and Full Bathrooms will be used to define the Unit Type, ***but accessible Units must have an equal or greater square footage than the square footage offered in the smallest non-accessible Unit with the same number of Bedrooms and Full Bathrooms***. [emphasis added]

As reflected in the Accessible Mobility Units Calculation and Accessible Hearing/Visual Units Calculation exhibits, the applicant, Park at Fort Bend (TX) Owner LP will provide the required 5% mobility units and 2% hearing/visual accessible units, all in proportional distributions across units of the same number of bedrooms. The applicant is requesting TDHCA approval for:

- A waiver of the requirement that the mobility accessible two-bedroom/two-bathroom and three-bedroom/two-bathroom units have an equal or greater square footage than the square footage offered in the smallest non-accessible Unit with the same number of bedrooms and full bathrooms.

Conclusion

The current design conditions of Park at Fort Bend preclude the provision of two-bedroom/two-bathroom and three-bedroom/two-bathroom mobility accessible units that have equal or greater square footage than the square footage offered in the smallest non-accessible Unit with the same number of bedrooms and full bathrooms. Therefore, the current design conditions preclude the satisfaction of the accessible unit size requirements of 10 TAC §11.101(b)(8)(E).

The Applicant respectfully requests that a waiver of 10 TAC §11.101(b)(8)(E) be granted. In accordance with 10 TAC § 11.207(2), a waiver must establish how granting the waiver will better serve specific sections of the TDHCA's governing statute, Chapter 2306, than not granting the waiver. Below is a citation for each provision in which Park at Fort Bend assists TDHCA in carrying out its mission.

Sec. 2306.001. PURPOSES. The purposes of the department are to: (1) assist local governments in: (A) providing essential public services for their residents; and (B) overcoming financial, social, and environmental problems;

Sec. 2306.001. PURPOSES. The purposes of the department are to: … (2) provide for the housing needs of individuals and families of low, very low, and extremely low income and families of moderate income;

Sec. 2306.002. POLICY. (a) The legislature finds that: … (2) government at all levels should be involved in assisting individuals and families of low income in obtaining a decent, safe, and affordable living environment; and

Sec. 2306.6701. PURPOSE. The department shall administer the low income housing tax credit program to: (1) encourage the development and preservation of appropriate types of rental housing for households that have difficulty finding suitable, affordable rental housing in the private marketplace;

Sec. 2306.6701. PURPOSE. The department shall administer the low income housing tax credit program to: … (3) prevent losses for any reason to the state's supply of suitable, affordable residential rental units by enabling the rehabilitation of rental housing or by providing other preventive financial support under this subchapter; and

Park at Fort Bend is currently subject to rent and income restrictions associated with its initial development utilizing low-income housing tax credits. These restrictions will expire in 2031. As the property moves further into its Extended Use Period, more substantial rehabilitation as described in the tax credit application is needed to preserve the property. Park at Fort Bend currently provides 250 units of affordable housing in the City of Stafford's Extra Territorial Jurisdiction, Fort Bend County. Approving this waiver to preserve these affordable units, and extend the affordability period for this development would be consistent with the purpose and mission of TDHCA. In the absence of a waiver, it is likely that any rehabilitation of the property would be implemented outside the scope of any formal affordability regime, after expiration of the current income and rent restrictions, and that these affordable units would eventually be lost from the housing tax credit program.

This request for a waiver meets all elements of the QAP's provisions governing the granting of a waiver. Therefore, we respectfully request that staff and the board support any necessary waiver of 10 TAC §11.101(b)(8)(E). We believe that Park at Fort Bend, as a current low-income tax credit property with unique design characteristics, meets the waiver requirements set forth in the QAP. Should additional information to support this waiver request be necessary, we will make every effort to provide the information in a timely manner. Thank you for your consideration.

Sincerely,



Brad Fisher
Authorized Representative, Park at Fort Bend (TX) Owner LP

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1361 **Agenda Date:** 3/6/2026 **Agenda #:** 21.

Presentation, discussion, and possible action on the approval of the 2026 State of Texas Low Income Housing Plan and Annual Report

RECOMMENDED ACTION

WHEREAS, Tex. Gov't Code §2306.0721 requires that the Department produce a state low income housing plan, and Tex. Gov't Code §2306.0722 requires that the Department produce an annual low income housing report;

WHEREAS, at the board meeting of January 15, 2026, the Board approved the Draft 2026 State of Texas Low Income Housing Plan and Annual Report; and

WHEREAS public comment was received on the plan, for which the reasoned response is provided herein;

NOW, therefore, it is hereby

RESOLVED, that the 2026 State of Texas Low Income Housing Plan and Annual Report, in the form presented to this meeting, together with such grammatical and non-substantive technical corrections as staff may deem necessary or advisable, is approved.

BACKGROUND

The Texas Department of Housing and Community Affairs (TDHCA or the Department) per Tex Gov't Code §2306.072 is required to prepare and submit to the Board not later than March 18 of each year an annual report of the Department's housing activities for the preceding year. This State of Texas Low Income Housing Plan and Annual Report (SLIHP) must be submitted annually to the Governor, Lieutenant Governor, Speaker of the House, and legislative oversight committee members not later than 30 days after the Board receives and approves the final SLIHP. The document offers a comprehensive reference on statewide housing needs, housing resources, and strategies for funding allocations. It reviews TDHCA's housing programs, current and future policies, resource allocation plans to meet state housing needs, and reports on performance during the preceding state fiscal year (September 1, 2024, through August 31, 2025). It should be noted that for many of the programs represented in the SLIHP, federal funding entities require program-specific planning documents; in those cases, the planning document for the program as submitted to the federal oversight agency is the governing plan.

At the Board meeting of January 15, 2026, the Board approved the release of a draft 2026 SLIHP for public comment. The public comment period for the SLIHP was held from Friday, January 16, 2026, through Monday, February 16, 2026. A public hearing was held on Tuesday, February 10, 2026. The Department received public

comment on the draft 2026 SLIHP, and the response to that comment is provided herein.

The full text of the 2026 SLIHP may be viewed in the Governing Board Book for the March 6, 2026 Board meeting at the following location: TDHCA Board Meeting InSite page: <https://tdhca.legistar.com/Calendar.aspx>. The public may also receive a copy of the 2026 SLIHP by contacting the Department's Housing Resource Center at (512) 475-3976.

Also, at the TDHCA Board meeting of January 15, 2026, the Board approved the proposed repeal and proposed new 10 TAC §1.23, concerning State of Texas Low Income Housing Plan and Annual Report, and directed its publication in the *Texas Register* for public comment. The public comment period for the proposed new 10 TAC §1.23, which is currently still open, is Monday, February 2, 2026, through Sunday, March 8, 2026. The Board action for adopting the rule will be presented to the Board at its April 2026 Board meeting.

Staff will make one addition to the SLIHP document prior to final submission to the Governor, Lt. Gov, Speaker, TDHCA's oversight committee, and prior to posting on the TDHCA website; staff will add a link to the Housing Sponsor Report Power BI dashboard.

The Department received comments on the draft plan and report from three sources : Texas Housers, Disability Rights Texas, and Pure Justice. The specific comments are summarized below. This summary is also provided in Public Participation, Section 6 of the SLIHP.

Commentor: Texas Housers

Comment 1: Texas Housers requested that TDHCA add links to the Public Participation section that were previously included in the 2025 SLIHP. This includes links that were previously in the Participation in TDHCA Programs subsection as well as links to the TDHCA mailing list and public comment center.

Department Response 1: Staff has included the requested links, which were accidentally omitted from the 2026 draft SLIHP.

Comment 2: Texas Housers requested that TDHCA add text to the Housing Report section that briefly describes ABEST Performance Measures and includes a link to their location on TDHCA's website.

Department Response 2: Staff has added the requested text and added a link to the location of the ABEST performance measures in the Progress in Meeting TDHCA Housing and Community Service Goals subsection of the Housing Report Section.

Comment 3: Texas Housers commented that TDHCA should look at other means of ensuring that the public knows that these resources are available and can easily access them.

Department Response 3: Staff believes that the program links provided in the SLIHP's Action Plan section are an adequate source of information for the public. Outside of those links more information can be found on the TDHCA website which is located at <https://www.tdhca.texas.gov/>. The public is also able to access the Department's Help for Texans tool to identify resources.

Comment 4: Texas Housers commented that TDHCA should present special populations data by race and

ethnicity where possible.

Department Response 4: While staff understands the commenter's request we believe that this would be outside of the SLIHP's scope and that TDHCA has satisfied the requirements listed in Tex. Gov't Code Sec. 2306.0721(c)(1) of the SLIHP statute which states, the SLIHP must include "an estimate and analysis of the housing needs of the following populations in each uniform state service region" while Sec. 2306.0721(c)(1)(B) includes "individuals with special needs" which is a term that is defined in Sec. 2306.511. The data used for this section is publicly available for further analysis by third parties. No changes will be made to the 2026 SLIHP in response to this comment.

Comment 5: Texas Housers commented that "TDHCA should report data on Texans with Housing Choice Vouchers (HCVs) in addition to Texans in public housing as a special needs population."

Department Response 5: While staff appreciates the commenter's request, Special Needs Populations are defined in Tex. Gov't Code Sec. 2306.511. This definition does not include Housing Choice Voucher recipients as a special needs population. No change will be made to the 2026 SLIHP in response to this comment.

Comment 6: Texas Housers requested that in the Annual Housing Report section TDHCA distinguish which dollars are from federal sources and which are from state sources.

Department Response 6: Staff may consider incorporating this change in future SLIHP documents to distinguish between federal, state and non-federal/state funding. No change will be made to the 2026 SLIHP in response to this comment.

Comment 7: Texas Housers requested that TDHCA provide an analysis of tenants receiving government assistance to the full Housing Sponsor Report.

Department Response 7: Staff may consider incorporating an analysis of tenants receiving government assistance in future Housing Sponsor Report documents. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 8: Texas Housers requested that TDHCA break down the government assistance data in the report to specify how many households receive each type of listed assistance in the Housing Sponsor Report.

Department Response 8: Staff may consider breaking down government assistance data by type in future Housing Sponsor Report documents. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 9: Texas Housers requested that in the Housing Sponsor Report TDHCA provide additional detail on special needs populations served to clarify the relationship between the number of units that have been adapted for special needs and the actual special needs tenants.

Department Response 9: The Department does not keep track of units modified or adapted by a property to accommodate persons with disabilities outside of the 5/2 rule that requires 5% of units to be accessible to tenants with mobility impairments and 2% of units to be accessible to tenants with visual or auditory

impairments. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 10: Texas Housers requested that TDHCA add an analysis of cost burden at LIHTC properties by comparing tenant income to unit rent amounts in the Housing Sponsor Report.

Department Response 10: Staff may consider adding an analysis of cost burden at LIHTC properties in future Housing Sponsor Report documents. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 11: Texas Housers requested that TDHCA note and link to the Housing Sponsor Report data dashboard in the SLIHP's description of the Housing Sponsor Report.

Department Response 11: Staff will attempt to include a link to the Housing Sponsor Report data dashboard in the final published version of the 2026 SLIHP.

Comment 12: Texas Housers requested that TDHCA include additional specific and useful information to guide and encourage public involvement in Department decisions.

Department Response 12: A number of resources can be found on the TDHCA website that guide public involvement which is located at <https://www.tdhca.texas.gov/> and in particular on TDHCA's calendar which can be found at <https://www.tdhca.texas.gov/calendar>. The Department continues to disseminate information through our listservs which can be joined at the following link also found on the TDHCA website: <http://maillist.tdhca.state.tx.us/list/area.html;jsessionid=316FFF372951456DBE9443102828E69C?lui=f9mu0g2g&mContainer=2&mOwner=G382s2w2r2p>.

Commentor: Disability Rights Texas

Comment 13: Disability Rights Texas requested that TDHCA include a list of relevant acronyms at the beginning of each section to help people understand the critical information included in the SLIHP.

Department Response 13: Staff recognizes that the SLIHP does contain a large number of acronyms and for this reason the SLIHP includes Appendix E which lists each acronym in the SLIHP. No change will be made to the 2026 SLIHP in response to this comment.

Comment 14: Disability Rights Texas notes several broken links in the document.

Department Response 14: Staff will ensure every link in the document is working prior to final publication of the Plan.

Comment 15: Disability Rights Texas requested that TDHCA provide more in-depth summaries of any information that readers are being directed to outside of the SLIHP to reduce reliance on external sources and ensure that everybody has equal access to information.

Department Response 15: Staff has expanded the summaries of several items linked outside of the SLIHP including data sources that are relevant to the Special Populations subsection in the Housing Analysis section. These can be found under Data Sources and Limitations on page 10 of the SLIHP.

Comment 16: Disability Rights Texas requested that TDHCA provide a more in-depth analysis of people with disabilities (mental, physical, and developmental) and analysis of the housing needs of people who are legally responsible for someone in the "individual with special needs" population to provide an accurate report and fulfill the requirements of §2306.511.

Department Response 16: Tex. Gov't Code §2306.511 provides a definition of Individuals with Special Needs and does not provide specific requirements of the Department. Staff may include available data on persons with disabilities (mental, physical, and developmental) to the extent available in the 2027 SLIHP. Regarding caregiver demographic information the Department is not aware of any reliable source data that is regularly updated. DRTx referenced the Housing Pulse Survey; staff are aware of the Housing Pulse survey but this data source was discontinued in early 2025.

Comment 17: Disability Rights Texas requested that TDHCA collect data on household type as part of the "units constructed or adapted for special needs" in the Housing Sponsor Report to more accurately educate people and policies on the needs of households with special needs in Texas.

Department Response 17: All data in the HSR related to persons with special needs or disability is self-reported. Staff understands this can cause confusion when looking at individual data points where reporting errors by both individuals and the properties cause some results to be obscured. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Commentor: Pure Justice

Comment 18: Pure Justice encouraged TDHCA to collaborate more closely with local county agencies and gather feedback directly from stakeholders that work with those most impacted by low-income-housing issues and homelessness.

Department Response 18: TDHCA does seek input from stakeholders through notifying interested parties through the Department's listserv of rules, plans and policies. No change will be made to the 2026 SLIHP in response to this comment.

Comment 19: Pure Justice requested that TDCHA strategically build and develop more housing units to avoid a housing crisis that would affect the state's most vulnerable households: low-income elderly and young families. Pure Justice encouraged TDHCA to actively develop affordable and resilient units for this growing demographic.

Department Response 19: TDHCA is committed to increasing the supply of housing units and is strategically doing so through its many programs. No change will be made to the 2026 SLIHP in response to this comment.

Comment 20: Pure Justice requested the Department to implement new forward-thinking strategies that could prevent a foreseen avoidable housing crisis the final iteration of the SLIHP (or others) lays out a near-future strategy for addressing these impending obstacles.

Department Response 20: TDHCA is committed to avoiding a housing crisis and is actively deploying its resources to doing so through its many programs. No change will be made to the 2026 SLIHP in response to

this comment.

Comment 21: Pure Justice suggested that a future study by their organization that examines what factors might be exacerbating youth homelessness specifically should then inform TDCHA's policies and programs that serve homeless youth.

Department Response 21: The Department looks forward to receiving the study. No change will be made to the 2026 SLIHP in response to this comment.

Comment 22: Pure Justice requested the SLIHP's scope of analysis must be widened to determine individuals currently in carceral facilities, especially those who are low-income and disabled.

Department Response 22: Staff believes this is outside the scope of the intended purpose of the SLIHP as a document; additionally the Department has no access to such data sources. No change will be made to the 2026 SLIHP in response to this comment.

Comment 23: Pure Justice noted a typo on pg. 43 of the 2026 SLIHP where 778.2 is shown instead of 78.2.

Department Response 23: Staff appreciates this correction and has corrected the typo.

Comment 24: Pure Justice suggested that TDHCA positively affirm fair housing for system-impacted people through specific policies - like including LIHTC incentives for landlords to rent to returning citizens, expanding eviction diversion for justice-involved households, or conducting fair housing testing at subsidized properties across each of the state's service regions. Pure Justice encouraged TDHCA to take more comprehensive steps toward expanding housing access for tenants involved with the criminal-legal system as a part of its strategy to ensure affordable and safe housing for low-income Texans.

Department Response 24: The Department does take steps to assist or encourage system-impacted persons. The Department currently operates a Reentry Housing Program Pilot that provides rental assistance to individuals exiting justice involved settings. No change will be made to the 2026 SLIHP in response to this comment.

Comment 25: Pure Justice Requested that TDHCA have readily available answers to frequently asked questions (FAQs) about fair housing matters from tenant background screening software issues (AI-tool related and otherwise), retaliation from landlords and applicants' privacy rights during lease application processes. Pure Justice also requests that there should also be an option for Texans to speak to a real staff member about these issues through the week.

Department Response 25: The Department is not a legal resource and cannot provide legal assistance to the public. The Department's Housing Resource Center does distribute legal aid resources and other housing resources to members of the public that contact the Housing Resource Center by phone at 1-800-525-0657, by email at info@tdhca.texas.gov <file:///\\kangaroo\TDHCA\HRC\SLIHP\SLIHP%2026\4.%20Public%20Hearing%20&%20Comment\info@tdhca.texas.gov> or by mail at P.O. BOX 13941, Austin, TX 78711-3941. No change will be made to the 2026 SLIHP in response to this comment. TDHCA will consider posting a list of Frequently Asked Questions about fair housing matters for tenants.

Comment 26: Pure Justice requested additional details about the Reentry Task Force to reflect the status of TDCHA's current work to address barriers to housing access for justice-involved people and increase supply for these community members.

Department Response 26: The Reentry Task Force is supported by the Texas Department of Criminal Justice (TDCJ); questions related to work of the task force should be directed to TDCJ at 512-475-3250 or <https://www.tdcj.texas.gov/directory/index.html>. No change will be made to the 2026 SLIHP in response to this comment.

Attachment A - 2026 SLIHP, as presented to the Board on March 6, 2026.

State of Texas Low Income Housing Plan and Annual Report



2026

Texas Department of Housing and Community Affairs



Texas Department of Housing and Community Affairs

The Texas Department of Housing and Community Affairs is the state agency responsible for affordable housing, community and energy assistance programs, colonia activities, and regulation of the state's manufactured housing industry. The Department currently administers $2 billion through for-profit, nonprofit, and local based opportunities and assistance to Texans in need. The overwhelming majority of the Department's resources are derived from mortgage revenue bond financing and refinancing, federal grants, and federal tax credits.

The mission of the Texas Department of Housing and Community Affairs is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically and develop high quality affordable housing which allows Texas communities to thrive.

TDHCA also serves as a financial and administrative resource that helps provide essential services and affordable housing opportunities to Texans who qualify for this assistance based on their income level. Additionally, the Department is a resource for educational materials and technical assistance for housing, housing related, and community services matters.

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SECTION 1

Introduction



SECTION 1: INTRODUCTION

The Texas Department of Housing and Community Affairs (TDHCA or the Department) is the State of Texas' lead agency responsible for affordable housing, community and energy assistance programs, colonia activities, homelessness activities and regulation of the state's manufactured housing industry. TDHCA offers a range of housing assistance programs for lower income Texans with services ranging from homelessness prevention to homeownership.

This section is organized as follows:

- Institutional Structure
- Agency Mission and Charge
- Administrative Structure
- 2026 State of Texas Low Income Housing Plan and Annual Report (SLIHP) Overview

INSTITUTIONAL STRUCTURE

In 1991, the 72nd Texas Legislature created the Texas Department of Housing and Community Affairs. The Department's enabling statute, Tex. Gov't Code Chapter 2306, combined programs from the Texas Housing Agency, the Texas Department of Community Affairs, and the Community Development Block Grant (CDBG) Program from the Texas Department of Commerce.

On September 1, 1992, two programs were transferred to TDHCA from the Texas Department of Human Services: the Low Income Home Energy Assistance Program (LIHEAP) and the Emergency Nutrition and Temporary Emergency Relief Program (ENTERP). LIHEAP remains at the Department, but ENTERP was discontinued in 2006. Effective September 1, 1995, in accordance with House Bill 785 from the 74th Texas Legislature, the regulation of manufactured housing was transferred to the Department. In accordance with House Bill 7 from the 77th Texas Legislature, effective September 1, 2002, the CDBG and Local Government Services programs were transferred to the newly-created Office of Rural Community Affairs, now the Trade and Business Development Division, within the Texas Department of Agriculture (TDA). TDHCA, through an interagency agreement with TDA, administers 2.5% of the CDBG funds to be used for colonia Self-Help Centers (SHCs) along the Texas-Mexico border. Effective September 1, 2002, in accordance with Senate Bill 322 from the 77th Texas Legislature, the Manufactured Housing Division became an independent entity that is administratively attached to TDHCA. Effective July 1, 2011, the CDBG Disaster Recovery Programs were transferred from TDHCA to the Texas General Land Office. In 2020, the Department was designated by Governor Greg Abbott to serve as the recipient agency for CDBG funds under the Coronavirus Aid, Relief, and Economic Security (CARES) Act. In 2021, TDHCA received significant COVID pandemic response funding through existing programs, as well as several new programs, which are outlined in Section 5.

AGENCY MISSION AND CHARGE

The mission of TDHCA is to administer its assigned programs efficiently, transparently, and lawfully, to invest its resources strategically, and to develop high quality affordable housing, which allows Texas' communities to thrive.

TDHCA accomplishes this mission by administering a variety of housing and community affairs programs primarily for households whose incomes are low to moderate as determined by either Area Median Family Income (AMFI), Area Median Income (AMI), or the federal poverty level. A major function of TDHCA is to act as a conduit for federal resources and grant funds for housing and community services, including serving as a Public Housing Authority (PHA). Since several major housing programs require the participation of private investors and private lenders, TDHCA also operates as a Housing Finance Agency (HFA). With a few limited exceptions, TDHCA does not assist individuals or households directly with its permanent programs (although several of TDHCA's larger pandemic programs assisted households directly). Rather, TDHCA awards funds and other assistance to local organizations, who utilize this assistance to meet local needs in accordance with applicable state and federal laws, rules, and regulations and contractual terms.

More specific policy directives are provided in Tex. Gov't Code §2306.002:

> (a) The legislature finds that:
>
> (1) every resident of this state should have a decent, safe and affordable living environment;
>
> (2) government at all levels should be involved in assisting individuals and families of low income in obtaining a decent, safe, and affordable living environment; and
>
> (3) the development and diversification of the economy, the elimination of unemployment or underemployment, and the development or expansion of commerce in this state should be encouraged.
>
> (b) The highest priority of the department is to provide assistance to individuals and families of low and very low income who are not assisted by private enterprise or other governmental programs so that they may obtain affordable housing or other services and programs offered by the department.

Agencies that provide the Department funds to meet legislative goals include: the U.S. Department of Housing and Urban Development (HUD), U.S. Department of the Treasury (Treasury), U.S. Department of Health and Human Services (USHHS), U.S. Department of Energy (DOE), and State of Texas General Revenue funds. TDHCA administers two federal Low Income Housing Tax Credit (LIHTC) programs, a competitive 9% Housing Tax Credit (HTC) Program and a non-competitive 4% HTC Program paired with Private Activity Bonds (PAB). TDHCA utilizes private sector financing mechanisms to assist in the acquisition, construction and rehabilitation of multifamily development across the state. With these resources, TDHCA strives to promote sound housing policies by leveraging state and local resources to ensure the stability and continuity of services through a fair, nondiscriminatory, and open process. TDHCA ensures that any programs it administers that are subject to the requirement to affirmatively further fair housing remain in compliance with applicable regulations. Due to the great amount of need in proportion to the federal and state funding

available, the Department strives to provide the most benefit to the people of Texas by effectively managing limited resources.

TDHCA is one organization in a network of housing and community services providers located throughout Texas. This document focuses on programs within TDHCA's oversight, which are intended to work either in cooperation with or as complements to the funding and services provided by other organizations.

ADMINISTRATIVE STRUCTURE

Department programs are grouped into the following divisions:

- The Community Affairs Division administers the Community Services Block Grant (CSBG) Program, the Comprehensive Energy Assistance Program (CEAP), and the Weatherization Assistance Program (WAP).
- The Community Development Block Grant Division (CDBG) was established in 2020 in response to the CDBG CARES Act (CDBG-CV) funds being directed to TDHCA for administration. CDBG has administered and successfully implemented the Texas Emergency Rental Assistance Program (TERAP), the Texas Emergency Mortgage Assistance Program (TEMAP), Food Bank Reimbursement Assistance (FBRA), Relief to Providers of Assistance for Persons with Disabilities, and the Legal Services for Persons with Disabilities. The two program activities still being administered are the Community Resiliency Program (CRP) and the Legal Services for Persons with Disabilities.
- The HOME American Rescue Plan (HOME-ARP) Division was established in 2021 in response to the COVID-19 pandemic to administer HOME-ARP funds to assist individuals or households who are homeless, at-risk of homelessness, and other vulnerable populations.
- The Housing Stability Services Division (HSS) was established in 2021 in response to the COVID-19 pandemic and administers the Housing Stabilization Services (HSS) Program. The program is funded by the U.S. Department of Treasury through the Emergency Rental Assistance (ERA1 and ERA2) which allows a portion of the funds to be utilized for housing stability services.
- The Manufactured Housing Division administers the Texas Manufactured Housing Standards Act. The Manufactured Housing Division is administratively attached to TDHCA, although it operates independently with its own executive director and governing board.
- The Multifamily Finance Division administers two federal Low Income Housing Tax Credit (LIHTC) programs, the competitive 9% Housing Tax Credit (HTC) Program and the 4% HTC program in conjunction with the Bond Finance Division. In addition, the division operates the Multifamily Direct Loan (MF Direct Loan) program, which is funded using several federal programs such as the HOME Investment Partnership Program and the national Housing Trust Fund.
- The Multifamily Bond Division administers the 4% HTC Program and the Multifamily Bond Program.

- The Section 811 Project Rental Assistance (Section 811 PRA) Division administers the Section 811 PRA Program which provides project-based rental assistance to multifamily properties for them to serve low-income persons with disabilities.
- The Single Family and Homeless Programs Division (SFHP) administers Single Family HOME Investment Partnerships (HOME) Program activities, including Contract for Deed (CFD), Single Family Development (SFD), Tenant-Based Rental Assistance (TBRA), Homeowner Reconstruction Assistance (HRA), and Homebuyer Assistance with New Construction (HANC). The SFHP Division also administers the Texas Housing Trust Fund (Texas HTF) programs, the Office of Colonia Initiatives (OCI) Colonia Self-Help Centers (CSHC) program, and the Neighborhood Stabilization Program (NSP). Texas HTF programs include the Amy Young Barrier Removal (AYBR) Program and the Texas Bootstrap Loan (Bootstrap) Program. The Division, through the OCI, includes a Border Field Officer (BFO) and the Administrator of the OCI, who act as liaisons between the Department and the nonprofit organizations and units of local government that administer the CSHC Program and other Department programs along the Texas-Mexico border, and may work in field offices. The OCI provides technical assistance to nonprofits, for-profits, units of local government, community organizations, and colonia residents along the 150-mile Texas-Mexico border region. Homelessness programs administered by this division include the Emergency Solutions Grants (ESG) Program, the Homeless Housing and Services Program (HHSP), and the Ending Homelessness Fund (EH Fund). The SFHP Division also oversees TDHCA's public housing authority, which receives funding for the Housing Choice Voucher (HCV) Program from HUD for counties included in TDHCA's Public Housing Authority (PHA) Plan. The HCV Program provides rental assistance payments on behalf of low-income individuals and families, including older Texans and persons with disabilities. TDHCA's allocation of Emergency Housing Vouchers (EHV) are also overseen in this area.
- The Homeowner Assistance Fund Program (HAF) Division was established in 2021 in response to the COVID-19 pandemic to administer the HAF funds for preventing mortgage delinquencies, defaults, foreclosures, loss of utilities and displacement. The closing of the program to new applications occurred October 10, 2023.
- The Homeowner Assistance Fund (HAF) Subrecipient Activities Division was established in 2022 in response to the COVID-19 pandemic, and administered a portion of the HAF funds that were provided to local organizations for intake centers, housing counseling, and legal services; all service delivery under this program is completed.
- The TDHCA Homeownership Division offers the My First Texas Home (MFTH) Program, My Choice Texas Home (MCTH) Program, Texas Mortgage Credit Certificate (TX MCC) Program and Texas Statewide Homebuyer Education Program (TSHEP), also known as Texas Homebuyer U (TXHBU).
- The Texas Rent Relief Division (TRR) was newly created in 2021 in response to the COVID-19 pandemic and administered Treasury Emergency Rental Assistance (ERA) funds for the State of Texas. TRR closed in the summer of 2023 after distributing over $2.1 billion in temporary federal rent and utility assistance to more than 324,000 Texas households impacted by the COVID-19 pandemic.

TDHCA administers most of its programs and services through a network of local governments, organization administrators, property owners, and developers across Texas and, until the COVID-19 pandemic, generally had not provided assistance directly to individuals. Exceptions included the HCV and Section 811 PRA programs. Since the receipt of significant pandemic funds, the HAF and Texas Rent Relief Programs also have served households directly. Detailed descriptions of these programs including eligibility information are available in Section 4, Action Plan and Section 5, Pandemic Response.

Additionally, several Divisions within TDHCA are involved in supporting program requirements and in the administration of the Department as a whole, but do not administer specific programs:

- The Asset Management Division is responsible for monitoring and processing all post-award activities for multifamily developments funded by the Department. The Asset Management Division also works with owners and with other divisions within the Department to resolve regulatory and financial issues on those properties.
- The Bond Finance Division finances the activities of the Texas Homeownership Division through the issuance of single family mortgage revenue bonds, and the forward sale of mortgage-backed securities.
- The Compliance Division monitors properties and subrecipients to ensure compliance with federal and state regulations by using various oversight measures including onsite monitoring visits and desk reviews. Key compliance monitoring requirements for housing activities include ensuring that units are leased to income qualified households, that rents are properly restricted and that developments funded through the Department are accessible to persons with disabilities and in compliance with property condition standards. Compliance on non-housing activities (such as CEAP) include ensuring household eligibility, adherence to program regulations, and appropriate expenditure of funds.
- The Division of Policy and Public Affairs disseminates Department information to the public and serves as the Department's liaison with industry stakeholders, advocacy groups, and the executive and legislative branches of local, state, and federal government.
- The Housing Resource Center is established by the Department's governing statute. The division assists the general public in locating appropriate service providers in their community. The division is also responsible for plans and reports that TDHCA is required to submit to receive funding from both the state and federal government. These policy documents are integral components of the strategic planning process that determine the direction of housing policy for the State of Texas. Fair Housing activities are coordinated and administered under the Housing Resource Center as well as the coordination of activities of the Texas Interagency Council for the Homeless and Housing and Health Services Coordination Council.
- The Loan Servicing Division performs loan servicing functions and provides support functions to other areas related to the Department's single family and multifamily loan portfolios. The Loan Servicing Division also performs loss mitigation functions related to

the single-family loan portfolio, excluding those loans originated through the Texas Homeownership Division.

- The Program Services Section is responsible for the adherence, processing and completion of cross-cutting federal and departmental requirements for programs administered by the Department, including environmental clearances, single-family loan closing, multifamily loan closing, and the commitment and disbursement of state and federal funds.
- The Real Estate Analysis Division provides the TDHCA Board and staff with comprehensive analytical reports necessary to make well-informed financial decisions for funding of affordable multifamily housing developments.
- Other divisions that are involved in TDHCA's internal management include Financial Administration, Human Resources, Information Systems, Internal Audit, and Legal. Additionally, the Department is responsible for the licensing of Migrant Labor Housing Facilities and performs this work in collaboration with the Texas Workforce Commission.

2026 STATE OF TEXAS LOW INCOME HOUSING PLAN AND ANNUAL REPORT OVERVIEW

The 2025 State of Texas Low Income Housing Plan and Annual Report (SLIHP) is prepared annually in accordance with Tex. Gov't Code §§2306.072-2306.0724, which require that TDHCA provide a comprehensive statement of activities in the preceding year, an overview of statewide housing needs, and a resource allocation plan to meet Texas' housing needs. The SLIHP is adopted by reference annually in 10 Texas Administrative Code (TAC) §1.23. The SLIHP offers policy makers, affordable housing providers, and local communities a comprehensive reference on statewide housing needs and housing resources. The format is intended to help these entities measure housing needs, understand general housing issues, formulate policies and identify available resources. As such, the SLIHP is a working document and its annual changes reflect changes in programs or funding amounts, policy changes, statutory guidance and input received throughout the year.

The SLIHP is organized into eight sections and appendices:

- Section 1: Introduction - An overview of TDHCA and the SLIHP;
- Section 2: Housing Analysis - An analysis of statewide and regional demographic information, housing characteristics, and housing needs;
- Section 3: Annual Housing Report - A comprehensive statement of activities for State Fiscal Year (SFY) 2025, including actual numbers served and a discussion of TDHCA's goals;
- Section 4: Action Plan - A description of TDHCA's program descriptions and plans, resource allocations, policy initiatives, special needs, and goals;

- Section 5: Pandemic Response and Other Initiatives - An overview of the federal funds allocated and corresponding TDHCA programs developed in order to prepare for and respond to the COVID-19 pandemic;
- Section 6: Public Participation - Information on the SLIHP preparation and a summary of public comment;
- Section 7: Colonia Action Plan - A biennial plan for 2026-2027 which discusses housing and community development needs in the colonias, describes TDHCA's policy goals, summarizes the strategies and programs designed to meet these goals, and describes projected outcomes to support the improvement of living conditions of residents of colonias;
- Section 8: Texas State Affordable Housing Corporation (TSAHC) Plan - This section outlines TSAHC's plans and programs for 2026 and is included in accordance with Tex. Gov't Code §2306.0721(g);
- Appendix A: TDHCA's enabling statute and Tex. Gov't Code Chapter 2306;
- Appendix B: Housing Analysis Regional Tables;
- Appendix C: Subrecipient Tables for Community Affairs Programs and Homelessness Programs;
- Appendix D: Bibliography;
- Appendix E: Acronyms, and
- Appendix F: Qualified Allocation Plan Timeline.

Requirements of Tex. Gov't Code §§2306.072(c)(6), 2306.072(c)(8), and 2306.0724 are fulfilled through TDHCA's annually produced Housing Sponsor Report that provides property and occupant profiles of developments that have received assistance from the Department.

Requirements of Tex. Gov't Code §2306.072(c)(1) are fulfilled through Basic Financial Statements and the Operating Budget produced by TDHCA's Financial Administration Division.

Requirements of Tex. Gov't Code §§2306.0721(c)(4) and 2306.0721(c)(10) are fulfilled via Help for Texans online database which offers a description of TDHCA's housing programs and other state and federal housing and housing-related programs.

SECTION 2

Housing Analysis



SECTION 2: HOUSING ANALYSIS

This section of the SLIHP contains an overview of the affordable housing needs in the State and an estimate and analysis of the housing need in each of the state's thirteen service regions.

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.0721:

- An estimate and analysis of the size and the different housing needs of special populations in each uniform service region as required by Tex. Gov't Code §2306.0721(c)(1)(A-G).
- An estimate of the number of federally assisted housing units available for individuals and families of low and very low income and individuals with special needs in each uniform state service region as required by Tex. Gov't Code §2306.0721(c)(3).
- An estimate and analysis of the housing supply in each uniform state service region as required by Tex. Gov't Code §2306.0721(c)(9).
- Information regarding foreclosures of residential property in this state, including the number and geographic location of those foreclosures as required by Tex. Gov't Code §2306.0721(c)(13-a).

This section is organized as follows:

- Data Sources and Limitations
- State of Texas Demographic Overview
- Special Needs Populations
- Housing Assessment
- Local Assessment of Need

DATA SOURCES AND LIMITATIONS

Major data sources for the SLIHP include the U.S. Census Bureau's decennial Census and American Community Survey (ACS) as well as the U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) data. The SLIHP also cites reliable, publicly accessible plans and reports to capture specific housing needs across the state's 13 uniform service regions. The following subsection discusses the advantages and limitations of using these data sources.

The decennial census, which is mandated by the U.S. Constitution, conducts a direct count of everyone in the United States every 10 years. Unlike the decennial census, the ACS derives demographic, social, housing, and economic estimates from a sample population, which represents only a fraction of the total US population. ACS 5-Year Estimates aggregate survey data from US households over a 5-year period. This increases the survey's sample size, which reduces the margin of error (the difference between an estimate and its upper or lower confidence bounds) for ACS estimates. By sampling the US population over five continuous years, the ACS 5-Year Estimates reflect recent, although not immediate, changes in the characteristics of various geographic areas.

The Census Bureau also conducts ACS 1-Year Estimates for each calendar year. Although ACS 1-Year Estimates more accurately predict year-to-year demographic changes, they also have larger margins of error due to smaller sample sizes. In order to eliminate large margins of error, the Census Bureau only publishes 1-Year estimates for geographic areas with a population of 65,000 or more. According to the 2019-2023 ACS 5-Year Estimates, 200 of Texas' 254 counties have a population less than 65,000 people, making them ineligible for ACS 1-Year Estimates. Since the SLIHP requires reliable, statewide housing data, ACS 5-Year Estimates provide the best method for approximating comparable demographic changes in the state of Texas.

The latest ACS 5-Year estimates cover the years from 2019-2023, while the latest 1-Year estimates cover the year 2023. For this reason, neither 5-Year nor 1-Year estimates reflect recent demographic and economic changes in relation to the COVID-19 pandemic. To address the possible effects of the COVID-19 pandemic on TDHCA's special populations, the SLIHP will cite additional reports from reputable public sources where appropriate.

Every year, HUD utilizes ACS 5-Year and ACS 1-Year Estimates to produce CHAS data. This data classifies ACS survey households into five relative income categories based on HUD Area Median Family Income (HAMFI). HUD develops HAMFI by estimating Median Family Income (MFI) for metropolitan areas and non-metropolitan counties (as defined by HUD). HUD then adjusts HAMFI figures to account for factors such as family size, rental rates, and high median incomes for each income classification. This new, adjusted measure is referred to simply as Area Median Family Income (AMFI). The five income classifications based on this measure are:

- Extremely Low Income (ELI): At or below 30% AMFI;
- Very Low Income (VLI): 31-50% AMFI;
- Low Income (LI): 51-80% AMFI;
- Moderate Income (MI): 81-100% AMFI; and
- Above 100% AMFI.

HUD uses these income levels to develop income limits which determine eligibility for HUD assisted housing programs, including the Section 8 Housing Choice Voucher (HCV) Program and Section 811 Project Rental Assistance (Section 811 PRA) Program. Some non-HUD housing assistance programs, such as the Internal Revenue Service's Low Income Housing Tax Credit (LIHTC or HTC) Program, also utilize HUD income limits to determine eligibility. Note that each program incorporates its own guidelines and adjustments to HUD income limits. Exact income limits may vary amongst different programs even when operated in the same geographic area.

HUD income limits not only provide a national reference for housing eligibility, they also establish a reliable, uniform method for estimating local and regional housing affordability. Generally, affordability is measured by comparing local housing cost to AMFI. HUD defines affordable housing as housing for which a household does not pay more than 30% of its income for gross housing costs including utilities. It is also important to compare the housing costs of families at each income level to determine where the state's housing resources should be utilized. Since CHAS contains micro-data, at the household level, on incomes and housing cost, it facilitates geographic comparisons of various housing trends.

Due to rounding required by the Census Bureau, some totals presented in tables using CHAS data may not match the sum of all rows or columns. HUD suggests using the largest geographies and summary levels where possible to ensure accuracy, so total lines may come from a higher-level summary. For example, in a table reporting the breakdown of Texas households by CHAS AMFI income categories, the total number of households may be a pre-summed and pre-rounded figure supplied by HUD, whereas the figures for each AMFI category may be summed individually. The pre-summed and pre-rounded figures supplied by HUD may not match the sum of the income category figures.

The information provided in this section should be considered within the context of its limitations. For example, the most reliable data available on persons experiencing homelessness, particularly those who are unsheltered, is the annual Point in Time (PIT) count. The PIT count is conducted by Continuum of Care (CoC) Program organizations funded by HUD. Each CoC organization counts the number of persons experiencing homelessness (sheltered and unsheltered) within its assigned locality on a single night in January. CoC organizations that provide beds and housing units for persons experiencing homelessness gather data on the sheltered homeless population; however, to gather data on the unsheltered population, the PIT count relies on volunteers locating and interviewing or observing persons experiencing homelessness. This methodology may exclude individuals who do not wish to speak with volunteers or those who find informal shelter, such as staying on a friend's couch. In addition, PIT count data are not available at the county level. This is a common issue in regard to special needs populations. County level data are similarly not available for persons experiencing substance use disorders, and residents of colonias. For these populations, analysis is only available at the state or local level.

Many facets of housing need, especially those tied to localized conditions, are not captured when data are aggregated into statewide, regional, or even county totals. The Department recognizes that the most accurate assessment of housing need can best be found at the local level based on the direct experience of local households and those who work to assist low- and moderate-income households. Alternative methods, such as detailed on-location assessments by professionals skilled at reviewing such matters, might be used, but the Department lacks the resources to obtain such data through third parties or to compile it directly.

Rural areas also present challenges regarding data accuracy and reliability. In counties with a small population, the margin of error in ACS datasets can be very high. For example, according to the 2019-2023 ACS 5-Year Estimates, Loving County has a population of 54, but a margin of error of 34. This means that there is a 90% certainty that the population of Loving County is between 20 and 88. None of the counties with a population over 7,500 (181 counties) have a margin of error in the 2019-2023 ACS 5-Year Estimates total population figures, meaning those estimates are more precise.

Margins of error are less of a concern when analyzing data for larger geographies, such as county-level as opposed to census tract or place-level data. However, this can also distort the housing needs of rural communities. If a small, rural community has a particularly high rate of substandard housing (e.g. housing lacking plumbing or kitchen facilities), but a larger urban community in the same county has a particularly low rate of substandard housing, the need of the smaller, rural community could be masked when looking at the county level.

The Housing Analysis also uses data from the following sources to complete the Special Populations analysis portions of the Housing Analysis:

The Texas Department of State Health Services' (DSHS) Texas HIV Surveillance Report, found on DSHS's HIV/STD Program Reports page, which is an annual Summary of reported HIV infection and AIDS cases in Texas broken up by county. The Housing analysis uses this report to gather county level HIV Incidence rate data. TDHCA also uses this data to generate Urban and Rural analysis of each region.

Data from the Texas Department of Family and Protective Services (DFPS) for the Youth who are aging out of foster care portion. This data which counts the number of children who have exited from DFPS custody due to turning 18 during the state fiscal year can be found on data.texas.gov. This data is used for county, regional and urban and rural analysis.

Data and insights from the Texas Department of Public Safety's Uniform Crime Reporting System National Incident Based Reporting System dashboard to retrieve domestic family violence data for the Violence Against Women Act (VAWA) special population portion of the Housing Analysis. DPS describes this portal "as a tool to provide greater transparency and access to the richer crime data being reported to the Department." This data is used for county, regional and urban and rural analysis.

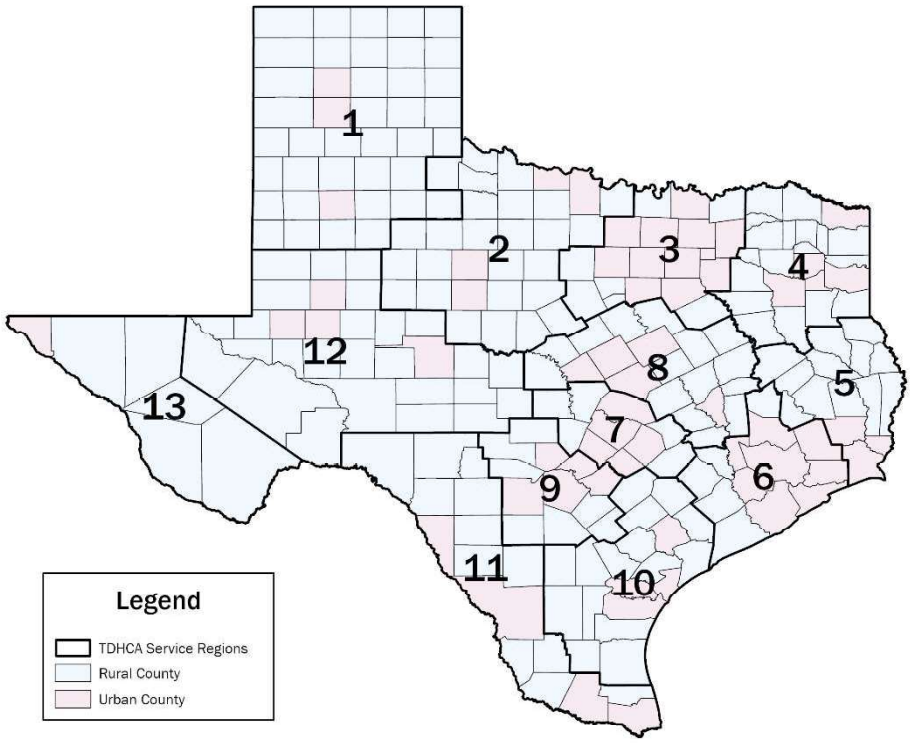
The Substance Abuse and Mental Health Services Administration (SAMHSA) state estimates data which can be found on the SAMHSA dashboard for the Persons with Substance Use Disorders potion. SAMHSA is an agency within the U.S. Department of Health and Human Services that focuses on public health efforts to advance the behavioral health of the United States. This data is used for statewide analysis.

HUD public housing data which can be found on the HUD website at: https://www.huduser.gov/portal/datasets/assthsg.html. This data shows the amount of Public Housing Authority units as well as how many HUD Housing Choice Vouchers each county receives. These are used for the Residents of Public Housing portion of the Special Needs Populations subsection as well as the Statewide Assisted Housing Inventory found later in the Housing Analysis.

TDHCA SERVICE REGIONS AND URBAN/RURAL DESIGNATIONS

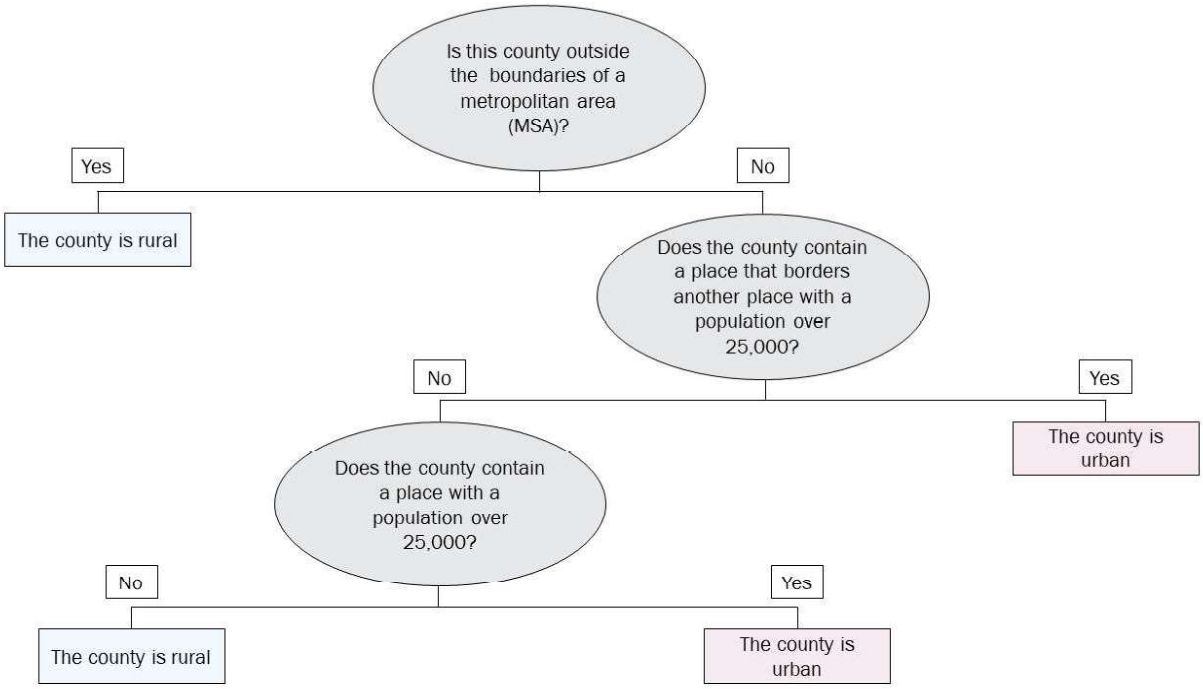
For the purposes of analysis in the SLIHP, urban and rural designations will be determined at the county level. County level data allow the affordable housing need data in the Housing Analysis chapter to be compared accurately to the Department's program reporting in the Annual Housing Report chapter. The Annual Housing Report chapter is based on county level data due to the reporting requirements of the Department's programs. In addition, county-level analysis aligns with TDHCA's 13 State Service Regions (regions). Each region is split into its rural and urban counties to create 26 urban and rural subregions.

TDHCA Service Regions with 2026 Urban and Rural Counties



Source: U.S. Census Bureau, TIGER Data
Disclaimer: This map is not a survey product, boundaries, distances, and scale are approximate only

Urban counties are defined as counties within Metropolitan Statistical Areas (MSAs) determined by the U.S. Office of Management and Budget (OMB) that also contain urban places. Rural counties are defined as counties that are non-MSA counties or MSA counties that contain only rural places per Tex. Gov't Code §2306.004(28-a). The Census Bureau defines a place as a concentration of population which has a name, is locally recognized, and is not part of any other place. This includes both incorporated places, which are legally defined, and Census Designated Places, which have recognizable names but no legal definition. For further detail regarding urban and rural definitions, please see the Regional Allocation Formula Methodology posted to the TDHCA public Web site's Annual or Biennial Plans and Reports page, available here: https://www.tdhca.texas.gov/housing-resource-center-annual-or-biennial-plans-and-reports.



*The flowchart above depicts the process in which TDHCA designates a county as being either rural or urban

STATE OF TEXAS DEMOGRAPHIC CHARACTERISTICS

Urban and Rural Poverty

By using the Census Bureau's 2019-2023 ACS 5-Year Estimates, it is possible to compare statewide and national population trends. This can help determine how housing need across the state may differ or correspond with housing need across the country. Currently, Texas has approximately 29,640,343 people, which is about 8.9% of the US population. Texas' population primarily resides in urban counties (26,333,678 people), with the remaining people residing in rural counties. For additional context, the 2020 Decennial Census lists Texas' population as 29,145,505.

Population Residing in Rural and Urban Counties, Texas

State	Rural	Urban	Total
Total	3,306,665	26,333,678	29,640,343
Percent	11.16%	88.84%	100%

Source: Population from 2019-2023 American Community Survey, Table DP05. 2026 RAF Urban-Rural Counties.

Population differences between the state's urban and rural counties also affect the relative location of economic need. Currently, it is estimated that there are 4,005,417 Texans living under the federal poverty line of $32,150 for a family of four. After accounting for ACS ineligible populations, the state's poverty rate (persons in poverty/total population) equals 13.9%. Meanwhile, the poverty rate in the United States currently is 12.44% (40,390,045 people in poverty). In the state's rural counties, there are 505,238 people below the poverty line for a rural poverty rate of 16.06%; there are 3,500,179 people living below the poverty line in the state's urban counties for an urban poverty rate of 13.53%. Taken together, this indicates that, while a vast majority (87.4%) of Texans living under the poverty line reside in urban counties, rural Texans are still more likely to live under the poverty line than urban Texans.

Population under the Poverty Line in Urban and Rural Counties, Texas

State	Rural		Urban		Total	
Total	505,238	12.61%	3,500,179	87.39%	4,005,417	100%
Poverty Rate	16.06%		13.53%		13.80%	

Source: 2019-2023 American Community Survey, Table DP05. 2026 RAF Urban-Rural Counties.
* Poverty Rate calculated using ACS population for which poverty status is determined. The above poverty rate should not be compared to raw or total population estimates.

Race, Ethnicity, and Poverty Status

Texas mirrors the US closely in terms of racial demographics but differs according to ethnicity. The Census Bureau defines race as self-identification with one or more of 5 groups (white, Black or African American, American Indian and Alaskan Native, Asian, and Native Hawaiian and Other Pacific Islander), while ethnicity is self-identification as Hispanic or Latino. The following table shows the racial breakdown of the Texas population compared with the US population.

Texas and US Population by Race

Race	Texas Population	% of Texas Population	US Population	% of US Population
White alone	15,984,990	53.9%	210,875,446	63.4%
Black or African American alone	3,626,137	12.2%	41,070,890	12.4%
American Indian and Alaskan Native alone	190,706	0.6%	2,924,996	0.9%
Asian alone	1,581,798	5.3%	19,352,659	5.8%
Native Hawaiian and Other Pacific Islander alone	29,841	0.1%	629,292	0.2%
Some Other Race alone	2,540,808	8.6%	21,940,536	6.6%
Two or More Races	5,686,063	19.2%	35,593,721	10.7%
Total	29,640,343	100.0%	332,387,540	100.0%

Source: 2019-2023 American Community Survey, Table DP05.

Texas and US Population by Ethnicity

Ethnicity	Texas Population	% of Texas Population	US Population	% of US Population
Hispanic or Latino	11,697,134	39.5%	63,131,589	19.0%
Not Hispanic or Latino	17,943,209	60.5%	269,255,951	81.0%
Total	29,640,343	100.0%	332,387,540	100.0%

Source: 2019-2023 American Community Survey, Table DP05.

Texas diverges from national trends in terms of ethnicity. While 19.0% of Americans identify as ethnically Hispanic, that percentage reaches to 39.5% of Texans, a 20.5% difference. In fact, Texans account for 18.5% of the Hispanic population in the United States. This is mirrored in the percentage of Non-Hispanic, White only persons in the U.S. and Texas; where 58.2% of Americans identify as Non-Hispanic and White, 39.9% of Texans identify as Non-Hispanic White, 18.3% fewer. Persons identifying as White only and Non-Hispanic are not the majority in Texas, which is the case in only Georgia (49.8%), Maryland (47.4% Non-Hispanic White); Texas (40.1%); New Mexico (36.5%); Nevada (46.0%); California (34.6%); and Hawaii (21.1%).

According to 2019-2023 ACS Estimates, poverty status varies significantly between ethnic and racial groups. In Texas, 43.2% of persons below the poverty line are White, while 50.3% of Americans below the poverty line are White. However, since White individuals make up a significant majority of the population in both Texas and the United States, this percentage is lower than would be expected if poverty rates were equal amongst all races. Similarly, Black or African American individuals comprise 20.8% of persons below the poverty line in the United States and 16.5% of persons below the poverty line in Texas, but since Black or African American individuals make up 12.4% of the US population and 12.2% of the Texas population these poverty numbers are disproportionally high. This shows that Black or African American individuals are more likely than White individuals to live below the poverty line in both Texas and the United States. Except for White and Asian Texans, this trend

also occurs across all other racial groups in Texas, as the poverty percentage for each racial group outpaces the group's proportion to the general population.

For this reason, the poverty rate within each racial and ethnic group more clearly demonstrates inequalities in income. This rate (total individuals in poverty of group/total individuals in group) shows how some racial and ethnic groups are more likely to experience poverty than others. The poverty rates for each racial and ethnic group in Texas can be found in the tables below. In Texas, Non-white Hispanic individuals and individuals who identified as Some Other Race were most likely to live below the poverty line, while Asian individuals and White, Non-Hispanic individuals were the least likely to live below the poverty line.

Percentage of Each Racial Demographic in Poverty (Poverty Rate)

Race	Texas Population	US Population	Difference
White (alone)	11.1%	9.9%	1.2%
Black or African American (alone)	18.9%	21.3%	-2.4%
American Indian and Alaska Native (alone)	15.6%	21.8%	-6.2%
Asian (alone)	9.1%	9.9%	-0.8%
Native Hawaiian and Other Pacific Islander (alone)	17.9%	6.7%	11.2%
Some Other Race (alone)	19.5%	18.2%	1.3%
Two or More Races	17.0%	14.7%	2.3%

2019-2023 American Community Survey, Table DP05.

Percentage of Each Ethnic Demographic in Poverty (Poverty Rate)

Ethnicity	Texas Population	US Population	Difference
Hispanic or Latino	18.7%	16.9%	1.8%
Not Hispanic or Latino	10.6%	11.4%	-0.8%
Not Hispanic or Latino - White Alone	8.3%	9.2%	-0.9%

2019-2023 American Community Survey, Table DP05.

Within group poverty rates are important to note because housing challenges are both a cause and an effect of poverty (Harvard Joint Center for Housing Studies, 2023). Lack of adequate housing can exacerbate existing economic inequalities between racial/ethnic groups. Research from the National Academy for State Health Policy suggests that access to safe, affordable homes can lead to numerous positive outcomes for families, including improved health, education, incomes, and inter-generational wealth (NASHP, 2021). This means that access to adequate housing may help lessen the high rates of poverty experienced by certain racial and ethnic groups.

Age and Housing Need

Age is an important factor in the planning and construction of low-income housing. New families increase the demand for housing space, so an influx of young to midcareer adults could create housing shortages. Conversely, an aging population could both increase demand for senior living facilities and increase the supply of housing as older individuals move out of conventional housing units. Therefore, it is important to note that Texas has a larger percentage of children under 18 and a smaller percentage of persons over age 65 than the United States. 25.2% of Texans are under 18

years old, compared with 22.2% for all Americans. While 16.8% of Americans are over the age of 65, only 13.2% of Texans fall into this age group. These demographic factors contribute to a median age of 35.5 years in Texas, while the median age of the national population is 38.7 years, a difference of 3.2 years.

As the baby boomer generation moves into retirement and the large millennial generation comes of age, Texas will serve as a prime example of wider demographic trends. With greater demand for housing and urban housing prices increasing, the Harvard Joint Center for Housing Studies predicts that households will struggle to find affordable housing in the nation's largest metro areas (Harvard Joint Center for Housing Studies, 2025). Since Texas contains three of the United States' ten most populous cities, the Texas Tribune reports that Texas will face a similar housing affordability crisis in the coming years (Fechter, 2025).

SPECIAL NEEDS POPULATIONS

Tex. Gov't Code §2306.0721(c)(1) requires the Department to include in the SLIHP an estimate and analysis of the size and the different housing needs of the following populations in each uniform state service region:

- Individuals and families of moderate, low, very low, and extremely low income;
- Individuals with special needs;
- Homeless individuals;
- Veterans;
- Farmworkers;
- Youth who are aging out of foster care;
- Homeless youth, as defined by Section 2306.1101, and other individuals older than 18 years of age and younger than 25 years of age who are homeless; and
- Elderly individuals.

"Individual with special needs" is defined by §2306.511 as an individual who:

1. Is considered to be an individual having a disability under a state or federal law;
2. Is elderly;
3. Is designated by the board as experiencing a unique need for decent, safe housing that is not being met adequately by private enterprise; or
4. Is legally responsible for caring for an individual described by Subdivision (1), (2), or (3) and meets the income guidelines established by the board.

Following these guidelines, this section will provide the required population estimate and analysis of housing needs of Department-identified special needs populations as follows:

- elderly persons;
- farmworkers;
- Individuals and families of moderate, low, very low, and extremely low income;
- persons experiencing homelessness;
- youth experiencing homelessness (<25 years of age);
- persons living with HIV/AIDS and their families;
- persons with disabilities (mental, physical, and developmental);
- persons with substance use disorders;

- persons with Violence Against Women Act (VAWA) protections;
- residents of Colonias;
- residents of public housing;
- veterans and wounded warriors; and
- youth aging out of foster care.

As discussed in the Data Sources and Limitations subsection, some data for persons with special needs are only available at the state level, while others can only be assembled from local organizations. Like any data source, scale of analysis will affect what conclusions can be drawn from these sources. For information regarding TDHCA activities and programs addressing special needs populations, see the Action Plan section (Section 4).

Elderly Persons

For most HUD programs, HUD defines an "elderly person," according to 24 CFR §5.100, as an individual who is at least 62 years of age. Additionally, HUD's Section 202 program defines "frail elderly" in 24 CFR §891.205 as a person who is 62 years of age or more and unable to perform at least three "activities of daily living, comprising of eating, bathing, grooming, dressing or home management activities."

The Population Reference Bureau predicts that the number of Americans over the age of 65 will grow from 58 million in 2022 to 82 million in 2050 (PRB, 2024). This growth could have wide-ranging effects on the U.S. housing market, as aging homeowners increasingly choose to reside in their homes, rather than move to a multi-family unit or assisted living facility. In 2018, this phenomenon, referred to as 'aging-in-place,' kept about 1.6 million houses off the market, accounting for more than 34% of the United States' current long-term shortfall of 4.7 million housing units (U.S. Chamber of Commerce, 2025). With the cost of new homes increasing, higher interest rates and the supply of existing homes dwindling, many young adults have chosen to forego home ownership due to the high outstanding costs, creating a demographic inversion (meaning more housing stock is owned by older populations rather than younger) in rates of homeownership amongst different age groups (Isom, 2024).

Elderly populations have a range of unique housing needs. First, elderly populations have higher housing cost-burdens (expenditures including housing and utilities that exceed 30% of income) than the general population. Households experiencing cost burden are often forced to cut back sharply on other necessities including out of pocket medical costs and food. (Harvard Joint Center for Housing Studies, 2025). Recent studies by the Harvard Joint Center for Housing Studies estimate that 34% of older households, 12.4 million, were cost burdened with more than half of these households paying over 50% of their income for housing making them severely cost burdened. Fifty eight percent of older renters were cost-burdened in 2023 and between 2019 and 2023 the rate of cost-burdened older homeowners rose from 24 percent to almost 28 percent. (Harvard Joint Center for Housing Studies, 2025).

Since many elderly individuals live on fixed incomes, it is common for cost-burdens to increase with age; however, 'worst-case' housing needs arise when elderly household incomes fall far below AMFI,

especially in high-growth metropolitan areas. The US Census Bureau defines worst case needs as VLI renter households who do not receive government housing assistance and who pay more than one-half of their income for rent, live in severely inadequate conditions, or both. While other demographic groups have experienced declining worst case needs in recent years, HUD notes that the number of elderly households with worst case needs has continued to grow over the past decade. For this reason, HUD predicts that elderly households will be "a key demographic facing housing problems in the years to come" (HUD, 2019)

Not only do excessive cost-burdens affect quality of life, but they also prevent elderly populations from accessing adequate housing. A recent report by the University of Pennsylvania's Actionable Intelligence for Social Policy initiative discovered that the population experiencing homelessness above the age of 65 is expected to increase significantly by 2030, as younger baby boomers continue to face difficulties finding housing (Culhane et al., 2019). The authors note that if the housing needs of this population are not sufficiently met, then greater financial strain will be placed on existing shelters, hospitals, and nursing homes.

This need is reflected in the 2019-2023 ACS Estimates for the state of Texas. While 10.0% of Texans 18 to 64 years old have a disability, 35.4% of Texans 65 and older have a disability. In addition, the ACS estimates that older households tend to live in older homes: 27.1% of Texan householders aged 65 years and older lived in housing stock built before 1970 compared to 18.2% among householders younger than 65 years old.

Although HUD's definition for 'Elderly Person Household' involves persons at least 62 years of age, definitions may vary across data sources and assistance programs available to elderly persons. Due to census data availability, the following analysis will be conducted looking at persons 65 years of age or older.

According to the table below, approximately 83.9% of Texans aged 65 and older live in urban areas. Texans aged 65 and older who live in rural areas may face difficulty accessing health and other services because they live at greater distances from health facilities, community centers, and other amenities.

Elderly Persons (aged 65 years old and over), Texas

State	Rural Elderly Persons	Urban Elderly Persons	Total Elderly Persons	Total Population	Percent Elderly of Statewide Population
Total	627,407	3,278,138	3,905,545	29,640,343	13.2%

Source: 2019-2023 American Community Survey, Table DP05.

Regional Analysis

While the percentage population of individuals who are 65 years or older is higher in rural counties than in urban counties for all regions, the total number of individuals aged 65 years or older is higher in urban counties for most regions. The regions with the highest percentage population of individuals 65 years or older also happen to be the only regions where the majority of individuals aged 65 years or older reside in rural counties. In northeast Texas, Region 4's population has 18.5% persons over the age of 65, the highest among all regions, and 55.4% of those individuals 65 years or older reside in rural counties. Regions 2 and 5 have the second and third highest percentage population of

individuals 65 years or older (17.7% and 17.4% respectively) and the first and third highest percentage of individuals 65 years or older residing in rural counties (52.5% and 53.8% respectively.)

The subregion with the largest percentage of individuals 65 years or older is the rural subregion of Region 7 in central Texas, where 26.1% of rural residents are 65 years or older. As noted previously, rural elderly residents may face increased difficulty accessing services due to decreased development density and travel challenges.

Regions 3 and 6 together account for 48.8% of the states' elderly residents, or 1,904,003 individuals. The urban counties of Regions 3 and 6, a total of 20 counties encompassing the majority of the Houston-The Woodlands-Sugar Land and Dallas-Fort Worth-Arlington MSAs, account for 46.5% of the states' elderly population. However, the urban counties of Region 3 and Region 6 account for 51.2% of the population of the State of Texas. This means that proportionally the elderly population of these subregions is lower than expected. 12.1% of Region 6's residents are at least 65 years old, the lowest proportion of all regions followed by Regions 3 (12.2%), 11 (12.2%) and7 (12.4%) and.

Farmworkers

As one of the top five states in agricultural production, Texas leads the nation in the number of farms and ranches, with 230,662 farms and ranches covering over 125.4 million acres (USDA, 2022). According to the Texas Workforce Commission, the number of agriculture and forestry workers in 2022 declined by 1.9% since 2019 from 58,837 to 57,740 workers who were employed in the Ag, Forestry, Fishing & Hunting industries (Texas Workforce Commission, 2025). In Texas and across the nation, the agricultural industry has been using fewer and fewer workers in recent decades as farming methods have become more efficient. For this reason, Texas employs relatively few agricultural workers relative to the scale of its agricultural production; however, due to the food demands of a growing population, it is expected that demand for agricultural workers will continue to increase faster than many other professions. From 2020 to 2030, it is estimated that agricultural jobs in Texas will increase by 10.3% to 65,406 jobs total (Texas Workforce Commission, 2023).

Given that most farmworkers live in rural areas, and many migrate between different farms over the course of several seasons, it is difficult to collect and aggregate farmworker data according to specific geographies. This means that most statewide and county data must be estimated from existing data sources, which may take organizations years to compile and analyze. For this reason, the following analysis at the state, regional, and county level may not reflect current trends.

The 2022 USDA Census, which is conducted every five years and surveys all US agricultural producers with annual sales over $1,000, reports that 7,444 migrant farmworkers worked on Texas' farms in 2022. The USDA Census defines a migrant worker as "a farm worker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence on the same day." Since the USDA does not report all of its county level farmworker data in order to preserve the identity of participating farm operations, it is not currently possible to provide a regional breakdown of farmworker populations.

Individuals and Families of Moderate, Low, Very Low, and Extremely Low Income

For some federal programs that the Department administers, the indicator of 125% of the poverty line is used to indicate need. The U.S. Census Bureau sets the poverty threshold by calculating the income needed for a family to buy necessary goods. The 2025 poverty income guideline for a family of four is $32,150. In 2024, that amount was $31,200 (USHHS, 2025).

According to the 2019-2023 American Community Survey, 5,263,515 individuals in Texas live below 125% of the poverty line. Urban counties tend to have higher numbers of people below 125% of poverty, but also tend to have lower poverty rates than rural counties.

Individuals Below 125% of Poverty, Texas

Individuals	Rural	Urban	Texas
Individuals below 125% of poverty	670,991	4,592,524	5,263,515
Total Population for whom Poverty Status is Determined	3,145,684	25,871,241	29,016,925
125% of poverty rate	21.3%	17.8%	18.1%

Source: 2019-2023 American Community Survey, Table S1701.

While federal poverty thresholds remain constant across the United States, HUD adjusts for local cost of living by calculating income groups based on AMFI. Since these income groups more accurately reflect local needs, HUD utilizes them to determine eligibility for numerous federal programs. This subsection will reference these income groups to evaluate income trends across the state. More information about HUD income levels can be found in the Data Sources and Limitations subsection.

Households by Income Group, Texas

Area	ELI Households	VLI Households	LI Households	MI Households	Households >100% AMFI	Total Households
Rural	168,388	157,187	223,264	124,561	614,516	1,287,916
Urban	1,147,919	1,042,234	1,541,675	941,514	4,529,224	9,202,566
Total	1,316,307	1,199,421	1,764,939	1,066,075	5,143,740	10,490,482

Source: 2018-2022 CHAS, Table 8.

HUD's definition for low income (LI) is less than or equal to 80% AMFI. According to the above table, 40.8% of all Texas households are in or below the LI category. Meeting the needs of this large portion of the State's households is TDHCA's primary focus.

Regional Analysis

In general, rural residents are more likely to have lower incomes than urban residents; whereas 42.6% of rural Texas households have incomes less than or equal to 80% AMFI, 40.6% of urban households and 40.8% of total Texas households have incomes less than or equal to 80% AMFI. While rural households increased .3 percentage points urban and state figures stayed the same when compared to the previous year's data. While rural/urban location does correlate with income level, an even stronger relationship can be found between income level and type of tenure. Renter households are far more likely to have lower incomes than owner households; while58.4% of renter households in

Texas have incomes less than or equal to 80% AMFI, that percent drops by almost half to 30.2% for owner households. In every single region, the majority of renter households (>50% of total population) have incomes less than or equal to 80% AMFI.

Region 11 is the region with the largest proportion of total households in the ELI and VLI income groups at 18.8% and 15.4% respectively. Region 13 follows Region 11 with 15.5% of the region's households in the ELI category and the second largest proportion of VLI households with 11.6%. By comparison, 12.5% of the state's households are ELI and 11.4% are in the VLI category. Region 11 is the only region where the majority of its households have incomes less than or equal to 80% AMFI (50.9%). Region 13 has the next highest percentage at 45.3%. These percentages drastically increase when looking at renter households—66.9% of Region 11 renter households and 63.6% of Region 5 renter households have incomes less than or equal to 80% AMFI. Region 11 has the highest percentage of ELI and VLI renter households with 49.2%. Regions 11 and 13 contain the majority of Texas' border counties.

Regions 1, 3, 7, 8, 9, and 12 have a higher rate of households with incomes less than or equal to 80% AMFI in their urban counties. While all other regions have higher low-income rates in their rural rather than urban counties, Region 13 has the greatest difference between these two rates (45.0% of urban residents and 52.4% of rural residents). This indicates that rural households in Region 13 tend to be significantly lower income than the region's urban households. However, only 3.1% of Region 13's households reside in rural counties, meaning that the absolute number of rural low income households in Region 13 is relatively low.

Region 3 has the smallest proportion of ELI households to regional population at 11.2%. Only 11.2% of Region 3's urban households are ELI, which marks the lowest urban ELI rate amongst all regions. For rural households, Region 7 has the lowest ELI rate at 9.7% of rural households.

Region 3 has the largest number of ELI households of any region at 326,405(24.8% of the states' total ELI population), followed by Region 6 (317,380, 24.1% of the states' total ELI population). The urban counties of Regions 3 and 6 alone account for 48.9% of the states' total ELI households.

The percentage of households in each region below 125% of poverty follows a similar pattern to that of ELI households. Region 11 has by far the highest rate of households below 125% of poverty at 33.2%. The next highest regional rate is in Region 13, 24.8%. Region 7 has the lowest rate at 12.7%, followed by Region 3 at 14.4%.

Persons Experiencing Homelessness

Homelessness is defined in a variety of ways. While the definitions of homelessness are intricate and varied, the federal HEARTH Act of 2009 expanded the definition of homelessness from persons lacking a nighttime residence to include persons who will imminently lose their housing and have no subsequent residence identified. HUD's definition of "homeless" is persons sleeping in emergency shelters, in transitional housing, on the streets, in campsites, under bridges, in abandoned lots and in other places not intended for human habitation.

According to the 2024 HUD Annual Homeless Assessment Report to Congress (AHAR), homelessness increased by 18% nationally between 2023 and 2024 (HUD, December 2024). HUD's point-in-time

count estimates that 771,480 persons experienced homelessness over the course of one night in January 2024. Of these individuals, 512,007 (66.4%) were in households without children, 259,473 (33.6%) in households with at least one adult and one child, and 2,698 (<1%) in households with only children under 18 years of age. The 2024 assessment was carried out in January of 2024.

Texas reported 27,987 persons, it continues to have a rate of homelessness that falls well below the national average of 23 per 10,000 people. The rate of homelessness in Texas is half the national average at 10 per 10,000 people. Between 2023 and 2024, the number of persons experiencing homelessness in Texas increased by 2.2% between 2007 and 2024, Texas saw a 29.7% decrease in the number of persons experiencing homelessness (11,801 individuals). In the same time period, Texas also had a decrease in the number of persons experiencing homelessness as individuals (4,658 individuals or 17.7%) and a decrease in homeless family households (1,905 or 49.6%) (HUD, December 2024). As of February 20, 2026, HUD has not released 2025 PIT data.

The table below is a count compiled by HUD of sheltered and unsheltered persons experiencing homelessness by subpopulation in Texas.

Homeless Populations, Texas

Homeless Subpopulations	Sheltered	Unsheltered	Total
Chronically Homeless	1,851	3,342	5,193
Veterans	1,123	714	1,837

Source: HUD, 2024.

Youth Experiencing Homelessness

In 2019, the 86 (R) Texas Legislative Session passed House Bill (HB) 2564, which amended Tex. Gov't Code §2306.0721 (c) to include homeless youth as a population with special housing needs within the State's Low Income Housing Plan. HB2564 defines homeless youth as any individual younger than 25 years of age who is homeless. HUD's PIT Count data shows that that there were 205,878 youth experiencing homelessness nationwide on a single night in January 2024.

According to HUD's 2024 Annual Homeless Assessment Report to Congress, unaccompanied homeless youth or children (under 18) "are people in households with only children under the age of 18 who are not part of a family with children or accompanied by their parent or guardian during their experience of homelessness" the same report defines unaccompanied Youth (18-24) as "young adults in households without children who are not part of a family with children or accompanied by their parent or guardian during their episode of homelessness."(HUD, December 2024). Under these definitions, the PIT Count reported that there were 38,170 unaccompanied youth or children experiencing homelessness in the United States on a single night in January 2024.

Since PIT Counts cover only a single night in January, they represent a time-limited snapshot of homelessness in the United States. For this reason, it is useful to integrate a variety of sources into any report on youth homelessness. Each year, the National Center for Homeless Education, in

conjunction with the Department of Education, aggregates Federal data on public school students who experienced homelessness during the school year. The most recent report estimates that 1,202,652 (2.4%) out of 49,634,110 public school students experienced homelessness in the United States during the 2021-2022 school year (NCHE, 2022). Of these students, 110,664 (9.2%) were unaccompanied, 15,831 (1.3%) were migratory, and 235,915 (19.6%) were students with disabilities. This report does not include students who experience homelessness over school breaks, or youth who are not enrolled in public schools, which means that the report does not account for the entirety of this special population.

Of the 27,987 persons experiencing homelessness in Texas on a given night in January, 5,869 (21.0%) were reported to be youth (<25 years of age). 4,848 of these youth were sheltered in temporary or transitory housing, while 1,021 were unsheltered. The 2024 PIT Count also estimated that 1,355 (23.1%) of youth experiencing homelessness in Texas were unaccompanied, while 221 (3.8%) of youth experiencing homelessness were parenting other youth. The NCHE estimates that there were 97,279 students experiencing homelessness in Texas during the 2021-2022 school year. This represents an increase over the 93,096 students reported during 2020-2021 school year. Of the 97,279 students experiencing homelessness in Texas during 2021-2022, 15,995 (16.4%) were unaccompanied, 752 (0.8%) were migratory, and 15,312 (15.7%) were students with disabilities. As of February 20, 2026, HUD has not released 2025 PIT data.

Homeless Youth Subpopulations, Texas

Homeless Youth Subpopulations	Sheltered	Unsheltered	Total
Unaccompanied Youth	850	505	1,355
Under 18 years old	88	65	153
18-24 years old	762	440	1,202
Parenting Youth	204	17	221
Children of Parenting Youth	292	30	322

Source: HUD, 2024.

Persons Living with HIV/AIDS and their Families

Human Immunodeficiency Virus (HIV) is the virus that causes Acquired Immunodeficiency Syndrome (AIDS). HIV infects cells and attacks the immune system, which weakens the body and makes it especially susceptible to other infections and diseases. Due to increased medical costs and/or the loss of the ability to work, people with HIV/AIDS may be at risk of losing their housing arrangements.

Effective treatment has extended the lifespans of persons with HIV so that, despite increasing numbers of persons with HIV, fewer are dying from HIV-related causes (DSHS, 2020). As of the 2021 DSHS HIV Surveillance Report the rate of new HIV diagnoses in Texas has decreased from 15.7 in 100,000 people to 14.5 in 100,000 people in 2019 (DSHS, 2021). There were approximately 5,231 new diagnoses of HIV in Texas from December 31, 2019 to December 31, 2021 (DSHS, 2022).

Persons with HIV/AIDS, Texas

State	Persons with HIV/AIDS – 2021, Rural	Persons with HIV/AIDS – 2021, Urban	Total Persons with HIV/AIDS*, 2021	2019-2023 Total Population	Percent of Persons with HIV/AIDS to Statewide Population
Total	5,017	93,837	98,854	29,640,343	0.334%

Source: DSHS, 2022; 2019-2023 American Community Survey, Table DP05.

*Does not include 3,946 people (4.0% of all persons living with HIV/AIDS in the State of Texas) counted in Texas Department of Criminal Justice (TDCJ) facilities, Federal Prison facilities, and Federal Immigration and Customs Enforcement (ICE) facilities that are not attributed to a geographic area.

Note: Figures do not include those unaware of their HIV infection or those who tested HIV positive solely through an anonymous HIV test. Cases are geographically associated with the individual's residence at HIV or AIDS diagnosis.

Regional Analysis

The 2021 HIV Surveillance Report (released in 2022) indicates that over two thirds (69.3%) of all persons in Texas with HIV diagnoses live in the urban counties of Region 3 and Region 6, which contain the Dallas-Ft. Worth and Houston-Sugarland-Galveston MSAs. Not including those with HIV diagnoses in TDCJ facilities, Federal Prison facilities, and ICE facilities, 0.45% of people in Region 3 and 0.48% of people in Region 6 have HIV/AIDS compared to Texas' 0.34%. Only Regions 3 and 6 surpass the state percentage of population with HIV/AIDS. The remaining regions' percentages of persons living with HIV/AIDS range from 0.05% in Region 13 to 0.32% in Region 7. Region 3 has the largest population of persons living with HIV/AIDS among all regions at 35,005 individuals, which is 35.4% of all persons living with HIV/AIDS in the State of Texas.

The vast majority (95.0%) of persons with HIV diagnoses who are attributed to a geographic region in Texas live in urban counties, where services including healthcare are more readily available. Of the total Texas population residing in urban counties, 0.38% have an HIV diagnosis, not including those with HIV diagnoses in TDCJ facilities, Federal Prison facilities, and ICE facilities. Only the urban subregions of Region 3 and Region 6 surpass this subregional rate with 0.44% and 0.48% of their urban population respectively. Over a quarter (26.5%) of all persons with HIV diagnoses that live in a rural region live in Region 4, followed by Region 5 with 15.1%. 0.24% of all residents of rural Region 4 counties are living with HIV/AIDS, the highest rate among all rural subregions followed by Region 5 (0.20%) and Region 6 (0.16%).

Persons with Disabilities (Mental, Physical, and Developmental)

According to the Americans with Disabilities Act of 1990, 28 CFR §35.108, a disability means "a physical or mental impairment that substantially limits one or more of the major life activities of such individual." The act describes many different major life activities, but they include activities like caring for oneself, performing manual tasks, interacting with others, working, or operating major bodily functions.

The following table indicates that a higher percentage of rural Texans live with disabilities than urban Texans. This corresponds with national trends (Crankshaw, United States Census Bureau, 2023).

Persons with Disabilities, Texas

State Population	Rural	Urban	Total
Persons with Disabilities	524,032	2,967,266	3,491,298
Total Civilian Non-institutionalized	3,172,406	25,985,539	29,157,945
Percent	16.5%	11.4%	12.0%

Source: 2019-2023 American Community Survey, Table S1810.Persons with Disabilities as a percentage of Total Population, Texas

Age	Population with a Disability	Total Civilian Non-Institutionalized Population	Persons with a Disability as a Percentage of Total Civilian Non-Institutionalized Population
Under 5 years	13,225	1,928,143	0.69%
5 to 17 years	344,237	5,545,851	6.21%
18 to 34 years	501,840	6,950,711	7.22%
35 to 64 years	1,281,467	10,916,891	11.74%
65 to 74 years	633,995	2,370,207	26.75%
>75 years	716,534	1,446,142	49.55%
Total	3,491,298	29,157,945	11.97%

Source: 2019-2023 American Community Survey, Table S1810.

Regional Analysis

Rural subregions have higher rates of disability than urban subregions in every TDHCA service region. Urban counties generally have more persons with disability overall. Regions 2 and 5 are the only regions that have a greater number of persons with disabilities in their rural counties than in their urban counties. 17.6% of the population of Region 5 has a disability, the largest percentage in the State followed by Region 2 at 17.0%.

The urban counties of Regions 3 and 6 combined account for 44.1% of all persons with disabilities in the State. However, Regions 3 and 6 account for 53.2% of the state's civilian, non-institutionalized population, so this is a relatively low rate. In fact, Regions 3 and 7 have the lowest percentage population of persons with disability at 10.3%, along with Region 7 which has a rate of 10.4%. Regions 3, 6, and 7 contain the cities of Dallas-Fort Worth, Houston, and Austin respectively. Despite representing the greater number of persons with disabilities in Texas, these cities proportionally contain fewer of the State's persons with disabilities.

Persons with Substance Use Disorders

According to U.S. Substance Abuse and Mental Health Services Administration's 2023 National Survey on Drug Use and Health (NSDUH), 9.62% of Americans over the age of 18 meet the criteria for drug use disorder. This is compared with 7.48% of Texans over the age of 18. Due to increasing rates of opioid misuse in the United States, the U.S. Department of Health and Human Services determined that opioid misuse constituted a public health emergency in 2017. The NSDUH reports that 1.93% of American adults and 1.84% of Texan adults abuse or are dependent upon painkillers, which are commonly associated with the opioid crisis.

Persons with Violence Against Women Act (VAWA) Protections

Persons with VAWA protections include survivors of domestic violence, dating violence, sexual assault, or stalking. Many survivors of domestic violence who are living in poverty are often forced to choose between staying in abusive relationships and becoming homeless. For many survivors, concerns over their ability to provide housing for themselves and their children are a significant reason for staying in or returning to an abusive relationship. Access to resources that increase economic stability are essential in rebuilding a life after abuse. Housing is a constant need for survivors of domestic violence.

On September 4th 2024, the National Network to End Domestic Violence conducted its National Census of Domestic Violence Services, which collects information on the services provided by domestic violence programs across the United States each year. During the census, 1,741 domestic violence programs served a reported 79,088 people nationally with 50,188 (63.5%) of those served receiving some form of housing assistance. 68% of programs provided some form of emergency shelter during the day and 37% of programs provided transitional and other housing assistance. Programs also reported 14,095 unmet requests for assistance, of which 60% were for housing (National Network to End Domestic Violence, 2025).

The Bureau of Justice Statistics (BJS) estimates that there were 629,820 cases of intimate partner violence committed nationally in 2023 for a rate of 2.2 per every 1,000 people over the age of 12 (Bureau of Justice Statistics, 2024). The BJS further estimates that only 47.2% of these crimes were reported and only 22.6% of intimate partner violence victims received assistance from a victim-service agency in 2023. Additionally, the BJS estimates that 481,020 cases of rape/sexual assault occurred in 2023 with only 46.0% of victimizations being reported.

According to the Texas Council on Family Violence's (TCFV) 2019 State Plan, Texas' 79 Health and Human Services funded programs served 71,500 survivors of domestic and family violence in 2018 (Texas Council on Family Violence, November 2019). In interviews with 150 survivors in seven different regions, TCFV found that 71.4% of survivors needed help looking for housing and 32.7% of survivors needed help keeping their current housing. Despite this, TCFV notes that 47% of persons calling for family violence shelter will hear that there is insufficient space to house them. HUD's 2019 PIT Count estimates that 9.7% of persons experiencing homelessness in Texas during one night in January were victims of domestic violence (2,513 people). TCFV interviews showed that 90.7% of survivors had experienced homelessness due to domestic violence at least once in their lives, over 45% had been homeless twice or more, and 34% had been homeless once or twice due to reasons unrelated to family violence.

The Texas Department of Public Safety reports that the total number of Texas family violence incidents in 2025 was 234,265. This represented a 7.8% increase when compared to 2024. The table below shows total incidents of domestic violence in Texas in calendar year 2025. One incident can involve multiple victims, and one victim can experience multiple incidents.

Incidences of Family Violence and Sexual Assaults, Texas

Area	Family Violence Incidents*	Incidence Rate (per 1,000 people)
Rural	20,812	6.29
Urban	213,434	8.10
Texas**	234,265	7.90

Source: Texas Department of Public Safety, 2025
**Detail data does not necessarily add up to DPS totals for the year

Residents of Colonias

Colonias are substandard housing developments mainly found along the Texas-Mexico border. These developments lack basic services such as drinking water and sewage treatment. Several state agencies, including TDHCA, work to address barriers in colonia communities.

The definition of colonia differs among the agencies working to address colonia issues. According to Tex. Gov't Code §2306.581, TDHCA's enabling statute, 'colonia' means a geographic area located in a county some part of which is within 150 miles of the international border of this state, consists of 11 or more dwellings that are located in close proximity to each other in an area that may be described as a community or neighborhood, and: "has a majority population composed of individuals and families with low income and very low income, based on the federal OMB poverty index and meets the qualifications of an economically distressed area under Section 17.921, Water Code; or has the physical and economic characteristics of a colonia, as determined by the department."

Since 1995, Tex. Local Gov't Code Chapter 232, Subchapter B has required that new subdivisions provide infrastructure, such as utilities, roads, and drainage to residents. Subchapter B currently applies to the 28 counties of which any part is located within 50 miles of the Mexican border and Nueces County. Subchapter B requires that counties to which it applies adopt and enforce the Model Subdivision Rules of the Texas Water Development Board (TWDB) and restrict the sale and advertising of lots that lack (or lack the guarantee of) water and sewer infrastructure, unless the seller resides on the lot.

Differing definitions make it difficult to estimate the population of the state's colonias. Oftentimes, reports utilize population figures for Economically Distressed Areas (EDAs) as estimates for colonia populations. This is because the TWDB also requires that counties adopt the model subdivision rules in order to qualify for their Economically Distressed Areas Program (EDAP), a program designed to assist local government in providing water and sewer facilities to needy residential areas such as colonias. EDAP eligible cities and counties must contain an EDA, as established by Tex. Water Code §17.921. The TWDB defines a colonia as a type of EDA with 11 or more dwellings that is located in a county any part of which is within 50 miles of an international border; or located in a county any part of which is within 100 miles of an international border; and that contains the majority of the area of a municipality with a population of more than 250,000 as per Tex. Gov't Code §775.001(2). The TWDB also utilizes a separate definition for 'nonborder colonias,' which applies to subdivisions located greater than 150 miles from the international border of the state. Therefore, since the Tex. Water Code's definition for a colonia (and EDAs more generally) do not set requirements for distance from the Texas-Mexico border, TWDB population estimates for EDAs or colonias do not necessarily align

with the TDHCA definition of colonia, which is limited to counties that are 150 miles from the Texas-Mexico border.

As such, reporting agencies can arrive at different estimates for the number of people living in colonias depending on which definitions they utilize. A 2014 assessment by the Texas Office of the Secretary of State's Colonia Initiatives Program, which utilizes a similar definition to TDHCA, found that the six Texas counties (El Paso, Maverick, Webb, Starr, Hidalgo, and Cameron) with the largest colonia populations contain 1,854 colonias with a population of 369,482. Population numbers in this assessment were validated in several ways: by 2010 census data, by city and county figures, and (in some cases) by colonia ombudsperson site visits.

Colonia Resident Population Estimates, Texas

Region	County	Number of Colonias	Estimated Colonia Population
11	Cameron	196	56,005
11	Hidalgo	937	150,235
11	Maverick	74	23,295
11	Starr	256	34,143
11	Webb	62	15,222
13	El Paso	329	90,582
	Total	1,854	369,482

Source: Texas Office of the Secretary of State, 2014.

Conversely, a 2015 Federal Reserve Bank of Dallas report estimates that 500,000 people live in 2,294 colonias in Texas (Federal Reserve Bank of Dallas, April 2015). This is likely based on a previous 2003 Texas Water Development Board assessment.

Residents of Public Housing

Public housing authorities administer a variety of programs for low-income families, aging Texans, and persons with disabilities. These programs range from housing choice voucher administration to public housing construction and rehabilitation. While housing choice vouchers provide rental subsidies for households living in private rental units, public housing units offer affordable low-income housing that is managed directly by the public housing authority.

The Fiscal Year 2023 HUD budget awarded $5.1 billion in operating grants and $3.2 billion in capital grants to the Public Housing Fund which in addition to smaller amounts of additional funding equals an $8.51 billion total. The National Association of Housing and Redevelopment Officials estimates that as of 2024 the Capital Fund backlog is close to $90 billion (NAHRO, 2025).

To begin to address this significant need for rehabilitation of its public housing stock, HUD created the Rental Assistance Demonstration (RAD). RAD allows PHAs to leverage public and private debt and equity to rehabilitate their properties while the units continue to remain affordable to low-income households. According to HUD, Texas PHAs have converted 142 projects covering 19,312 housing units under the RAD program. It is not uncommon for RAD conversion properties to access TDHCA resources including the Housing Tax Credit Program.

Public Housing Authority Units, Texas

State	Rural	Urban	Total Units
Total	13,728	25,164	38,892

Source: HUD, 2024.

*Seven PHA units did not have County designations and were therefore left out of the Rural and Urban analysis

Regional Analysis

The majority of the State's PHA units are in urban counties, 63.4%. Region 9 has 17.9% of the State's PHA units, the highest percentage of any region, followed by Region 3 at 14.0%. Region 13 has the smallest share of the State's PHA units at 0.3%, followed by Region 12 at 2.7%. Additional regional analysis of subsidized multifamily units, including PHA units, is available in the Housing Assessment portion of this section, under the Statewide Assisted Housing Inventory.

Veterans

According to the Texas Veterans Commission, the two key factors which continue to increase the demand for veterans' services in Texas are force reductions, which produce a surge of service members departing the military, and a large aging population of veterans, specifically from the WWII, Korea, and Vietnam eras. The current median age for veterans in the United States is 64 compared with 44 for all non-veterans (U.S. Department of Veteran's Affairs, 2018). Age also contributes to the higher rate of veterans living with disabilities (30.1%) than the non-veteran population (14.8%). As these generations of veterans age, need for veterans services continues to grow (Texas Veterans Commission, 2014).

Veterans face a host of challenges when transitioning back to civilian life. According to ACS data about 1.2 million veterans live in poverty nationwide. On a single night in January 2024, there were 32,882 veterans experiencing homelessness in the United States, and nearly all (98%) were homeless in households without children. Between 2023 and 2024, homelessness among veterans decreased by 7.6% (or 2,692 individuals) nationwide. *<January 2025 numbers expected to be released by early Jan 2026 and anticipated to be included in Feb 2026 final SLIHP edition>*

The 2019-2023 ACS estimates that there are 1,408,009 veterans in Texas, representing 6.4% of the Texas civilian population over age 18. HUD's 2024 PIT Count reported that there were 1,837 veterans experiencing homelessness in Texas over a single night in January 2024 (HUD, December 2024). Veterans accounted for 6.6% of the homeless population in Texas. This is a slight decrease from 2023, when 7.4% of the adult population experiencing homelessness counted on a single night in January consisted of veterans (HUD, December 2023). Between 2023 and 2024, Texas had a decrease in veterans experiencing homelessness of 325 individuals or a 9.8% decrease.

Veterans, Texas

State	Rural Veterans	Urban Veterans	Total Veterans	2019-2023 Civilian Population over 18 years	Percent Veterans of Population Over 18 Years
Total	189,010	1,218,999	1,408,009	22,039,680	6.4%

Source: 2019-2023 American Community Survey, Table S2101.

Regional Analysis

10.9% of Region 8's civilian population over 18 years old are veterans, the highest percentage among all regions followed closely by Region 9 at 10.1%. Region 8 contains Fort Hood in Killeen and Region 9 contains Joint Base San Antonio, which includes Fort Sam Houston, Lackland Air Force Base, and Randolph Air Force Base. While a greater number of veterans live in urban counties (86.6% of the State total), rural counties have a higher percentage of their population that are veterans (7.5% vs. 6.2%).

Region 3 has the largest veteran population of all regions, 350,429 or 24.9% of all Texas veterans. Region 6 has 270,180, or 19.3% of all Texas veterans. Considering that Regions 3 and 6 account for 28.0% and 25.2% of the state's total civilian non-institutionalized population respectively, this is approximately the number of veterans you would expect to be present in these two regions.

Region 12 has the smallest share of the State's veteran population at 1.9% while Region 11 has the lowest percentage of its regional population who are veterans at 3.6%.

Youth Aging Out of Foster Care

In Texas, youth in the foster care system age out at 18 years old (although under a variety of programs, youth may be able to receive ongoing assistance until age 24). In 2025, 825 Texas youth were emancipated from foster care, with some youth receiving assistance and services to help them transition to adulthood and some youth ceasing continued contact with the child welfare system once they left foster care (Texas DFPS, 2024). According to the Annie E. Casey Foundation, "Twenty-five percent of youth who had been in foster care at age 17 and surveyed at age 21 said that they had been homeless at some point in the last two years." The same study found that "just 71% of youth who were in foster care at age 17 had earned their high school diploma or GED by age 21 (only 2% had earned an associate's degree; zero had earned a bachelor's degree or higher)." This study also found that youth who were in foster care were more likely to be incarcerated, unemployed and more likely to become early parents than young people without foster care experience. (Annie E. Casey Foundation, 2025)

These factors combine to make homelessness a real possibility for many youth that age out of foster care. Foster care alumni may benefit most from housing tied with other services, such as education, financial literacy, and services to facilitate connections for emotional support. The Texas Department of Family and Protective Services (DFPS) has a program that may allow youth to stay in foster care until age 21 while they pursue an education or a job. DFPS provides various services to help these youth learn to live successfully on their own. Further, Texas provides healthcare to children in foster care and to youth who age out of care up to the month of their 26th birthday.

Youth Aging Out of Foster Care, Texas SFY 2024

State	Rural	Urban	Total
Total	156	669	825

Source: Texas Department of Family and Protective Services, 2025

Regional Analysis

Because the number of youth aging out of foster care is small compared with the population of the State, the percentage of each region's population that are youth aging out of foster care varies by only thousandths of a percentage. 0.0116% of the population of Region 2 are youth aging out of foster care, the highest percentage among all regions. Region 13 has the lowest percentage—only 0.0017% of the region's population are youth aging out of foster care.

Region 3 contains 20.0% of all youth aging out of foster care in Texas, the largest share of all regions. The urban counties of Regions 3 and 6 account for 37.7% of all youth aging out of foster care in the State of Texas. Region 12 has the smallest portion of State youth aging out of foster care at 2.1%.

Despite only 9.2% of all Texas residents of urban counties being in Region 9, 14.4% of all youth aging out of foster care living in urban counties reside in Region 9.

HOUSING ASSESSMENT

The SLIHP's annual housing assessment aggregates data on the adequacy, affordability, and availability of the state's current housing supply. It does this by utilizing HUD's most recent CHAS data to show various housing conditions by income category. While this section covers the entire state, a separate housing assessment for each of the state's 13 uniform service regions can be found in the appendices.

Housing Needs

When analyzing local housing markets and developing strategies for meeting housing problems, HUD suggests that government agencies take several different factors into account. These factors include the physical condition of a housing unit, how much a household spends on housing costs (measured by Housing Cost Burden), and whether the unit is overcrowded. The following table reveals the number and percentage of households with at least one housing problem by income category and household type.

Households with One or More Housing Problems, Texas

Income Categories	Renter At least one problem	Renter Total Households	Renter % with at least one problem	Owner At least one problem	Owner Total Households	Owner % with at least one problem	Total Households
ELI	646,287	808,571	79.9%	368,501	507,736	72.6%	1,316,307
VLI	563,494	653,561	86.2%	293,042	545,860	53.7%	1,199,421
LI	492,332	841,316	58.5%	350,070	923,623	37.9%	1,764,939
MI	124,561	438,390	28.4%	163,541	627,685	26.1%	1,066,075
>100% AMFI	122,491	1,202,921	10.2%	322,076	3,940,819	8.2%	5,143,740
Total	1,949,161	3,944,810	49.4%	1,497,200	6,545,774	22.9%	10,490,560

Source: 2018-2022 CHAS, Table 1 and Table 8.

Of renter households, those in the VLI category are the most likely to have at least one housing problem. Of owner households, those in the ELI category are the most likely to have at least one housing problem. Overall, renters are more likely than owners to have at least one housing problem.

Physical Inadequacy (Lack of Kitchen and Plumbing Facilities)

HUD's CHAS data tracks the physical inadequacy of units by reporting on the number of units in each county that lack complete kitchen and/or plumbing facilities. Although there may be other ways to measure physical inadequacy, the lack of plumbing and/or kitchen facilities mark severely inadequate housing (HUD, 2020). TDHCA's Minimum Construction standards, which serve as the starting point for the rehabilitation of single-family homes, defines homes without kitchen or plumbing facilities as 'substandard condition' (TDHCA, 2015). Specifically, substandard conditions, such as lack of plumbing and/or kitchen facilities "threaten the health and/or safety of the occupant."

The following table shows the breakdown of households living in housing units that lack complete kitchen or plumbing facilities.

Number of Occupied Units Lacking Kitchen and/or Plumbing Facilities by Income Category, Texas

Income Categories	Renter Households lacking kitchen or plumbing	Total Renter Households	% of renters lacking kitchen/plumbing in income category	Owner Households Lacking Kitchen or Plumbing	Total Owner Households	% of owner lacking kitchen/plumbing in income category
ELI	22,123	808,571	2.7%	10,993	507,736	2.2%
VLI	12,244	653,561	1.9%	6,030	545,860	1.1%
LI	11,626	841,316	1.4%	7,857	923,623	0.9%
MI	4,043	438,390	0.9%	3,620	627,685	0.6%
>100% AMFI	11,706	1,202,921	1.0%	14,542	3,940,819	0.4%
Total	61,801	3,944,810	1.6%	43,070	6,545,774	0.7%

Source: 2018-2022 CHAS, Table 3 and Table 8.

Out of the total count of physically inadequate occupied housing units, 21.1% are occupied by ELI renter households and 10.5% are occupied by ELI owner households. A greater number of renters with incomes less than or equal to 100% AMFI lack kitchen or plumbing compared to owners, while a greater number of owners with incomes greater than 100% AMFI lack kitchen or plumbing compared to renters. However, the rate of households in each income category that lack plumbing or kitchen facilities decreases as income increases. While the percentage of ELI owner and renter households who lack complete kitchen or plumbing facilities are similar, for all other income categories rates of physical inadequacy are higher among renter households.

Regional Analysis

Region 10 has the highest rates of physical inadequacy among all regions with 1.7% of its households lacking kitchen or plumbing facilities. The region with the next highest rate of physical inadequacy is Region 4 at 1.5%. ELI renter households in Regions 10 have the highest rate of households lacking complete plumbing or kitchen facilities at 5.7%. Region 4 has the highest rate of physical inadequacy for rental households, at 2.9% followed by Region 10 at 2.8%.

Region 3 has the lowest rate of physical inadequacy at 0.8% while Regions 6, 7, and 13 have the second lowest rate at 0.9%. All of these regions have low overall rates due to low levels of physical inadequacy in their urban areas. Overall, the rate of physical inadequacy is higher in rural counties than in urban counties (1.5% and 0.9% of total rural and urban households, respectively). Region 12 has the smallest difference between urban and rural rates of physical inadequacy with 1.3% of urban and 1.2% of rural households lacking a complete kitchen or plumbing. Region 10 has the largest difference between urban and rural rates of physical inadequacy; while 1.4% of urban households in Region 10 lack complete kitchen or plumbing, 2.4% of rural households have the same issues.

Housing Cost Burden

A household is defined as experiencing housing cost burden when a household pays more than 30% of its gross income for housing costs including utilities. When so much income is spent on housing, other basic household needs may suffer. The following table shows the breakdown of households experiencing housing cost burden and does not include data for households for which housing cost burden could not be calculated.

Number of Households with Housing Cost Burden by Income Category, Texas

Income Categories	Renters with Cost Burden	Total Renter Households	% of Renter Households with Cost Burden	Owners with Cost Burden	Total Owner Households	% of Owners with cost burden
ELI	629,193	808,571	77.8%	356,570	507,736	70.2%
VLI	542,827	653,561	83.1%	271,822	545,860	49.8%
LI	436,415	841,316	51.9%	308,744	923,623	33.4%
MI	94,276	438,390	21.5%	136,637	627,685	21.8%
>100% AMFI	54,351	1,202,921	4.5%	225,595	3,940,819	5.7%
Total	1,757,062	3,944,810	44.5%	1,299,368	6,545,774	19.9%

Source: 2018-2022 CHAS, Table 8.

VLI renter households have the highest rate of households experiencing cost burden at 83.1% of all VLI renter households. ELI renter households have the largest absolute number of households experiencing cost burden with 629,193 households. This is a larger population than renter and owner households with incomes greater than 100% AMFI experiencing cost burden combined, 279,946 households. While the absolute number of total cost burdened households increased from the previous 2018-2022 CHAS data, the number of cost burdened ELI and VLI households decreased. The percentage of housing cost burdened households decreased in all income brackets except for ELI households.

For renters, cost burden is heavily concentrated in the lowest income categories. Cost burdened renter households are 35.8% ELI, 30.9% VLI, 24.8% LI, and just 8.5% are MI and above. Cost burdened owners are 27.4% ELI, 20.9% VLI, 23.8% LI, and 27.9% MI and above. This could possibly be because there are more owner households in the higher income categories when compared with renting. As such, higher income groups comprise a larger portion of cost burdened homeowners.

For ELI, VLI, and LI households, renters are more likely to experience cost burden than owners. For MI households and households with incomes greater than 100% AMFI, owners are more likely to experience cost burden.

Regional Analysis

Region 13 has the highest rates of housing cost burden among all regions with 30.7% of households paying more than 30% of their income in housing costs. Region 3has the next highest rate at 30.4%. Regions 6, 7, 8, and 9 all have rates between 30.3% and 29.5%.

Region 2 possesses the lowest rate of cost burdened households in the state at 23.3%. Region 4 has the next lowest rate at 23.4%. It is worth noting that these two regions abut one another, which could mean that similar geographic and economic factors are lessening cost-burden across these two regions.

Region 7 has the highest rates of cost burden for ELI and VLI households. Region 10 has the highest rate of cost burdened MI renter households at 29.5%; meanwhile, Regions 6 and 9 has the highest rate of cost burdened households above 100% AMFI at 5.7%.

Very Low Income renter households in Region 3 has the highest rate of households experiencing cost burden at 87.1%. Renter households in Region 6 and Region 9 have the next highest rates at 86.0% and 85.0% respectively. In general, housing cost burden increased amongst all households in the latest CHAS data release.

Housing cost burden is more prevalent in urban areas than in rural; 30.0% of total urban households and 22.9% of total rural households experience cost burden. Regions 8 and 13 have the highest rates of cost burden among urban subregions; 31.9% of urban households in Region 8 and 30.7% of urban households in Region 13 experience cost burden. Region 6 has the highest rates of cost burden among rural subregions where 26.8% of rural households experience cost burden.

OVERCROWDING

Overcrowded housing conditions occur when a residence accommodates more than one person per each room in the dwelling. Overcrowding may indicate a general lack of affordable housing in a community because households may choose to share space, rather than pay for expensive housing or move to areas with more affordable housing. The following chart shows the percentage of households experiencing overcrowding in each income category.

Number of Households Experiencing Overcrowding by Income Group, Texas

Income Categories	Over-crowded Renters	Total Renter Households	% of Renters with Overcrowding	Over-crowded Owners	Total Owner House-holds	% of Owners with Overcrowding
ELI	72,912	808,571	9.0%	19,669	507,736	3.9%
VLI	66,445	653,561	10.2%	29,560	545,860	5.4%
LI	68,449	841,316	8.1%	42,543	923,623	4.6%
MI	29,332	438,390	6.7%	25,544	627,685	4.1%
>100% AMFI	60,370	1,202,921	5.0%	85,923	3,940,819	2.2%
Total	297,611	3,944,810	7.5%	203,191	6,545,774	3.1%

Source: 2018-2022 CHAS, Table 10 and Table 8.

Generally, lower income households experience overcrowding at a higher rate than higher income households. However, unlike households lacking complete plumbing or kitchen facilities, and similar to recent trends amongst cost burdened households, overcrowding peaks at the VLI income level. This is likely because VLI households are more likely to have more household members, increasing the likelihood for overcrowding.

Overcrowding also decreases more significantly as income increases beyond the 50% AMFI income level for both owner and renter households. This is likely because higher income households can more easily find and afford houses with sufficient space. For all income categories, renter households have higher rates of overcrowding than owner households.

Regional Analysis

Region 11 has the highest rate of overcrowding among all regions with 10.8% of total households experiencing overcrowding. Unlike rates of physical inadequacy and housing cost burden, Region 11 has the highest rates of overcrowding regardless of income category, owner or renter status, or urban or rural area. The total rate of overcrowding among all households in Region 11 (10.8%) is twice as high as the region with the next highest rate of overcrowding, Region 6 at 5.4%. It's worth noting that Regions 11 contains a large portion of Texas' border counties, which seems to indicate that geography plays at least some role in rates of overcrowding. On the other hand, Region 2 has the lowest regional rate of overcrowding, 2.4% of all households. Region 2 also has the lowest rate of overcrowding and second lowest rate of overcrowding across all renter and owner income categories.

Rates of overcrowding are relatively close in urban and rural counties. The largest difference between the urban and rural rate is in Region 11, where 9.3% of rural and 11.0% of urban households experience overcrowding. While the statewide urban rate (4.9%) is slightly higher than the statewide rural rate (4.1%), there is not a distinguishable pattern regarding urban vs. rural overcrowding across regions.

Housing Supply

During the 5-year ACS estimate (2019-2023), approximately 67.7% of occupied housing units in Texas were single-unit homes, and nearly all of these single-unit homes (96.0%) were single family detached structures. Multifamily structures comprise roughly 32.3% of Texas' housing units: 1.9% in developments of 2 units; 3.3% in developments with 3 or 4 units; 10.5% in developments with 5 to 19 units; and 9.6% in developments of over 20 units. The remaining 7.0% of units were manufactured homes and other units such as boats or RVs.

Physical Housing Characteristics for Occupied Units, Texas

Housing Characteristics	Rural Units	Urban Units	Total Units	Percent of Total
1 unit	1,091,539	6,925,362	8,016,901	67.4%
2 units	30,649	189,003	219,652	1.8%
3 or 4 units	35,624	367,192	402,816	3.4%
5 to 19 units	47,947	1,157,377	1,205,324	10.1%
20+ units	31,067	1,208,369	1,239,436	10.4%
Mobile homes	252,642	525,269	777,911	6.5%
Other types of housing	7,540	21,228	28,768	0.2%
Total	1,497,008	10,393,800	11,890,808	100.0%

Source: 2019-2023 American Community Survey, Table DP04.

*The "Other types of housing" category is for living quarters occupied as housing units that do not fit in the previous categories. Examples that fit in the "other" category are houseboats, railroad cars, campers, and vans.

The table below shows occupied and vacant housing. In areas of high vacancy, this can create a problem if those units are substandard, contributing to blight and unsafe housing conditions. In areas of very low vacancy, this can create a high demand for units, driving up rental costs. Rural areas experienced lower levels of occupancy than urban areas. The statewide occupancy rate was 89.6%.

Housing Occupancy, Texas

State	Renter Occupied Housing Units	Owner Occupied Housing Units	Vacant Housing Units	Percent of Total Units that are Occupied
Rural	328,288	888,619	280,101	81.3%
Urban	3,695,223	5,835,110	863,467	91.7%
Total	4,023,511	6,723,729	1,143,568	90.4%

Source: 2019-2023 American Community Survey, Table DP04.

Regional Analysis

Region 5 has the lowest regional occupancy rate of all regions at 82.0%. Region 10 has the lowest occupancy rate among urban subregions (84.9%), but Region 13 has the lowest occupancy rate among rural subregions (74.9%).

Region 7 has the highest overall occupancy rate of all regions at 93.6% of units occupied. Region 7's urban counties have the highest occupancy rate of any subregion (94.7%) followed closely by the urban counties of Region 3 (93.1%). Region 3 had the highest occupancy rate of all rural subregions at 85.6% occupancy.

STATEWIDE ASSISTED HOUSING INVENTORY

The following table shows the number of units in Texas financed or subsidized through state and federal sources, including TDHCA, the U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of Agriculture (USDA).

TDHCA units include all program units, regardless of occupancy, in the active TDHCA Multifamily portfolio. HUD Units include units funded through the Section 202 Supportive Housing for the Elderly Program, the Section 811 Supportive Housing for Persons with Disabilities Program, the Section 236 Preservation Program, and the Section 8 Project-Based Rental Assistance Program administered by HUD's Office of Multifamily Housing. PHA Units include units funded through the Moderate Rehabilitation Program and Public Housing Program administered by local PHAs. HCVs include both tenant- and project-based vouchers administered by local PHAs. USDA units include those funded through the Section 514 Farm Labor Housing Program and the Section 515 Rural Rental Housing Program.

Because some developments layer funding from multiple sources, there may be double counting. The table does not include local Housing Finance Corporations (HFCs), a category which encompasses the Texas State Affordable Housing Corporation (TSAHC). Detail on these units is available in the TSAHC Annual Action Plan (Section 7 of this document).

Because this is a count of subsidized units, the unit total only includes those units that have income restrictions, and does not include market-rate units that may incidentally have affordable rents available in some developments. Housing Choice Vouchers are included in the count as they can subsidize the rent of market rate units and voucher holders are required to meet income restrictions. TDHCA units represent the active multifamily units as taken from TDHCA's internal Central Database in November 2025 HUD units, Housing Choice Vouchers, and Public Housing Authority unit data were obtained from HUD's 2025 Picture of Subsidized Households county-level dataset available on HUD's Office of Policy Development and Research webpage. USDA subsidized unit data for active projects as of August 21, 2025, were taken from USDA's Rural Development Datasets webpage.

Subsidized Units, Texas

Multifamily Units	State	Percent of State Inventory
TDHCA Units	341,430	53.22%
HUD Units	59,831	9.33%
PHA Units	38,892	6.06%
Housing Choice Vouchers	179,583	27.99%
USDA Units	21,780	3.40%
Total	641,516	100.0%

Source: TDHCA 2025; HUD 2025; U.S. Department of Agriculture 2025.

Regional Analysis

The urban counties of Regions 3 and 6 account for 43.0% of all assisted multifamily units in the State of Texas (275,799 units). Region 3 has the overall greatest share of the State's subsidized units at 24.5%, followed by Region 6 with 19.9%. Region 12 has the smallest share of the state's subsidized multifamily units at 2.0%, followed by Region 2 with 2.4%. Regions 2 and 4 have 48.6% and 46.6% of their total subsidized units located in their rural counties, the highest rural unit percentages of all regions. Overall, most regions had a majority of their subsidized units located in urban areas. 8.8% of all housing units in Region 13 are subsidized units, the highest percentage of any region. 10.2% of all housing units in the urban counties of Region 5 are subsidized units, the highest percentage among all subregions. 6.9% of the rural housing units in Region 11 are subsidized, the highest percentage amongst all subregions. Overall, 5.4% of all housing units in the state are subsidized with 5.5% of urban housing units being subsidized and 4.9% of rural housing units being subsidized.

FORECLOSURES

Foreclosures can affect the availability and affordability of local housing stocks. Foreclosures, particularly if concentrated in one area or in a weak market neighborhood, can lead to declining property values and physical deterioration from long periods of vacancy or lack of maintenance (Lincoln Land Institute, 2014). Foreclosed homes may be in worse condition than owner-occupied properties, which may suggest higher rates of substandard housing in areas with large numbers of foreclosures. While foreclosures may increase the local available housing stock, rapid increases in housing stock can put downward pressure on local home prices. If foreclosures become a sizable share of home sales, that could affect the value of all available homes in one area, not just those that went through foreclosure (Immergluck, 2016). This can make additional households more susceptible to foreclosure as homes become more difficult to sell or refinance, a phenomenon known as foreclosure contagion.

Altogether, foreclosures were up from SFY 2024, a 63.1% increase from 20,689 to 33,754. Last year there was a decrease of foreclosures from SFY 2023 to SFY 2024, which was a 17.8% decrease from 25,160 foreclosures to 20,689.

Foreclosures, Texas SFY 2025

State	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025 Total	2024 Total	2023 Total
Rural	666	576	820	803	2,865	1,688	1,866
Urban	6,230	7,584	8,768	8,307	30,889	19,001	23,294
Total	6,896	8,160	9,588	9,110	33,754	20,689	25,160

Source: RealtyTrac, 2025.

Regional Analysis

Regions 3 and 6 account for 58.1% of total State foreclosures in SFY 2024 (35.3% in Region 6, 22.8% in Region 3). The next highest regional share of State foreclosures is in Region 9, which had 11.5% of the State total. Each of the remaining regions range from 0.9% (Region 13) to 5.9% (Region 11) of all Texas foreclosures.

The rural counties of Region 10 account for 21.8% of all rural foreclosures (626 foreclosures). Region 8 (17.8%) and Region 4 (16.4%) both accounted for large portions of the state's rural foreclosures.

Meanwhile, the largest percentages of urban foreclosures occurred in Regions 6 (35.3%) and Region 3 (22.8%).

HOUSING AFFORDABILITY

The following tables compare demand and supply of affordable housing. They cross tabulate the number of households and housing units in different affordability categories by tenure (meaning whether the household is a renter or owner household). In the tables, rental unit affordability depends on gross rent and owner unit affordability depends on the home value. All units reported in the following tables have complete kitchen and plumbing facilities. Higher income households often reside in units that could be affordable to the lowest income households, so there are fewer units available at a cost that is affordable to lower income households. For example, 1,027,562 renter households in Texas with incomes greater than 80% AMFI occupy rental units that would be affordable to renter households with incomes less than or equal to 80% AMFI (see tables below). Renter households in this category can afford rental units in any of the defined affordability categories. Therefore, renter households that are not ELI, VLI, or LI, often limit the supply of affordable rental housing units available to those lower income renter households.

The following tables describe the housing market interaction of various income groups and housing costs. The tables illustrate the housing market mismatch between housing units and income groups. Owner households with incomes greater than 100% AMFI occupy 35.9% of homes affordable to ELI and VLI owner households. Only 21.7% of ELI renter households are living in rental units affordable to renter households in that income bracket, which implies that the remaining 78.3% of ELI renter households may be experiencing housing cost burden. This is supported by the cost burden statistics previously discussed, where 77.8% of ELI renter households were found to be experiencing cost burden. However, the mismatch displayed in these tables is not the only factor in cost burden. Only 15.4% of LI renter households (incomes of 50-80% AMFI) are in units that are affordable to households with incomes greater than 80% AMFI, above the LI income bracket. However, 51.9% of LI renter households experience housing cost burden. This indicates that other factors besides rental affordability can cause housing cost burden, such as utilities and fees. It also suggests that a number of LI renter households may reside on the lower end of the income category (50% AMFI) than near the top (80% AMFI).

Occupied Rental Units by Affordability and Income Group of Renter Household, Texas

Unit Rent Affordability	ELI Renter Households	VLI Renter Households	LI Renter Households	MI Renter Households	Renter Households with incomes >100% AMFI	Total Renter Occupied Units
Rental Units Affordable to ELI HHs	175,271	61,049	52,681	24,395	54,521	367,915
Rental Units Affordable to VLI HHs	188,912	155,194	143,854	51,945	89,299	629,173
Rental Units Affordable to LI HHs	339,475	356,250	503,837	258,707	548,695	2,006,966
Rental Units Affordable to MI HHs and HHs with incomes greater than 100% AMFI	82,809	68,850	129,331	99,300	498,738	878,960
Total Renter Households	808,571	653,561	841,316	438,390	1,202,921	3,944,810

Source: 2018-2022 CHAS, Table 15C.

Percent of Occupied Rental Units by Affordability and Income Group of Renter Household, Texas

Unit Rent Affordability	% of ELI Renter Households	% of VLI Renter Households	% of LI Renter Households	% of MI Renter Households	% of Renter Households with incomes >100% AMFI
Rental Units Affordable to ELI HHs	21.7%	9.3%	6.3%	5.6%	4.5%
Rental Units Affordable to VLI HHs	23.4%	23.7%	17.1%	11.8%	7.4%
Rental Units Affordable to LI HHs	42.0%	54.5%	59.9%	59.0%	45.6%
Rental Units Affordable to MI HHs and HHs with incomes >100% AMFI	10.2%	10.5%	15.4%	22.7%	41.5%

Source: 2018-2022 CHAS, Table 15C.Owner Occupied Housing Units by Affordability and Income Group of Owner Household, Texas

Home Value Affordability	ELI Owner Households	VLI Owner Households	LI Owner Households	MI Owner Households	Owner Households with incomes >100% AMFI	Total Owner Occupied Units
Homes Affordable to ELI and VLI HHs	251,550	273,232	378,393	209,815	623,514	1,736,512
Homes Affordable to LI HHs	117,949	143,086	288,399	212,208	1,022,942	1,784,484
Homes Affordable to MI HHs	46,406	52,403	106,711	89,342	684,167	978,951
Homes Affordable to HHs with Incomes >100% AMFI	80,785	71,104	142,244	112,810	1,595,794	2,002,688
Total Owner Households	507,736	545,860	923,623	627,685	3,940,819	6,545,774

Source: 2018-2022 CHAS, Table 15A and Table 15B.

Percent of Owner Occupied Housing Units by Affordability and Income Group of Owner Household, Texas

Home Value Affordability	% of ELI Owner Households	% of VLI Owner Households	% of LI Owner Households	% of MI Owner Households	% of Owner Households with incomes >100% AMFI
Homes Affordable to ELI and VLI HHs	49.5%	50.1%	41.0%	33.4%	15.8%
Homes Affordable to LI HHs	23.2%	26.2%	31.2%	33.8%	26.0%
Homes Affordable to MI HHs	9.1%	9.6%	11.6%	14.2%	17.4%
Homes Affordable to HHs with Incomes >100% AMFI	15.9%	13.0%	15.4%	18.0%	40.5%

Source: 2018-2022 CHAS, Table 15A and Table 15B.

LOCAL ASSESSMENT OF NEED

TDHCA acknowledges that the greatest understanding of housing needs is found at the local level. TDHCA continuously strives to improve the methods it uses to identify regional affordable housing needs.

PUBLIC ASSISTANCE REQUEST INVENTORY

TDHCA compiles an inventory of communication from members of the general public using the following contact methods:

- calls made to TDHCA's Automated Call Distribution line (toll free 800-525-0657 or 512-475-3800);
- emails sent to TDHCA's general mailbox (info@tdhca.texas.gov);
- letters mailed to the agency's mailing address (PO Box 13941, Austin, TX 78711); and;
- web searches for assistance through the Department's Help for Texans website at https://www.tdhca.texas.gov/help-for-texans. The first three methods allow TDHCA staff to provide individualized assistance to members of the public. The fourth method is automated and does not entail individual attention for the requestor. This means that data collected through the fourth method may not accurately reflect assistance requests, as it could include miscellaneous or non-request related searches. For this reason, online search request data varies significantly from year to year.

Below are explanations of types of requests received:

1. Barrier Removal: modifications to improve accessibility for persons with disabilities.

2. Emergency Assistance: short-term rental payments, often used to prevent eviction and various social services for poverty-level households.

3. Foreclosure Prevention: addresses problems with banks or servicers or problems making mortgage payments. This type of request was only captured through calls, emails or direct mail and not through web requests. (Please note that TDHCA does not provide mediation with banks or servicers or mortgage assistance payments.)

4. Homebuyer Assistance and Education: down payment assistance, low-interest loans, mortgage credit certificates, and education for first-time homebuyers on the process and responsibilities for buying and owning a home. In the below tables and charts, Homebuyer Assistance and Education is shortened to Homebuyer.

5. Legal Assistance: landlord/tenant disputes, contract for deed issuances and other legal matters. This type of request was only captured through calls, emails, or direct mail and not through web requests. (Please note that TDHCA does not provide legal assistance to the public.)

6. Other Housing-Related Assistance: referrals to realtors, sewer connections, homeowner associations and other general questions about housing. This type of request was only

captured through calls, emails or direct mail and not through web requests. (Please note that TDHCA does not have jurisdiction over the issues in "Other Housing-Related Assistance.")

7. Rental Assistance: longer-term rental assistance, such as subsidized rent in a market-rate apartment or lower rents in reduced-rent apartments.

8. Repair Assistance: owner-occupied home repairs.

9. Utility Assistance: utility payment needs, possibly to prevent utilities from being disconnected.

10. Weatherization: weatherization to increase energy efficiency and decrease utility use.

For all requests except Legal Assistance and Other Housing-Related Assistance, TDHCA usually responds by referring the requestor to local agencies funded through TDHCA that provide help with these services. For Legal Assistance and Other Housing-Related Assistance, staff refers the public to local Legal Aids, nonprofits, or other state agencies. While the majority of TDHCA's programs do not typically serve individuals directly, there are two exceptions for non-pandemic response programs: the HCV and Section 811 PRA Programs, which TDHCA administers for certain areas in the state.

Personal Requests for Assistance, SFY 2025

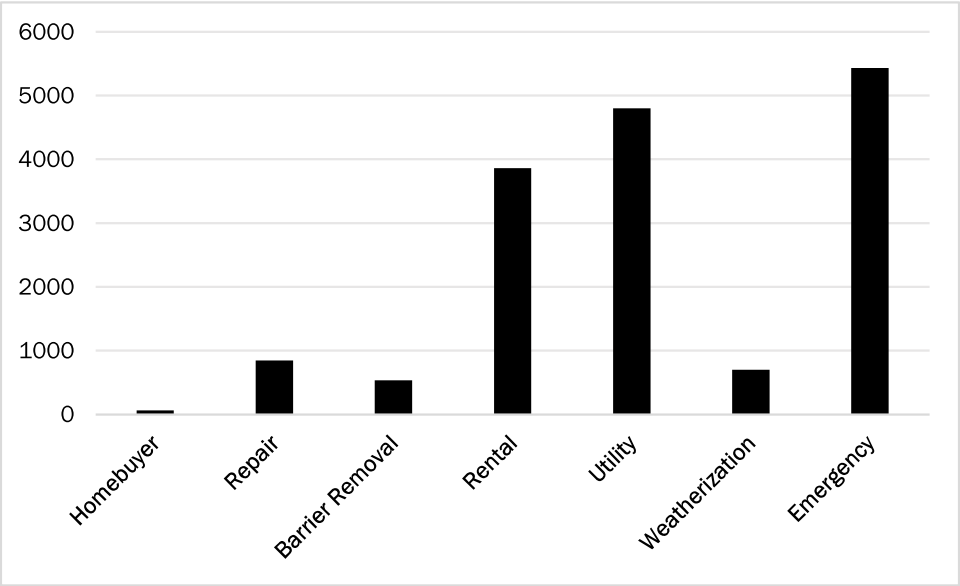
Type of Requests	Personal Requests for Assistance
Barrier Removal	537
Emergency	5,432
Homebuyer	65
Rental Assistance	3,860
Repair	846
Utility	4,801
Weatherization	700
Total	16,241

Source: TDHCA Personal Requests for Assistance, 2025.

TDHCA's Help for Texans page had 477,661 active users visit the page between 9/1/2024 and 8/31/2025.

Personal Requests for Assistance, SFY 2025

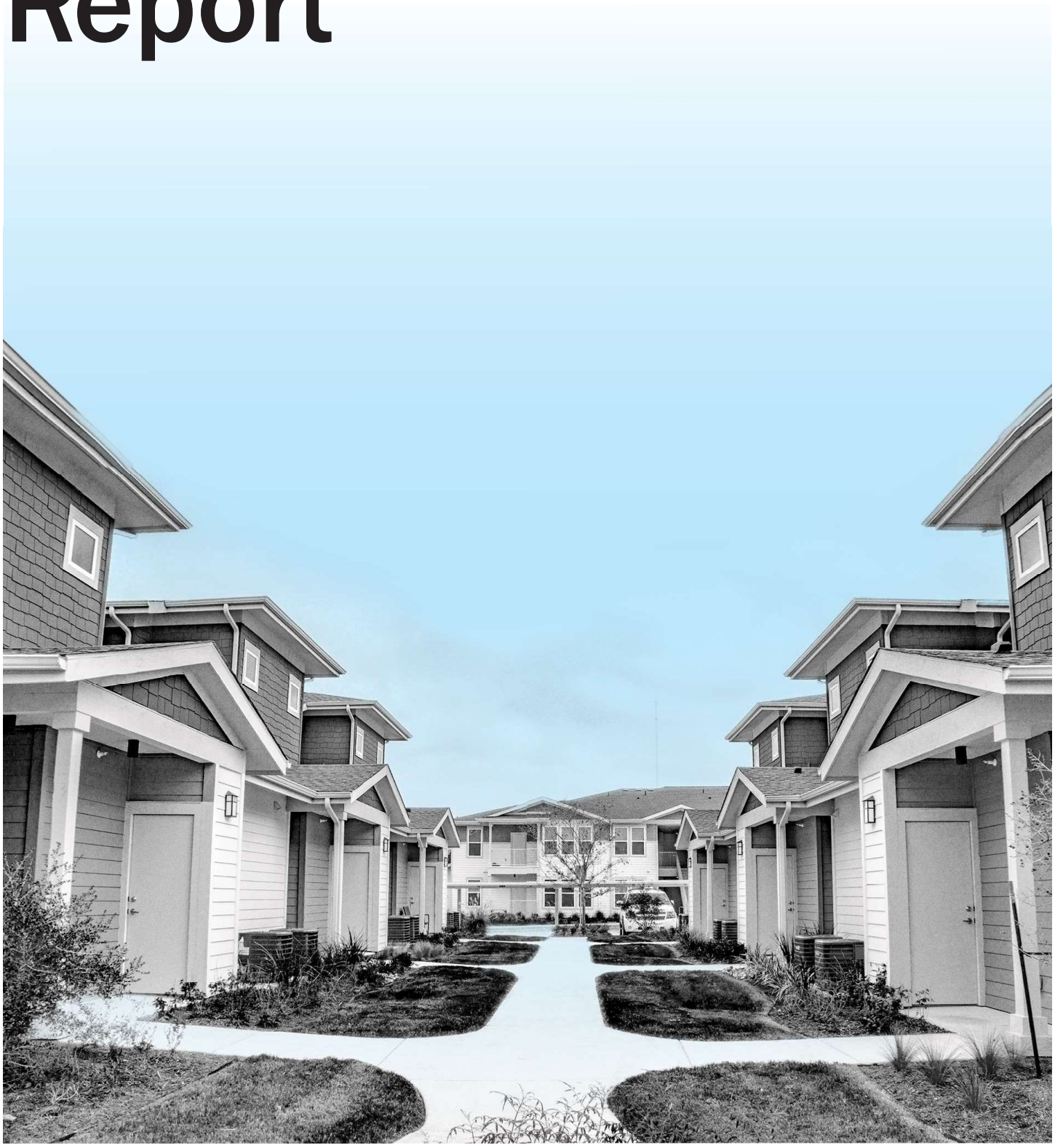
Overall, the most common requests, as seen in the chart above, are for emergency assistance, followed by utility assistance and rental assistance. For requests that require personal contact with TDHCA staff, as seen in the bar chart below, the most common request is emergency assistance, followed by utility and rental assistance. Due to the results of the COVID-19 pandemic, TDHCA saw increased requests for emergency, utility, and rental assistance compared to previous years.



Source: TDHCA Public Assistance Inventory, Personal Requests, 2025.

SECTION 3

Annual Housing Report



SECTION 3: ANNUAL LOW-INCOME HOUSING REPORT

This section of the SLIHP highlights TDHCA's activities and achievements during the preceding fiscal year and provides detailed analysis of funding and households or individuals served through TDHCA's programs. The analysis is provided at the State level and within each of the 13 State Service Regions (Regions) TDHCA uses for planning and allocation purposes.

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.072:

- The Operating and Financial Statements for the Texas Department of Housing and Community Affairs (TDHCA or Department) for State Fiscal Year 2025 as required by Tex. Gov't Code §2306.072(c)(1).
- Description of TDHCA activities during the preceding year that served to address housing and community service needs as required by Tex. Gov't Code §2306.072(c)(2)(A-C).
- TDHCA activities described by region as required by Tex. Gov't Code §2306.072(c)(5).
- An analysis of the sources, uses and geographic distribution of housing tax credits as required by Tex. Gov't Code §2306.072(c)(7).
- Description of housing opportunities offered by TDHCA's multifamily development inventory as required by Tex. Gov't Code §2306.072(c)(6)(A-J), §2306.072(c)(8), and §2306.0724(a).
- The amount of funds allocated to state service subregions and allocation targets under the Regional Allocation Formula (RAF) as required by Tex. Gov't Code §§2306.111(e)(2) and 2306.111(f).

This section is organized as follows:

- Operating and Financial Statements
- Statement of Activities
    - Funding and Households and Individuals Served by Activity and Program
    - Funding and Households and Individuals Served by Income Group
    - Racial and Ethnic Composition of Households and Individuals Receiving Assistance
    - Progress in Meeting TDHCA Housing and Community Service Goals
- Statement of Activities by Uniform State Service Region
- Housing Sponsor Report Analysis
- Geographic Distribution of Housing Tax Credits

For general information about each region, including housing needs and housing supply, please see the Housing Analysis section of this document. Please note that statistics in this section are based on definitions used for the Department's legislative performance measures with two exceptions. Data reported in the Geographic Distribution of Housing Tax Credits section are based on Housing Tax Credit awards. Racial and ethnic data reported for Housing Tax Credit, Multifamily Direct Loan and Multifamily Bond properties are based on the entire portfolio of active TDHCA-assisted properties.

OPERATING AND FINANCIAL STATEMENTS

TDHCA's Operating Budgets and Basic Financial Statements are prepared and maintained by the Financial Administration Division. Find these reports at: https://www.tdhca.texas.gov/programs/financial-administration-division

Statement of Activities

The programs and dollar amounts discussed in this chapter do not include new pandemic response funding. Please see the Pandemic Response and Other Initiatives Section (Section 5) for pandemic related programs and funding. The Department has numerous housing programs that provide an array of services. Housing programs are split into renter and owner activities.

Included in the renter category are households participating in TDHCA's HOME Investment Partnerships Program (HOME) Tenant-Based Rental Assistance (TBRA) Program, Section 8 Housing Choice Voucher (HCV) Program, and Section 811 Project Rental Assistance (Section 811 PRA) Program, as well as households residing in TDHCA-funded or assisted multifamily properties. These multifamily properties have received funding or assistance through one or more of the following TDHCA programs: the 9% and 4% Housing Tax Credit (HTC) Programs, Multifamily Direct Loan (MF Direct Loan) Program, and/or Multifamily Bond (MF Bond) Program. The MF Direct Loan Program combines HOME funds, Tax Credit Assistance Program Repayment Funds (TCAP RF), Neighborhood Stabilization Program Round 1 Program Income (NSP1 PI), and National Housing Trust Fund (NHTF) funds to support the development of affordable rental housing. HOME funds utilized for renter new construction and rehabilitation activities available through MF Direct Loan are reported under MF Direct Loan throughout this section. Renter activities through these programs include:

- New construction activities that support multifamily development.
- Rehabilitation construction activities that support the acquisition, rehabilitation, and preservation of multifamily units.
- Tenant- and project-based rental payment assistance that supports lower income Texans.

TDHCA homeowner assistance is offered through several programs. The My Choice Texas Home Program, My First Texas Home Program, and Texas Mortgage Credit Certificate Program utilize private sector mechanisms and federally authorized resources to make homeownership more affordable to low- and moderate-income households. The HOME Program offers the Homeowner Rehabilitation Assistance Program, Homebuyer Assistance with New Construction or Rehabilitation Program (HANC), Contract for Deed Program (CFD), and Single Family Development Program. The State Housing Trust Fund (HTF) administers the Texas Bootstrap Program and Amy Young Barrier Removal Program. Owner activities through these programs include:

- Single-family development that includes funding for Community Housing Development Organizations (CHDOs), nonprofit organizations, and other housing organizations to support the development of single-family housing.
- Single-family financing and homebuyer assistance that helps households purchase a home through such activities as mortgage financing and down payment assistance.

- Single-family owner-occupied assistance that helps existing homeowners who need home rehabilitation and reconstruction assistance, including accessibility modifications made for persons with disabilities.

Community Affairs programs include the Comprehensive Energy Assistance Program (CEAP), Community Services Block Grant (CSBG) Program, and Weatherization Assistance Program (WAP). Activities through these programs include:

- Energy related assistance such as utility payment assistance or weatherization assistance that decrease energy costs.
- Supportive and poverty prevention services.

Homelessness programs include the Emergency Solutions Grants (ESG) Program, Homeless Housing and Services Program (HHSP), and Ending Homelessness Fund (EH Fund). Activities associated with these programs are grouped together under "homeless services."

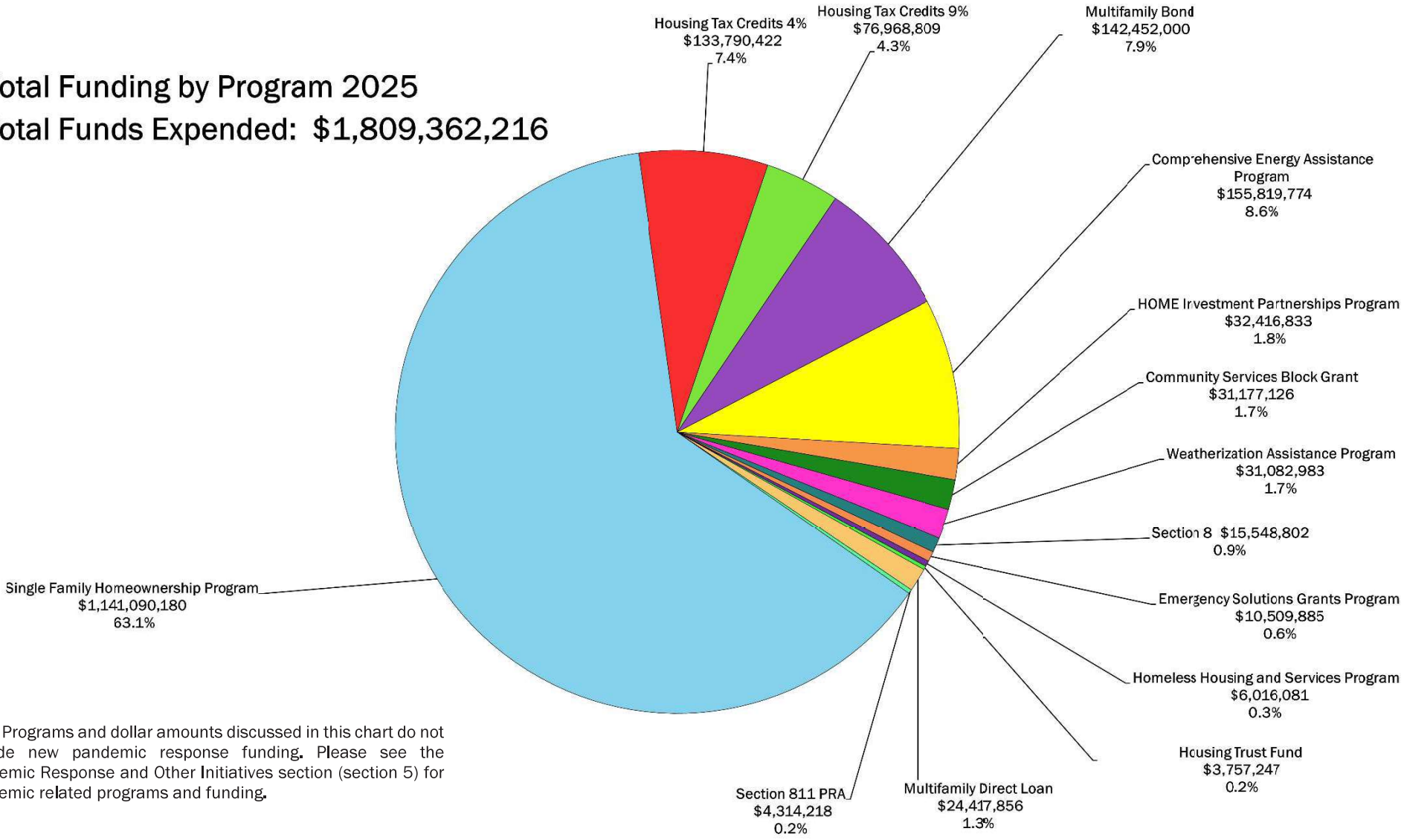
Funding and Households/Individuals Served by Activity and Program

For the state and for each region, a description of funding and the actual number of persons or households served for each program is provided.

In FY 2025, TDHCA expended or issued $1,809,362,216 in total funds and tax credit assistance. The vast majority of these funds derive from federal/federally-authorized resources or market-based loan mechanisms. Programs with state sources of funding, which include HTF programs and the HHSP, comprised .54% of total FY 2025 funding. In the following chart and tables, HCV Program data may include participants that have been ported to another Public Housing Authority (PHA), yet still receive TDHCA assistance. Figures for the HOME Investment Partnerships Program include only single family HOME activities. Multifamily HOME funds are included in the number for the Multifamily Direct Loan activity.

TDHCA funding and assistance for activities predominantly benefited extremely low-, very low- and low-income individuals. The following chart and tables display the distribution of this funding and assistance by program:

Total Funding by Program 2025
Total Funds Expended: $1,809,362,216



*The Programs and dollar amounts discussed in this chart do not include new pandemic response funding. Please see the Pandemic Response and Other Initiatives section (section 5) for pandemic related programs and funding.

Total Funding by Program, FY 2025

Program	Funds	Percent
Single Family Homeownership Program	$1,141,090,180	63.07%
Housing Tax Credits 4%	$133,790,422	7.39%
Housing Tax Credits 9%	$76,968,809	4.25%
Multifamily Bond	$142,452,000	7.87%
Comprehensive Energy Assistance Program	$155,819,774	8.61%
HOME Investment Partnerships Program	$32,416,833	1.79%
Community Services Block Grant	$31,177,126	1.72%
Weatherization Assistance Program	$31,082,983	1.72%
Section 8	$15,548,802	0.86%
Emergency Solutions Grants Program	$10,509,885	0.58%
Homeless Housing and Services Program	$6,016,081	0.33%
Housing Trust Fund	$3,757,247	0.21%
Multifamily Direct Loan	$24,417,856	1.35%
Section 811 PRA	$4,314,218	0.24%
Total	$1,809,362,216	100.00%

Funding and Households/Individuals Served by Activity, FY 2025, All Activities

Activity	Expended Funds	% of Total Committed Funds	Number of Households/ Individuals Served	% of Total Households/ Individuals Served
Rental Assistance	$32,630,090	1.80%	3,333	0.89%
Renter New Construction	$244,801,681	13.53%	12,756	3.39%
Renter Rehab Construction	$132,827,406	7.34%	7,244	1.93%
Owner Financing & Down Payment	$1,141,090,180	63.07%	4,683	1.25%
Owner Rehabilitation Assistance	$21,284,111	1.18%	202	0.05%
Single Family Development	$2,122,900	0.12%	48	0.01%
Energy Related Assistance	$186,902,757	10.33%	83,225	22.13%
Supportive Services	$31,177,126	1.72%	222,641	59.21%
Homeless Services	$16,525,966	0.91%	41,863	11.13%
Total	$1,809,362,216	100.00%	375,995	100.00%

The following tables detail households served and expended funds by activity and program for all housing programs.

HOME and HTF administer programs that fall under multiple activity categories. The HOME TBRA Program falls under “Rental Assistance.” HOME multifamily funds are expended through and reported under the MF Direct Loan program, falling under “Rental New Construction” and “Rental Rehabilitation.” The HOME HANC Program falls under “Owner Financing and Down Payment.” The HOME CFD and HOME HRA Programs fall under “Owner Rehabilitation Assistance.” The HOME Single Family Development Program falls under “Single Family Development.” HTF’s Amy Young Barrier Removal Program falls under “Owner Rehabilitation Assistance,” and the Texas Bootstrap Loan Program falls under “Single Family Development.” HOME and HTF data reflect activities closed during the fiscal year and the total funding associated with each household served through closed activities.

Most MF Direct Loan and all MF Bond-funded rental development units also receive tax credits. If a property was funded by multiple programs, the number of households served will only appear in the tax credit household columns. This prevents double counting the number of households served. The 9% HTCs refer to the annual per capita allocation of tax credits that Texas receives from the IRS. In addition to this annual per capita allocation, the IRS allows states to provide tax credits, with a somewhat lesser value, to developments financed with Private Activity Bonds (PAB) if the PAB developments meet HTC Program requirements; these tax credits are referred to as 4% HTCs.

Figures for housing programs are generally based on performance measures reported to the Legislative Budget Board (LBB) and generally mirror performance measure definitions. However, due to timing SLIHP figures may not match those reported to the LBB.

Funding and Households Served by Housing Activity and Program, FY 2025

Households Served by Activity and Housing Program, FY 2025

Activity	SF Homeownership	HOME	HTF	9% HTC	4% HTC	MF Bond*	MF Direct Loan*	Section 8 HCV	Section 811 PRA	Total**
Rental Assistance	0	1,664	0	0	0	0	0	1,227	442	3,333
Rental New Construction	0	0	0	3,285	8,798	476	197	0	0	12,083
Rental Rehabilitation	0	0	0	1,269	5,343	632	0	0	0	6,612
Owner Financing & Down Payment	4,683	0	0	0	0	0	0	0	0	4,683
Owner Rehabilitation Assistance	0	124	78	0	0	0	0	0	0	202
Single Family Development	0	0	48	0	0	0	0	0	0	48
Total	4,683	1,788	126	4,554	14,141	1,108	197	1,227	442	26,961

*Note that all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. **MF Bond and MF Direct Loan are included in 9% and 4% HTC figures and will not be included in HH totals.

Funding by Housing Activity and Program, FY 2025*

	Rental Assistance	Rental New Construction	Rental Rehabilitation	Owner Financing & Down Payment	Owner Rehabilitation Assistance	Single Family Development	Total
SF Homeownership	$0	$0	$0	$1,141,090,180	$0	$0	$1,141,090,180
HOME	$12,767,070	$0	$0	$0	$19,649,763	$0	$32,416,833
HTF	$0	$0	$0	$0	$1,634,347	$2,122,900	$3,757,247
9% HTC	$0	$62,252,874	$14,715,935	$0	$0	$0	$76,968,809
4% HTC	$0	$87,038,951	$46,751,471	$0	$0	$0	$133,790,422
MF Bond	$0	$71,092,000	$71,360,000	$0	$0	$0	$142,452,000
MF Direct Loan	$0	$24,417,856	$0	$0	$0	$0	$24,417,856
Section 8 HCV	$15,548,802	$0	$0	$0	$0	$0	$15,548,802
Section 811 PRA	$4,314,218	$0	$0	$0	$0	$0	$4,314,218
Total	$32,630,090	$244,801,681	$132,827,406	$1,141,090,180	$21,284,111	$2,122,900	$1,574,756,367

*Note that this table only depicts funding for TDHCA housing activities and programs. It does not include TDHCA's Community Affairs and homelessness programs.

The following tables detail households and individuals served and funds expended by activity and program for Community Affairs programs and Homelessness programs.

ESG, CSBG, and HHSP report the number of individuals served; CEAP and WAP report based on the number of households served. Although each household can contain multiple individuals, the following totals are calculated by adding households and individuals served together. The number of individuals served through CSBG reflects the number of persons served directly with CSBG funding.

Figures for Community Affairs programs and homelessness programs are based on performance measures reported to the LBB and generally mirror performance measure definitions for those programs. However, due to the different timing of these reports, SLIHP figures may not match those eventually reported to the LBB.

Funding and Households (HH)/Individuals (IND) Served by Community Affairs Programs and Homelessness Programs, FY 2025

Households/Individuals Served by Activity and Community Affairs Programs and Homelessness Programs, FY 2025

Activity	ESG (IND)	CSBG (IND)	CEAP (HH)	WAP (HH)	HHSP (IND)	Total
Energy Related Assistance	0	0	81,424	1,801	0	83,225
Supportive Services	0	222,641	0	0	0	222,641
Homeless Services	32,260	0	0	0	9,603	41,863
Total	32,260	222,641	81,424	1,801	9,603	347,729

Funding by Activity Community Affairs Programs and Homelessness Programs, FY 2025

Activity	ESG	CSBG	CEAP	WAP	HHSP	Total
Energy Related Assistance	$0	$0	$155,819,774	$31,082,983	$0	$186,902,757
Supportive Services	$0	$31,177,126	$0	$0	$0	$31,177,126
Homeless Services	$10,509,885	$0	$0	$0	$6,016,081	$16,525,966
Total	$10,509,885	$31,177,126	$155,819,774	$31,082,983	$6,016,081	$234,605,848

Funding and Households and Individuals Served by Income Group

The SLIHP uses the following subcategories to refer to the needs of households or persons within specific income groups.

- Extremely Low Income (ELI): At or below 30% Area Median Family Income (AMFI)
- Very Low Income (VLI): Greater than 30% and less than or equal to 60% AMFI
- Low Income (LI): Greater than 60% and less than or equal to 80% AMFI
- Moderate Income (MI) and Up: Greater than 80% AMFI

The vast majority of households and individuals served through CEAP, CSBG, ESG, HHSP, and WAP earn less than or equal to 30% AMFI. However, some of the Department's programs, including CEAP, CSBG, and WAP, utilize federal poverty guidelines to administer funds. These guidelines do not translate exactly to AMFI based income levels. For this reason, data from these programs are reported in the VLI category, resulting in the VLI category having a significantly larger amount of total expended funds and households/individuals served than other income categories.

HOME funds utilized through the MF Direct Loan program are reported under MF Direct Loan throughout this section. For 811 programs, payment schedule delays may result in inexact expenditure estimates at the time of data collection.

In the following tables, households and individuals have been added together for totals, though one household can contain multiple individuals. In total, TDHCA programs served 111,491 households in addition to 264,504 Individuals.

FUNDING AND HOUSEHOLDS/PERSONS SERVED BY INCOME CATEGORY, FY 2025

Income Category	Expended Funds	% of Total Expended Funds ***	Number of Households/ Individuals Served***	% of Total Households/ Individuals Served
ELI (≤30% AMFI)	$58,555,957	3.2%	3,845	1.0%
VLI (>30%, ≤60% AMFI)	$896,837,031	49.6%	368,233	97.9%
LI (>60%, ≤80% AMFI)	$463,512,681	25.6%	2,496	0.7%
MI (>80% AMFI)	$390,825,424	21.6%	1,421	0.4%
Total	$58,555,957	3.2%	3,845	1.0%

Households Served by Income Category and Housing Program, FY 2025**

Income Category	SF Home-ownership	HOME	HTF	9% HTC	4% HTC	MF Bond*	MF Direct Loan*	Section 8 HCV	Section 811 PRA	Total
ELI (≤30% AMFI)	32	1,210	36	497	547	0	39	1,042	442	3,845
VLI (>30%, ≤60% AMFI)	1,426	525	53	4,023	13,029	1,108	158	182	0	20,504
LI (>60%, ≤80% AMFI)	1,808	53	33	34	565	0	0	3	0	2,496
MI (>80% AMFI)	1,417	0	4	0	0	0	0	0	0	1,421
Total	4,683	1,788	126	4,554	14,141	1,108	197	1,227	442	28,266

*Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Section 8 income categories are based on the household's current income. Income at move in will always be below 50% AMFI.

**Any variation in Household/Individual counts and/or funding amounts are due to subrecipient data reporting errors.

Funding by Income Category and Housing Program, FY 2025**

Income Category	ELI (<30% AMFI)	VLI (>30%, <60% AMFI)	LI (>60%, <80% AMFI)	MI (>80% AMFI)	No AMFI	Total
SF Homeownership	$5,979,665	$293,551,986	$450,807,301	$390,751,228	$0	$1,141,090,180
HOME	$15,649,568	$11,944,443	$4,822,822	$0	$0	$32,416,833
HTF	$765,194	$1,669,208	$1,248,648	$74,196	$0	$3,757,247
9% HTC	$8,487,225	$67,786,776	$694,808	$0	$0	$76,968,809
4% HTC	$5,114,087	$122,741,459	$5,934,876	$0	$0	$133,790,422
MF Bond	$0	$142,452,000	$0	$0	$0	$142,452,000
MF Direct Loan	$4,341,739	$20,076,117	$0	$0	$0	$24,417,856
Section 8	$13,904,261	$1,640,315	$4,226	$0	$0	$15,548,802
Section 811	$4,314,218	$0	$0	$0	$0	$4,314,218
Total	$58,555,957	$661,862,305	$463,512,681	$390,825,424	$0	$1,574,756,367

**Any variation in Household/Individual counts and/or funding amounts are due to subrecipient data reporting errors.

As previously discussed, the vast majority of households and individuals served through CEAP, CSBG, ESG, HHSP, and WAP earn less than or equal to 30% AMFI. Since federal poverty guidelines do not align exactly with AMFI-based income categories, assistance for these programs is reported as serving persons in the VLI category. Please note that due to federal exceptions provided in relation to receipt of CARES Act funding, CSBG's eligibility threshold was temporarily increased to 200% of the federal poverty line. Many programs still serve households and individuals that reside well below 200% of the poverty line. In order to represent the households and individuals receiving assistance through Community Affairs programs and Homelessness programs more accurately, the ELI and VLI categories have been combined in the following tables.

Households and Individuals Served by Income Group and Community Affairs Programs and Homelessness Programs, FY 2025

Income Category	ESG (IND)	CSBG (IND)	CEAP (HH)	WAP (HH)	HHSP (IND)	Total
ELI and VLI (≤60% AMFI)	32,260	222,641	81,424	1,801	9,603	347,729
LI (>60%, ≤80% AMFI)	0	0	0	0	0	0
MI (>80% AMFI)	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding by Income Group and Community Affairs Programs and Homelessness Programs, FY 2025

Income Category	ESG	CSBG	CEAP	WAP	HHSP	Total
ELI and VLI (≤ 60% AMFI)	$10,509,885	$31,177,126	$155,819,774	$31,082,983	$6,016,081	$234,605,848
LI (>60%, ≤80% AMFI)	$0	$0	$0	$0	$0	$0
MI (>80% AMFI)	$0	$0	$0	$0	$0	$0
Total	$10,509,885	$31,177,126	$155,819,774	$31,082,983	$6,016,081	$234,605,848

Racial and Ethnic Composition of Households and Individuals Receiving Assistance

As required by Tex. Gov't Code §2306.072(c)(5), TDHCA reports on the racial and ethnic composition of individuals and families receiving assistance. For most programs, these demographic categories are delineated according to the standards set by the U.S. Census Bureau. In the American Community Survey (ACS) data, race is broken down into the following categories: American Indian or Alaska Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander, White, Some Other Race, or Two or More Races. As ethnic origin is considered to be a separate concept from racial identity, the Hispanic or Latino population is presented separately. Persons of Hispanic or Latino origin may fall under any of the racial classifications provided.

Regional analyses of this racial and ethnic data for housing programs are included in the Statement of Activities by Uniform State Service Region section that follows. Racial and ethnic data for Community Affairs and Homelessness programs are not available at a regional level because coverage areas for program subrecipients may cross multiple regions, but detailed information on Community Affairs subrecipients is available in Appendix C of this document. Note that the Census Bureau collects racial and ethnic data by individual, while many of the Department's programs collect this information by head of household. In addition, programs vary in the race details they collect and report. For instance, Bootstrap Loan and CEAP combine race and ethnicity into one category for reporting purposes. Demographics are not reported for some CSBG recipients. Households without reported data will be grouped under "unknown." For the purposes of program reporting, individuals identifying as Two or More Races are grouped under "other."

Racial Composition of the State of Texas

Race	Individuals	Percent
American Indian or Alaska Native	190,706	0.6%
Asian	1,581,798	5.3%
Black or African American	3,626,137	12.2%
Native Hawaiian or Other Pacific Islander	29,841	0.1%
White	15,984,990	53.9%
Some Other Race	2,540,808	8.6%
Two or More Races	5,686,063	19.2%
Total	29,640,343	100.0%

Ethnic Composition of the State of Texas

Ethnicity	Individuals	Percent
Hispanic or Latino	11,697,134	39.5%
Not Hispanic or Latino	17,943,209	60.5%
Total Population	11,832,668	39.9%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table DP05.

Housing Programs

This section groups racial and ethnic data on housing programs into two general categories: Renter Programs and Homeowner Programs.

Renter Programs

The following tables depict the racial and ethnic composition of households receiving assistance from all TDHCA renter programs, which include the HCV, HOME TBRA, and Section 811 PRA.

Racial and ethnic data for active TDHCA-funded and assisted multifamily properties are collected from the reported head of household data. Active properties are those properties that are still in their affordability period and therefore still monitored by TDHCA. A detailed breakdown of race and ethnicity by property for the HTC program can be found in the Housing Sponsor Report. It should be noted that household member data are based on voluntary reporting and will not reflect or represent all units financed or assisted by TDHCA. As a result, the following charts present a picture of race and ethnicity based on properties that may have reported at the time of data gathering and may not represent actual percentages.

Racial Composition Renter Program Households. FY 2025

Race	HHs	Percent
American Indian or Alaska Native	2,267	0.3%
Asian/ Native Hawaiian or Other Pacific Islander	10,171	1.4%
Black or African American	210,019	29.4%
White	305,686	42.9%
Other	185,014	25.9%
Total	713,157	100.0%

Ethnic Composition of Renter Program Households, FY 2025

Ethnicity	HHs	Percent
Hispanic or Latino	267,904	37.6%
Not Hispanic or Latino	304,315	42.7%
Unknown	140,870	19.8%
Total	713,089	100.0%

Homeowner Programs

The following charts depict the racial and ethnic composition of households receiving assistance from all TDHCA homeowner programs.

Racial Composition of HOME and HTF Programs-Assisted Owner Households, FY 2025

Race	HHs	Percent
American Indian or Alaska Native	2	0.8%
Asian/Pacific Islander	4	1.6%
Black or African American	70	28.0%
White	148	59.2%
Other	25	10.0%
Unknown	1	0.4%
Total	250	100.0%

Ethnic Composition of HOME and HTF Programs-Assisted Owner Households, FY 2025

Ethnicity	HHs	Percent
Hispanic or Latino	102	40.8%
Not Hispanic or Latino	1	0.4%
Total	147	58.8%

Racial Composition of Single Family Homeownership Assisted Households. FY 2025

Race	HHs	Percent
American Indian or Alaska Native	34	0.7%
Asian	61	1.3%
Black or African American	339	7.2%
Native Hawaiian or Other Pacific Islander	23	0.5%
White	3,480	74.3%
Other	248	5.3%
Unknown	498	10.6%
Total	4,683	100.0%

Ethnic Composition of Single Family Homeownership Assisted Households, FY 2025

Ethnicity	HHs	Percent
Hispanic or Latino	2759	58.9%
Not Hispanic or Latino	1403	30.0%
Unknown	521	11.1%
Total	4683	100.0%

The available data demonstrates that TDHCA's housing programs serve higher percentages of minority populations compared to the general racial and ethnic composition of the State of Texas. This is accurate even though racial composition data previously discussed for the State of Texas is reported by individuals and many of TDHCA's programs report by household. For instance, those TDHCA programs which serve renters and homeowner programs serve higher percentages of Black or African American and Hispanic or Latino households than the percentage of those populations in the State of Texas.

Community Affairs Programs

While Community Affairs programs allocate funding to subrecipient entities covering all 254 counties in Texas, their service areas differ from the TDHCA state service regions, covering only part of a region or spanning across two or more uniform TDHCA state service regions. Racial data for these programs are reported by entity rather than by region. Racial and ethnic composition for the state is available, but because this data does not align with regional boundaries, regional and subregional data are not available. Racial and ethnic composition of all households in the state served by Community Affairs programs in FY 2025 is reported in this section. Detailed information on subrecipients by allocation and county, including maps of subrecipient service areas, is available in Appendix C of this document. Due to the data reporting techniques of WAP and CEAP, race and ethnicity are combined into one category, and Asian and Native Hawaiian or Other Pacific Islander are also combined into one category. Note that some entities may have served a slightly different set of counties under different contracts and may have served the same county in different periods within the fiscal year.

For the following WAP data, performance figures represent the number of weatherization units from the Department's Department of Energy (DOE) and Low Income Housing Energy Assistance Program (LIHEAP) Weatherization programs. Units receiving both DOE and LIHEAP funding may be double counted.

The following data is reported by TDHCA subrecipients. Delays in reporting can lead to increased or decreased totals compared to previous state fiscal years.

Racial and Ethnic Composition of WAP-Assisted Households, FY 2025

Ethnicity	Race	HHs	Percent
Hispanic or Latino	-	897	49.8%
-	American Indian/Alaskan Native	4	0.2%
-	Asian or Pacific Islander	46	2.6%
-	Black or African American	831	46.1%
-	White	808	44.9%
	Other/Unknown	112	6.2%
	Total	1,801	100.0%

Racial and Ethnic Composition of CEAP-Assisted Households, FY 2025

Ethnicity	Race	HHs	Percent
Hispanic or Latino	-	36,703	45.1%
-	American Indian or Alaska Native	343	0.3%
-	Asian or Pacific Islander	2,166	1.8%
-	Black or African American	43,910	37.2%
-	White	32,104	27.2%
-	Other	2,901	2.5%
	Total	81,424	100.0%

Racial Composition of CSBG-Assisted Individuals, FY 2025

Race	Individuals	Percent
American Indian or Alaska Native	1,075	0.5%
Asian or Pacific Islander	1,469	0.7%
Black or African American	60,483	27.2%
White	143,091	64.3%
Other	14,230	6.4%
Unknown	2,293	1.0%
Total	222,641	100.0%

Ethnic Composition of CSBG-Assisted Individuals, FY 2025

Ethnicity	Individuals	Percent
Hispanic or Latino	124,263	55.8%
Not Hispanic or Latino	96,840	43.5%
Unknown	1,538	0.7%
Total	222,641	100.0%

Homelessness Programs

TDHCA's Homelessness programs allocate funding to subrecipients with service areas that span two or more uniform TDHCA state service regions, so racial data for these programs are reported by entity rather than by region. Racial and ethnic composition for the state is available, but because this data does not align with regional boundaries, regional data are not available. The racial and ethnic composition of all households in the state served by Homelessness programs in FY 2025 is reported in this section. Detailed information on subrecipients by allocation and county, including maps of subrecipient service areas, is available in Appendix C of this document.

ESG and HHSP report race and ethnicity as two separate categories. Note that some entities may have served a slightly different set of counties under different contracts and may have served the same county in different periods within the fiscal year. These reporting differences mean that the race and ethnicity totals may not match for ESG and HHSP funds. Detailed information on subrecipients by allocation and county, including maps of subrecipient service areas, is available in Appendix C of this document.

The following data is reported by TDHCA subrecipients. Delays in reporting can lead to increased or decreased totals compared to previous state fiscal years. Additionally, individuals may be counted more than once if they access more than one service or request assistance from more than one subrecipient within the same state fiscal year.

Racial Composition of ESG-Assisted Individuals, FY 2025

Race	Individuals	Percent
American Indian or Alaska Native	334	0.9%
Asian	170	0.5%
Black or African American	13,121	36.4%
Native Hawaiian or Other Pacific Islander	161	0.4%
White	15,583	43.2%
Unknown	3,016	8.4%
Total	36,066	100.0%

Ethnic Composition of ESG-Assisted Individuals, FY 2025

Ethnicity	Individuals	Percent
Hispanic or Latino	10,390	32.2%
Not Hispanic or Latino	21,551	66.8%
Unknown	319	1.0%
Total	32,260	100.0%

HHSP provides funds to large metropolitan areas to provide services to homeless individuals and families, including case management, housing placement and retention, and construction. Beginning in 2010, TDHCA distributed these funds to be administered in cities with populations larger than 285,500 persons and per the latest U.S. Census data this is currently the nine largest cities in Texas. Cities may either use these funds themselves or may elect to subgrant some or all of the funds to one or more organizations serving their community whose mission includes serving homeless individuals and families with appropriate services targeted towards eliminating or preventing the condition of homelessness. In the following tables, racial and ethnic totals may not match as totals are approximate.

Racial Composition of HHSP-Assisted Individuals, FY 2025

Race	Individuals	Percent
American Indian or Alaska Native	105	1.1%
Asian	69	0.7%
Black or African American	4,721	49.0%
Native Hawaiian or Other Pacific Islander	35	0.4%
White	3,222	33.5%
Unknown	1,478	15.3%
Total	9,630	100.0%

Ethnic Composition of HHSP-Assisted Individuals, FY 2025

Ethnicity	Individuals	Percent
Hispanic or Latino	3,218	33.5%
Not Hispanic or Latino	6,069	63.2%
Unknown	316	3.3%
Total	9,603	100.0%

Progress in Meeting TDHCA Housing and Community Service Goals

The goals established in the Department's Legislative Appropriations Request, the Riders from the General Appropriations Act and Texas state statute collectively guide TDHCA's annual activities, either through the establishment of objective performance measures or reporting requirements.

The following five goals are established by the Department's performance measures:

1. Increase and preserve the availability of safe, decent, and affordable housing for very low-, low-, and moderate-income persons and families.

2. Promote improved housing conditions for extremely low-, very low-, and low-income households by providing information and technical assistance.

3. Improve living conditions for the poor and homeless and reduce the cost of home energy for very low-income Texans.

4. Ensure compliance with the TDHCA's federal and state program mandates.

5. Protect the public by regulating the manufactured housing industry in accordance with state and federal laws.

Beyond these established reporting goals, the Department sets policy initiatives and efforts to address special needs populations and incorporates recommendations on how to improve the coordination of the Department services, also described in Section 4: Action Plan.

Performance in Addressing Housing Needs

The true need for safe, affordable housing for low-income Texans can be difficult to succinctly quantify. The U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data provide a snapshot of that need, as shown in Section 2 Housing Analysis. CHAS data indicate that there are approximately 1,635,609 renter households with incomes less than or equal to 80% AMFI with housing problems and 973,938 owner households with incomes less than or equal to 80% AMFI with housing problems, such as a cost burden, lack of kitchen or plumbing, and overcrowding. These 2,609,547 households equate to 25.5% of all households in Texas.

It should be noted that TDHCA's programs do not always result in a reduction in households with housing needs as defined by HUD, as TDHCA programs may target other housing needs, such as accessibility and utility concerns. Additionally, CHAS data estimates from HUD cover a five year period in the past, which means that these estimates do not always reflect current changes in housing need.

Looking across TDHCA's entire portfolio of programs that serve and collect data based on households, rather than individuals, TDHCA served 152,684 low income households below 80% AMFI. This accounts for nearly 3.7% of the state's low income households estimated in the 2018-2022 CHAS data.

TDHCA housing assistance programs are targeted to assist renter and owner households with incomes less than or equal to 80% AMFI with housing problems. In FY 2025 TDHCA's housing regularly allocated programs served 21,189, or .51% of Texas households with incomes less than or equal to 80% AMFI with at least one housing problem.

Community Affairs programs address a variety of needs through activities categorized as either energy assistance or supportive services. Total assistance provided through TDHCA Community Affairs Programs served 83,225 households and 264,504 individuals in FY 2025. Due to different eligibility and reporting requirements across CSBG, CEAP, and WAP funds, it's necessary to evaluate performance via different measures for each program. Although Community Affairs programs utilize various percentages of the federal poverty line to determine eligibility, households served by WAP and CEAP are placed in the VLI category in the SLIHP. According to this metric, WAP and CEAP served 83,225 VLI households in FY 2025, which represents 5.4% of the 2,455,337 ELI and VLI households in Texas. CSBG reports based on the number of individuals served and calculates income eligibility at 125% of the federal poverty line. According to the 2019-2023 ACS, there are 5,263,515 individuals living below 125% of the poverty line in Texas. In FY 2025, CSBG served 222,641 or 4.2% of these Texans.

Homelessness programs, which include ESG and HHSP, serve individuals at risk of or currently experiencing homelessness. A comprehensive dataset representing this population is not readily available, as HUD relies on Point-in-Time (PIT) counts to estimate the prevalence of homelessness. According to the 2019-2023 ACS, there are 4,005,417 individuals in Texas at or below 100% of the poverty level, which is a factor in homelessness program funding allocation formulas. Homelessness programs served 41,863 individuals or 1.0% of individuals below the poverty level. Not all persons below poverty are eligible for homelessness assistance.

TDHCA's is legislatively required to collect and submit annual performance measures through the Texas Legislative Budget Board's Automated Budget and Evaluation System of Texas (ABEST) system. ABEST compares performance for key measures to targets established in the General Appropriations Act. The Legislative Budget Board uses ABEST to track TDHCA's requests for appropriations through the stages of the legislative appropriations process and Department's performance through the biennial budget cycle. TDHCA is required to enter explanations for variances of five percent or more from a performance target. An overview of TDHCA's programmatic impact can be found on the second page of each Governing Board Meeting's Board Book, and a more in depth report is presented to the Board biennially in May and November, which can be found here: https://tdhca.legistar.com/Calendar.aspx.

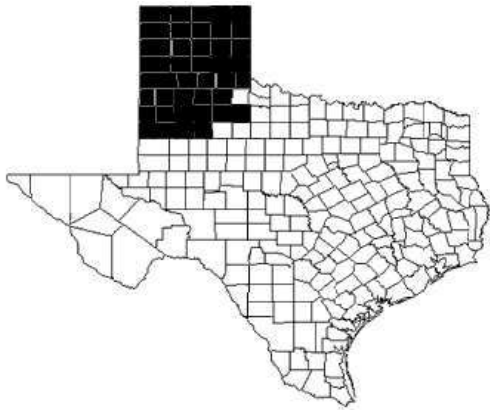
STATEMENT OF ACTIVITIES BY STATE SERVICE REGION

This section describes TDHCA's FY 2025 activities by State Service region. The regional tables do not include information for WAP, CEAP, ESG, CSBG, and HHSP because, as noted previously, funds are provided to subrecipient organizations whose coverage areas do not align with regional boundaries. Additionally, for purposes of reporting, Office of Colonia Initiatives (OCI) data does not appear as an independent category, but rather the data is grouped under their respective funding sources. For example, Bootstrap, though administered by OCI, is funded and reported under HTF. HOME funding for new construction and rehabilitation of renter housing is funneled through and reported under MF Direct Loan.

As required by Tex. Gov't Code §2306.072(c)(5), TDHCA reports on the racial composition of individuals and households receiving assistance. Because TDHCA does not accept applications directly from applicants for a majority of its programs, the Department is unable to report on the racial and ethnic composition of applicants, but only those that receive assistance. The racial and ethnic composition reflects actual households served in FY 2025. Single Family Homeownership, HOME, HTF, Section 811 PRA, and HCV program awards are the same as the actual households served in FY 2025. HTC, MF Direct Loan, and MF Bond program awards represent a commitment made in FY 2025 to serve households. Racial and ethnic data for the latter programs represent the entire Department portfolio, meaning households served in FY 2025 with previous years' awards. Therefore, the racial and ethnic table totals may not correlate with the activity type or income group tables for each region.

Regional information has been organized into two broad categories of housing activity type: Renter Programs and Homeowner Programs. For more information on the housing activity types and racial reporting categories, please see the "Statement of Activities" section.

REGION 1



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	0	0%
	Asian or Pacific Islander	0	0%	9	6%
	Black or African American	0	0%	10	7%
	Other	1	50%	2	1%
	Unknown	0	0%	129	86%
	White	1	50%	0	0%
by Ethnicity	Hispanic or Latino	1	50%	89	59%
	Not Hispanic or Latino	1	50%	52	35%
	Unknown	0	0%	9	6%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

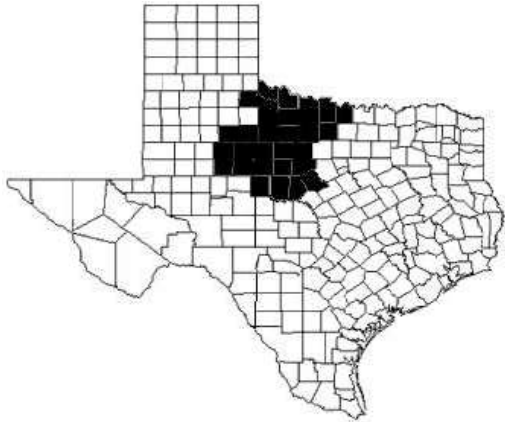
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$27,530,811	150	$297,539	2	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$0	-	$0	-	$274,055	24	$3,073,965	387	$12,500,000	-	$0	-	$291,503	26	$0	-
Total	$27,530,811	150	$297,539	2	$0	-	$274,055	24	$3,073,965	387	$12,500,000	-	$0	-	$291,503	26	$0	-

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$459,380	4	$148,970	1	$0	-	$22,838	2	$306,487	37	$0	-	$0	-	$268,584	23	$0	-
VLI	$10,013,078	61	$148,569	1	$0	-	$251,217	22	$2,767,478	350	$12,500,000	-	$0	-	$22,919	3	$0	-
LI	$8,528,659	43	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$8,529,694	42	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$27,530,811	150	$297,539	2	$0	-	$274,055	24	$3,073,965	387	$12,500,000	-	$0	-	$291,503	26	$0	-

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 2



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	1	1%
	Asian or Pacific Islander	0	0%	4	6%
	Black or African American	1	100%	2	3%
	Other	0	0%	2	3%
	Unknown	0	0%	62	87%
	White	0	0%	0	0%
by Ethnicity	Hispanic or Latino	0	0%	22	31%
	Not Hispanic or Latino	1	100%	45	63%
	Unknown	0	0%	4	6%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

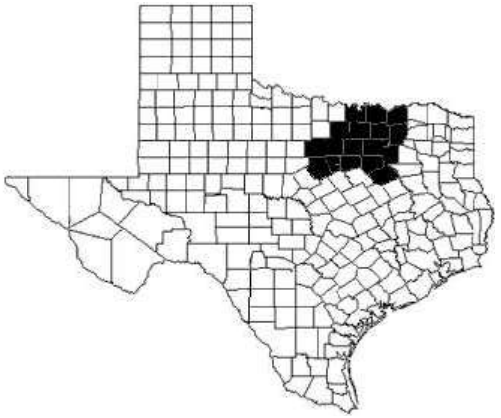
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$13,118,774	71	$0	-	$45,000	1	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$937,663	136	$0	-	$900,000	43	$0	-	$0	-	$0	-	$41,738	5	$0	-
Total	$13,118,774	71	$937,663	136	$45,000	1	$900,000	43	$0	-	$0	-	$0	-	$41,738	5	$0	-

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$0	-	$833,543	115	$0	-	$62,791	3	$0	-	$0	-	$0	-	$41,738	5	$0	-
VLI	$3,357,934	22	$102,210	20	$0	-	$837,209	40	$0	-	$0	-	$0	-	$0	-	$0	-
LI	$3,604,078	19	$1,910	1	$45,000	1	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$6,156,762	30	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$13,118,774	71	$937,663	136	$45,000	1	$900,000	43	$0	-	$0	-	$0	-	$41,738	5	$0	-

*Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 3



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	8	1%
	Asian or Pacific Islander	2	10%	199	18%
	Black or African American	7	33%	112	10%
	Other	0	0%	129	12%
	Unknown	0	0%	638	58%
	White	12	57%	9	1%
by Ethnicity	Hispanic or Latino	7	33%	479	44%
	Not Hispanic or Latino	14	67%	395	36%
	Unknown	0	0%	221	20%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

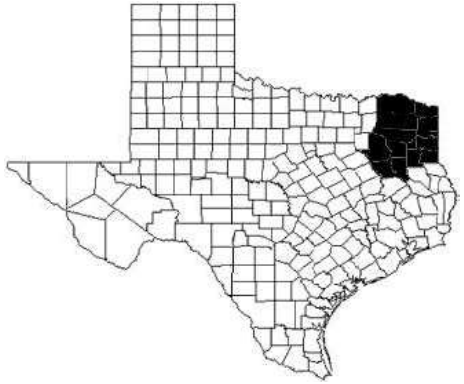
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$305,045,829	1,095	$164,098	1	$737,435	20	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$4,497,561	491	$0	-	$12,544,590	694	$32,170,749	3,249	$86,952,000	-	$3,400,000	-	$8,417,913	578	$1,488,079	142
Total	$305,045,829	1,095	$4,661,659	492	$737,435	20	$12,544,590	694	$32,170,749	3,249	$86,952,000	-	$3,400,000	-	$8,417,913	578	$1,488,079	142

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$1,165,732	5	$3,756,484	339	$65,984	4	$1,658,660	89	$901,756	94	$0	-	$0	-	$7,804,567	520	$1,473,421	141
VLI	$69,997,717	295	$902,287	150	$356,451	9	$10,320,497	577	$31,268,993	3,155	$86,952,000	-	$3,400,000	-	$613,346	58	$14,658	1
LI	$121,963,981	433	$2,888	3	$315,000	7	$565,433	28	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$111,918,399	362	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$305,045,829	1,095	$4,661,659	492	$737,435	20	$12,544,590	694	$32,170,749	3,249	$86,952,000	-	$3,400,000	-	$8,417,913	578	$1,488,079	142

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 4



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	1	1%
	Asian or Pacific Islander	0	0%	7	6%
	Black or African American	31	48%	11	9%
	Other	1	2%	2	2%
	Unknown	0	0%	96	82%
	White	32	50%	0	0%
by Ethnicity	Hispanic or Latino	7	11%	26	22%
	Not Hispanic or Latino	57	89%	85	73%
	Unknown	0	0%	6	5%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

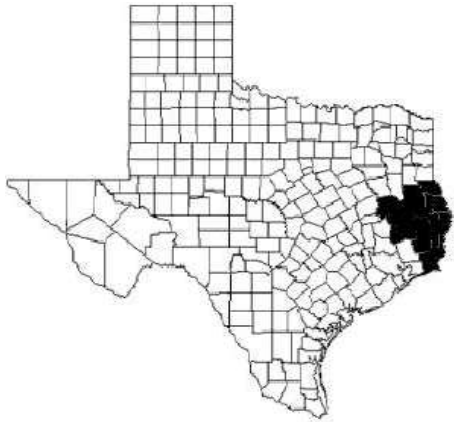
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$24,582,529	117	$8,205,351	54	$182,379	10	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$734,829	135	$0	-	$6,022,332	396	$740,563	100	$0	-	$0	-	$78,788	8	$0	-
Total	$24,582,529	117	$8,940,180	189	$182,379	10	$6,022,332	396	$740,563	100	$0	-	$0	-	$78,788	8	$0	-

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$86,798	1	$2,644,279	91	$69,173	4	$564,042	37	$0	-	$0	-	$0	-	$71,103	7	$0	-
VLI	$5,991,503	36	$4,413,100	86	$64,322	3	$5,458,290	359	$740,563	100	$0	-	$0	-	$7,685	1	$0	-
LI	$11,089,888	49	$1,882,801	12	$34,364	2	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$7,414,340	31	$0	-	$14,520	1	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$24,582,529	117	$8,940,180	189	$182,379	10	$6,022,332	396	$740,563	100	$0	-	$0	-	$78,788	8	$0	-

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 5



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	2	2%
	Asian or Pacific Islander	1	7%	14	14%
	Black or African American	12	80%	14	14%
	Other	0	0%	2	2%
	Unknown	0	0%	71	69%
	White	2	13%	0	0%
by Ethnicity	Hispanic or Latino	0	0%	28	27%
	Not Hispanic or Latino	15	100%	63	61%
	Unknown	0	0%	12	12%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

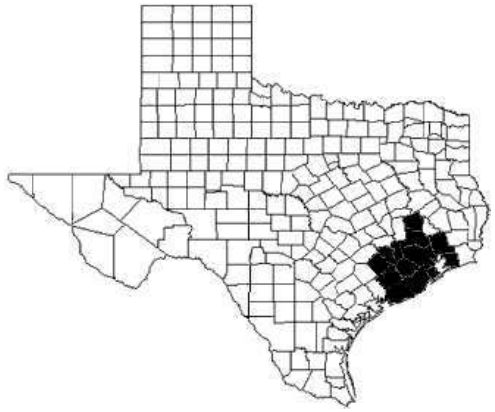
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$18,574,016	103	$962,867	6	$190,293	9	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$576,120	86	$0	-	$360,946	32	$0	-	$0	-	$502,366	31	$98,885	11	$0	-
Total	$18,574,016	103	$1,538,987	92	$190,293	9	$360,946	32	$0	-	$0	-	$502,366	31	$98,885	11	$0	-

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$127,645	1	$613,484	58	$0	-	$33,839	3	$0	-	$0	-	$0	-	$78,486	8	$0	-
VLI	$5,810,913	39	$592,938	27	$108,277	5	$327,107	29	$0	-	$0	-	$502,366	-	$20,399	3	$0	-
LI	$8,380,292	43	$332,565	7	$67,000	3	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$4,255,166	20	$0	-	$15,016	1	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$18,574,016	103	$1,538,987	92	$190,293	9	$360,946	32	$0	-	$0	-	$502,366	-	$98,885	11	$0	-

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 6



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	8	1%
	Asian or Pacific Islander	0	0%	100	13%
	Black or African American	6	35%	103	13%
	Other	1	6%	32	4%
	Unknown	0	0%	543	69%
	White	10	59%	3	0%
by Ethnicity	Hispanic or Latino	8	47%	444	56%
	Not Hispanic or Latino	9	53%	264	33%
	Unknown	0	0%	81	10%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

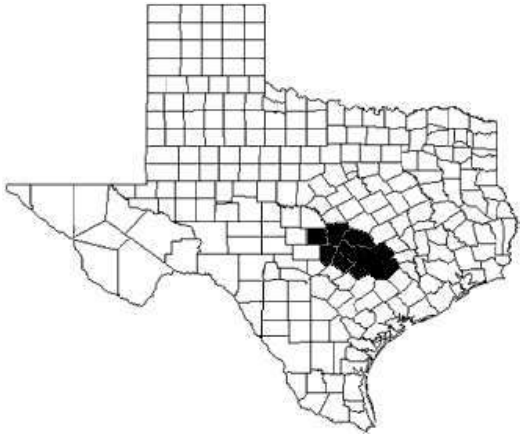
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$197,766,716	789	$1,466,935	9	$360,000	8	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$1,183,075	161	$0	-	$16,165,196	1,065	$24,005,811	2,552	$43,000,000	-	$6,480,000	-	$4,479,953	369	$666,980	91
Total	$197,766,716	789	$2,650,011	170	$360,000	8	$16,165,196	1,065	$24,005,811	2,552	$43,000,000	-	$6,480,000	-	$4,479,953	369	$666,980	91

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$871,200	3	$1,235,594	133	$0	-	$1,831,608	122	$1,259,822	128	$0	-	$3,480,000	-	$3,724,752	290	$666,980	91
VLI	$39,134,644	188	$1,257,511	33	$180,000	4	$14,333,588	943	$21,510,466	2,377	$43,000,000	-	$3,000,000	-	$755,201	79	$0	-
LI	$74,972,831	302	$156,906	4	$180,000	4	$0	-	$1,235,523	47	$0	-	$0	-	$0	-	$0	-
>=MI	$82,788,041	296	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$197,766,716	789	$2,650,011	170	$360,000	8	$16,165,196	1,065	$24,005,811	2,552	$43,000,000	-	$6,480,000	-	$4,479,953	369	$666,980	91

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 7



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	1	8%	1	0%
	Asian or Pacific Islander	1	8%	30	11%
	Black or African American	2	17%	16	6%
	Other	4	33%	6	2%
	Unknown	0	0%	212	79%
	White	4	33%	2	1%
by Ethnicity	Hispanic or Latino	5	42%	133	50%
	Not Hispanic or Latino	7	58%	113	42%
	Unknown	0	0%	21	8%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

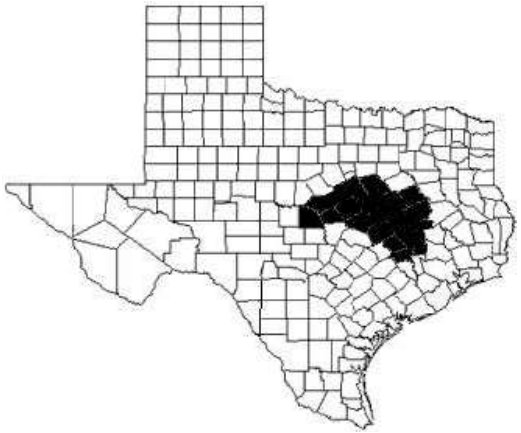
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$82,973,183	267	$1,292,597	8	$89,470	4	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$681,188	70	$0	-	$9,241,423	539	$36,599,787	3,749	$0	-	$0	-	$597,593	47	$1,444,547	119
Total	$82,973,183	267	$1,973,785	78	$89,470	4	$9,241,423	539	$36,599,787	3,749	$0	-	$0	-	$597,593	47	$1,444,547	119

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$1,156,295	4	$1,173,025	52	$89,470	4	$967,907	56	$963,231	110	$0	-	$0	-	$555,523	42	$1,401,826	116
VLI	$20,812,947	76	$793,074	25	$0	-	$8,144,141	477	$33,453,650	3,639	$0	-	$0	-	$42,070	5	$42,721	3
LI	$33,882,035	108	$7,687	1	$0	-	$129,375	6	$2,182,906	-	$0	-	$0	-	$0	-	$0	-
>=MI	$27,121,906	79	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$82,973,183	267	$1,973,785	78	$89,470	4	$9,241,423	539	$36,599,787	3,749	$0	-	$0	-	$597,593	47	$1,444,547	119

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 8



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	2	1%
	Asian or Pacific Islander	0	0%	63	22%
	Black or African American	3	23%	32	11%
	Other	2	15%	10	4%
	Unknown	0	0%	172	61%
	White	8	62%	2	1%
by Ethnicity	Hispanic or Latino	7	54%	97	35%
	Not Hispanic or Latino	6	46%	132	47%
	Unknown	0	0%	52	19%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

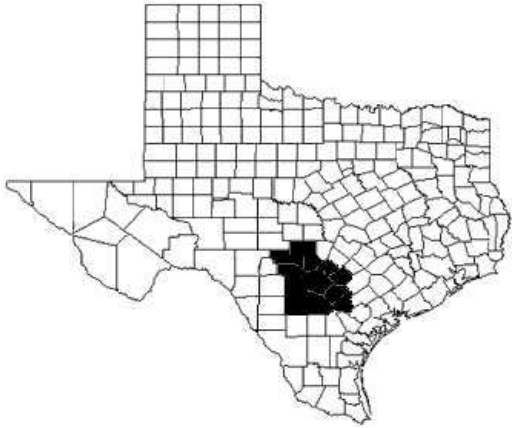
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$59,995,605	281	$1,276,586	8	$225,000	5	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$122,899	31	$0	-	$5,705,573	371	$3,622,873	390	$0	-	$4,490,490	-	$415,948	42	$0	-
Total	$59,995,605	281	$1,399,485	39	$225,000	5	$5,705,573	371	$3,622,873	390	$0	-	$4,490,490	-	$415,948	42	$0	-

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$94,627	1	$241,048	24	$0	-	$873,016	53	$192,233	20	$0	-	$0	-	$405,829	40	$0	-
VLI	$15,797,188	88	$516,012	11	$180,000	4	$4,832,557	318	$3,360,164	362	$0	-	$4,490,490	-	$10,119	2	$0	-
LI	$23,845,934	108	$642,425	4	$45,000	1	$0	-	$70,476	8	$0	-	$0	-	$0	-	$0	-
>=MI	$20,257,856	84	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$59,995,605	281	$1,399,485	39	$225,000	5	$5,705,573	371	$3,622,873	390	$0	-	$4,490,490	-	$415,948	42	$0	-

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 9



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	5	1%
	Asian or Pacific Islander	0	0%	63	12%
	Black or African American	2	11%	30	6%
	Other	4	22%	13	2%
	Unknown	0	0%	429	79%
	White	12	67%	3	1%
by Ethnicity	Hispanic or Latino	13	72%	344	63%
	Not Hispanic or Latino	5	28%	146	27%
	Unknown	0	0%	53	10%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

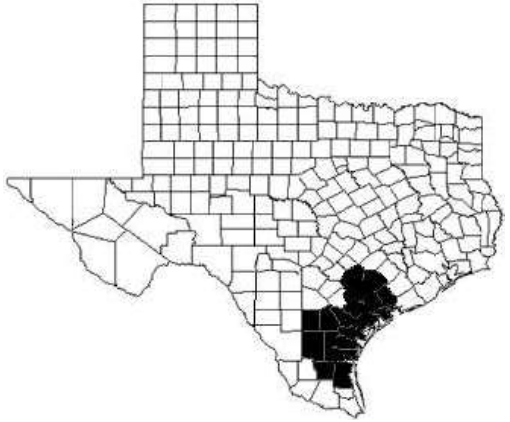
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$129,066,645	543	$1,823,885	11	$212,802	7	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$3,203,447	432	$0	-	$3,161,750	140	$25,161,215	2,744	$0	-	$1,000,000	-	$674,905	93	$400,733	47
Total	$129,066,645	543	$5,027,332	443	$212,802	7	$3,161,750	140	$25,161,215	2,744	$0	-	$1,000,000	-	$674,905	93	$400,733	47

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$587,725	4	$3,072,598	305	$22,500	1	$299,260	13	$1,149,232	120	$0	-	$300,000	-	$531,457	65	$374,101	45
VLI	$37,645,131	183	$1,103,323	123	$32,802	2	$2,862,490	127	$21,566,012	2,624	$0	-	$700,000	-	$139,222	25	$26,632	2
LI	$54,752,001	222	$851,410	15	$157,500	4	$0	-	$2,445,970	-	$0	-	$0	-	$0	-	$0	-
>=MI	$36,081,788	134	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$4,226	3	$0	-
Total	$129,066,645	543	$5,027,332	443	$212,802	7	$3,161,750	140	$25,161,215	2,744	$0	-	$1,000,000	-	$674,905	93	$400,733	47

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 10



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	2	2%
	Asian or Pacific Islander	0	0%	5	5%
	Black or African American	2	10%	3	3%
	Other	3	15%	0	0%
	Unknown	0	0%	80	88%
	White	15	75%	1	1%
by Ethnicity	Hispanic or Latino	15	75%	51	56%
	Not Hispanic or Latino	5	25%	38	42%
	Unknown	0	0%	2	2%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

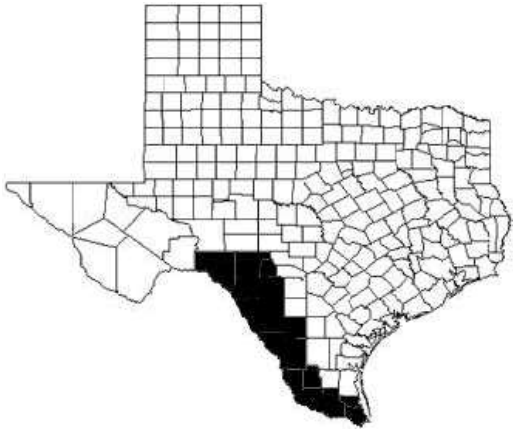
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$19,209,983	91	$2,492,241	15	$202,500	5	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$176,339	31	$0	-	$5,824,432	308	$1,171,247	168	$0	-	$6,275,000	-	$420,684	44	$90,560	13
Total	$19,209,983	91	$2,668,580	46	$202,500	5	$5,824,432	308	$1,171,247	168	$0	-	$6,275,000	-	$420,684	44	$90,560	13

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$0	-	$635,275	24	$22,500	1	$416,608	22	$0	-	$0	-	$6,275,000	-	$391,330	38	$90,560	13
VLI	$5,490,302	30	$1,534,428	19	$90,000	2	$5,407,824	286	$1,171,247	168	$0	-	$0	-	$29,354	6	$0	-
LI	$6,067,855	30	$498,877	3	$90,000	2	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$7,651,826	31	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$19,209,983	91	$2,668,580	46	$202,500	5	$5,824,432	308	$1,171,247	168	$0	-	$6,275,000	-	$420,684	44	$90,560	13

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 11



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	0	0%
	Asian or Pacific Islander	0	0%	34	5%
	Black or African American	0	0%	0	0%
	Other	8	32%	9	1%
	Unknown	0	0%	620	94%
	White	17	68%	0	0%
by Ethnicity	Hispanic or Latino	25	100%	617	93%
	Not Hispanic or Latino	0	0%	21	3%
	Unknown	0	0%	25	4%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

FY 2025 Funding/HHs Served by Activity Type

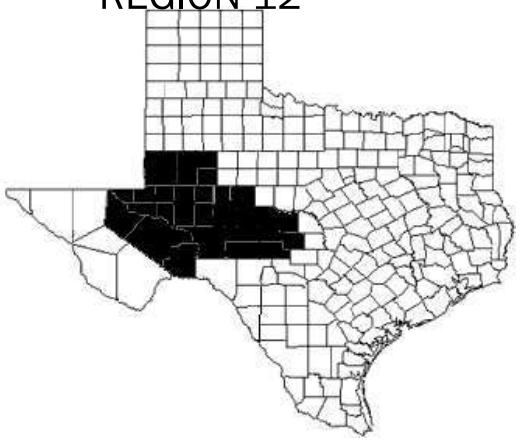
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$148,367,114	663	$1,208,695	8	$420,844	17	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$64,752	17	$0	-	$9,986,052	541	$0	-	$0	-	$2,270,000	-	$12,480	1	$168,243	21
Total	$148,367,114	663	$1,273,447	25	$420,844	17	$9,986,052	541	$0	-	$0	-	$2,270,000	-	$12,480	1	$168,243	21

FY 2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$1,100,068	7	$661,433	16	$180,896	8	$1,078,257	57	$0	-	$0	-	$561,739	-	$12,480	1	$168,243	21
VLI	$46,175,381	236	$317,245	7	$239,948	9	$8,907,795	484	$0	-	$0	-	$1,708,261	-	$0	-	$0	-
LI	$57,189,483	248	$294,769	2	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$43,902,182	172	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$148,367,114	663	$1,273,447	25	$420,844	17	$9,986,052	541	$0	-	$0	-	$2,270,000	-	$12,480	1	$168,243	21

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 12



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	1	4%	1	1%
	Asian or Pacific Islander	0	0%	8	7%
	Black or African American	4	16%	3	3%
	Other	1	4%	23	21%
	Unknown	0	0%	72	67%
	White	19	76%	1	1%
by Ethnicity	Hispanic or Latino	19	76%	74	69%
	Not Hispanic or Latino	6	24%	18	17%
	Unknown	0	0%	16	15%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

2025 Funding/HHs Served by Activity Type

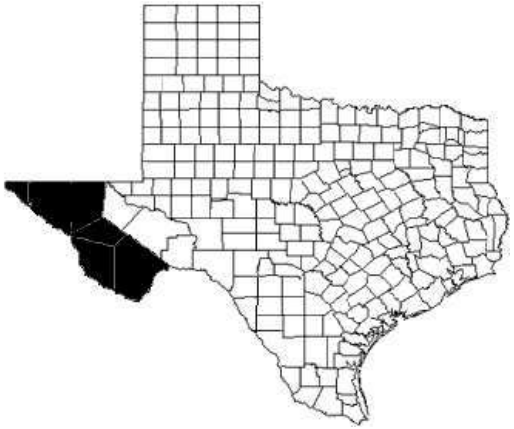
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$26,381,572	108	$0	-	$764,918	25	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$501,345	74	$0	-	$3,367,536	151	$0	-	$0	-	$0	-	$14,530	2	$0	-
Total	$26,381,572	108	$501,345	74	$764,918	25	$3,367,536	151	$0	-	$0	-	$0	-	$14,530	2	$0	-

2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$0	-	$400,884	51	$134,995	6	$341,212	15	$0	-	$0	-	$0	-	$14,530	2	$0	-
VLI	$5,487,142	27	$100,461	23	$337,500	11	$3,026,324	136	$0	-	$0	-	$0	-	$0	-	$0	-
LI	$10,960,198	45	$0	-	$269,983	7	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$9,934,232	36	$0	-	$22,440	1	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$26,381,572	108	$501,345	74	$764,918	25	$3,367,536	151	$0	-	$0	-	$0	-	$14,530	2	$0	-

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

REGION 13



Funding/HH Served by Race and Ethnicity*

		HOME and HTF Owner Programs		SF Homeownership Programs*	
		HH	%	HH	%
by Race	American Indian or Alaskan Native	0	0%	3	1%
	Asian or Pacific Islander	0	0%	23	6%
	Black or African American	0	0%	3	1%
	Other	0	0%	18	4%
	Unknown	0	0%	356	88%
	White	17	100%	2	0%
by Ethnicity	Hispanic or Latino	17	100%	355	88%
	Not Hispanic or Latino	0	0%	31	8%
	Unknown	0	0%	19	5%

*Racial and ethnic breakdown of HTC properties can be found in the Housing Sponsor Report

2025 Funding/HHs Served by Activity Type

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$88,477,403	405	$310,171	2	$326,606	15	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Renter Programs	$0	-	$0	-	$0	-	$3,414,924	250	$4,101,001	466	$0	-	$0	-	$3,882	1	$55,076	9
Total	$88,477,403	405	$310,171	2	$326,606	15	$3,414,924	250	$4,101,001	466	$0	-	$0	-	$3,882	1	$55,076	9

2025 Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond**		MF Direct Loan**		Section 8 HCV		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
ELI	$330,195	2	$159,587	1	$179,676	8	$337,187	25	$341,326	38	$0	-	$0	-	$3,882	1	$55,076	9
VLI	$27,838,106	145	$0	-	$79,909	4	$3,077,737	225	$3,759,675	428	$0	-	$0	-	$0	-	$0	-
LI	$35,570,066	158	$150,584	1	$44,801	2	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
>=MI	$24,739,036	100	$0	-	$22,220	1	$0	-	$0	-	$0	-	$0	-	$0	-	$0	-
Total	$88,477,403	405	$310,171	2	$326,606	15	$3,414,924	250	$4,101,001	466	$0	-	$0	-	$3,882	1	$55,076	9

**Please note all properties funded in FY25 through MF Bond and MF Direct Loan also received funding through the 9% or 4% HTC Programs. Households served will only be listed in the 9% or 4% tax credit household columns in order to prevent double counting.

HOUSING SPONSOR REPORT ANALYSIS

Tex. Gov't Code §2306.072 and §2306.0724 requires the Department to provide property and occupant profiles for multifamily properties with 20 or more units receiving assistance from TDHCA. This report compiled annually includes the contact information for each property, the total number of units, the number of accessible units, the rents for units by type, the racial composition for the property, the number of units occupied by individuals receiving supported housing assistance, the number of units occupied delineated by income group, and a statement as to whether a fair housing agency or federal court found fair housing violations at the property. TDHCA is notified of Fair Housing violations that have been filed with the Texas Workforce Commission, HUD, and the U.S. Department of Justice through its Previous Participation reviews, required reporting by monitored properties, and through the Texas Workforce Commission.

Because of the extensive nature of the information, TDHCA provides this report under a separate publication: the TDHCA Housing Sponsor Report (HSR). The HSR includes an analysis of the collected information, as well as the information submitted by each property. In addition, in fulfillment of Tex. Gov't Code §2306.072(c)(8), the HSR contains a list of average rents sorted by Texas county based on housing sponsor report responses from TDHCA-funded properties.

For more information and a copy of this report, please contact the TDHCA Housing Resource Center at (800) 525-0657 or visit **https://www.tdhca.texas.gov/housing-resource-center-annual-or-biennial-plans-and-reports**.

GEOGRAPHIC DISTRIBUTION OF HOUSING TAX CREDITS

Tex. Gov't Code §2306.111(d) requires that TDHCA use a Regional Allocation Formula (RAF) to allocate its 9% HTCs to the Uniform State Service Regions it uses for planning purposes. Because of the level of funding and the impact of this program in financing the multifamily development of affordable housing across the state, this section of the SLIHP discusses the geographical distribution of HTCs.

The Department allocated $219,405,696 in 4% and 9% HTCs during SFY 2025, which represents a one year value. Information on these awards, as well as the entire HTC inventory, can be found on the HTC Program's webpage at https://www.tdhca.texas.gov/programs/multifamily-housing-programs.

Region	All HTCs	% of all HTCs	9% HTC s	% of all 9% HTCs	4% HTC s	% of all 4% HTCs
1	$4,841,910	2.21%	$3,293,517	3.38%	$1,548,393.00	1.27%
2	$2,234,841	1.02%	$2,234,841	2.29%	$-	0.00%
3	$65,161,652	29.70%	$20,863,162	21.39%	$44,298,490.00	36.35%
4	$4,343,153	1.98%	$4,343,153	4.45%	$-	0.00%
5	$4,923,969	2.24%	$4,278,825	4.39%	$645,144.00	0.53%
6	$45,248,160	20.62%	$20,800,795	21.33%	$24,447,365.00	20.06%
7	$37,531,039	17.11%	$8,840,169	9.06%	$28,690,870.00	23.54%
8	$8,655,000	3.94%	$8,655,000	8.87%	$-	0.00%
9	$29,974,685	13.66%	$7,728,701	7.92%	$22,245,984.00	18.25%
10	$3,206,471	1.46%	$3,206,471	3.29%	$-	0.00%
11	$9,034,816	4.12%	$9,034,816	9.26%	$-	0.00%
12	$1,125,000	0.51%	$1,125,000	1.15%	$-	0.00%
13	$3,125,000	1.42%	$3,125,000	3.20%	$-	0.00%
Total	$219,405,696	100.00%	$97,529,450	100.00%	$121,876,246	100.00%

The table above shows the funding distribution of 2025 awards by region and includes the variations between the actual distribution and the 9% HTC RAF targets. Data for 9% and 4% HTC are as of November 2025. The Department plans the credit distributions to match the HTC RAF targets as closely as possible; the RAF targets apply to the 9% HTC program. To that end, as many whole awards as possible are made in each Uniform State Service Region's urban and rural sub-regions based on the RAF target for each. The total remainder in each region is then collapsed into a statewide pool. The most under-served sub-regions are ranked and, if possible, additional awards are made from the statewide pool. If a region does not have enough qualified applications to meet its regional credit distribution target, then those credits will collapse to the statewide pool of remaining credits.

Additional guidance and resources can be found off TDHCA's Multifamily Competitive (9%) Housing Tax Credits webpage: https://www.tdhca.texas.gov/competitive-9-housing-tax-credits. Off this page is link to a map with information on the properties' locations relative to census tracts.

SECTION 4

Action Plan



SECTION 4: ACTION PLAN

In response to the needs identified in the Housing Analysis, this Plan outlines Texas Department of Housing and Community Affairs' (TDHCA or the Department) course of action designed to address those underserved needs.

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.072 and §2306.0721:

- A description of methods to use all available housing resources to address the housing needs of special needs populations by establishing funding levels for all housing-related programs as required by Tex. Gov't Code §2306.0721(c)(2).
- A comprehensive statement of the activities of the Department during the preceding year to address the needs of special needs populations as required by Tex. Gov't Code §2306.072(c)(2)(D).
- A description of state programs that govern the use of all available housing resources as required by Tex. Gov't Code §2306.0721(c)(4).
- A resource allocation plan targeting all available housing resources to individuals and families of low and very low income and special needs populations as required by Tex. Gov't Code §2306.0721(c)(5).
- Strategies to provide housing for individuals and families with special needs as required by Tex. Gov't Code §2306.0721(c)(7).
- A description of the Department's efforts to encourage incorporation of energy efficient construction and appliances in housing units as required by Tex. Gov't Code §2306.0721(c)(8).
- Strategies for meeting rural housing needs as required by Tex. Gov't Code §2306.0721(c)(11).
- An explanation of TDHCA's Regional Allocation Formula (RAF) as required by Tex. Gov't Code §2306.111(e)(1)

This section is organized as follows:

- 2026 TDHCA Programs: Description of TDHCA's programs organized by division including funding source, administrator, purpose, targeted population, allocation, budget, and contact information.
- Regional Allocation Plans: Distribution of TDHCA's resources across the 13 State Service Regions.
- Policy Initiatives: A brief overview of policy initiatives for TDHCA including Fair Housing and Disaster Recovery.
- Special Needs Populations: Populations that have unique needs related to housing.

2026 TDHCA PROGRAMS

TDHCA's programs govern the use of available resources to meet the housing needs of low-income Texans. Program descriptions include information on funding sources, recipients, targeted beneficiaries, set-asides and special initiatives.

Shortly after the beginning of the pandemic the United States federal government began enacting legislation aimed at helping renters and homeowners. On March 27, 2020, The Coronavirus Aid Relief and Economic Security Act (CARES Act), a $2.2 trillion Federal stimulus bill was passed. On December 28, 2020, the $920 billion Consolidated Appropriations Act was passed. A third bill, the $1.9 trillion dollar American Rescue Plan (ARP), passed on March 11, 2021. On April 2, 2020, TDHCA began receiving federal funds allocated to combat the COVID-19 pandemic. In total since that time TDHCA has been awarded $4,629,321,498 in temporary and pandemic program funds.

TDHCA has used these federal funds to combat the COVID-19 pandemic by creating new programs and supplementing programs which were already in place. See Section 5 Pandemic Response for more information on TDHCA programs that utilized the above funding.

The following is a list of TDHCA programs and activities organized by division inclusive of pandemic response assistance, however pandemic programs that are no longer available are noted if Completed:

Community Affairs

- Community Services Block Grant (CSBG) Program
- Comprehensive Energy Assistance Program (CEAP)
- Weatherization Assistance Program (WAP)
- Low Income Household Water Assistance Program (LIHWAP) - Completed

Community Development Block Grant CARES Act Assistance

- Texas Emergency Rental Assistance Program (TERAP) - Completed
- Texas Emergency Mortgage Assistance Program (TEMAP) - Completed
- Food Bank Reimbursement Assistance - Completed
- Assistance for Persons with Disabilities - Completed
- Legal Services for Persons with Disabilities
- Community Resiliency Program

HOME American Rescue Plan (HOME-ARP)

Housing Stabilization Services (HSS) - Completed

Manufactured Housing

Multifamily Finance

- Housing Tax Credit (HTC) Program
- Multifamily Bond (MF Bond) Program
- Multifamily Direct Loan (MF Direct Loan) Program
- National Housing Trust Fund (NHTF)

Section 811 Project Rental Assistance

Single Family and Homeless Programs

- Emergency Solutions Grants (ESG) Program
- Emergency Solutions Grant CARES (ESG-CARES) Program - Completed
- Homeless Housing and Services Program (HHSP)
- Ending Homelessness Fund (EH Fund)
- HOME Tenant-Based Rental Assistance (TBRA)
- HOME Contract for Deed (CFD)
- HOME Homebuyer Assistance with New Construction or Rehabilitation (HANC)
- HOME Single Family Development (SFD)
- HOME Homeowner Reconstruction Assistance (HRA)
- Neighborhood Stabilization Program (NSP)
- Colonia Self-Help Center (CSHC) Program
- Texas Housing Trust Fund Program
- Texas Bootstrap Loan (Bootstrap) Program
- Amy Young Barrier Removal (AYBR) Program
- Section 8 Housing Choice Voucher (HCV) Program
- Section 8 Emergency Housing Voucher (EHV) Program
- Section 8 Mainstream Voucher Program (MVP)
- Section 8 Veterans Assistance Supportive Housing (VASH) Program

Texas Homeowner Assistance Fund (TxHAF) - Completed

Texas Homeownership

- My First Texas Home (MFTH) Program
- My Choice Texas Home (MCTH) Program
- TEXAS Mortgage Credit Certificate (TX MCC) Program
- Texas Statewide Homebuyer Education Program (TSHEP)
- Texas Homebuyer U (TXHBU)

Texas Rent Relief (TRR) - Completed

Community Affairs

The Community Affairs Division offers the Community Services Block Grant (CSBG) Program, Comprehensive Energy Assistance Program (CEAP), and Weatherization Assistance Program (WAP).

Community Services Block Grant Program (CSBG)

The CSBG Program receives funds from the U.S. Department of Health and Human Services (USHHS) for CSBG-eligible entities to receive administrative support funds and for them to provide program funds that offer emergency and poverty-related assistance to income-eligible persons.

Ninety percent of the annual CSBG funds must be provided to eligible entities as defined under Section 673 of the CSBG Act to provide services to low-income individuals. These eligible entities are an established network of private nonprofit entities or units of local government that have each been designated by the Governor as the CSBG-eligible entity for a specified geographic area. TDHCA administers the program through a network of 38 CSBG eligible entities. Persons with incomes at or below 200% of the current federal income poverty guidelines issued annually by USHHS are eligible for the program (the level was raised to 200% of poverty for the CSBG CARES funds). Each CSBG eligible entity decides, through a needs assessment and strategic planning process, how the funds for their specific service area will be used. There is localized flexibility in the use and programming of funds and CSBG eligible entities do not all offer the same programs and services.

Allocations to CSBG-eligible entities are primarily based on two factors: (1) the number of persons living in poverty within the designated service delivery area for each organization and (2) a calculation of inverse population density.

Up to 5% of the State's CSBG allocation may be used for discretionary activities. Current discretionary activities include (1) providing assistance to CSBG eligible entities in a variety of ways to improve performance such as meeting CSBG Organizational Standards; (2) supporting assessment, training and technical assistance needs of the CSBG-eligible entities; (3) supporting the state's homelessness coordination in the Balance of State; (4) providing funding to organizations that assist previously incarcerated individuals in obtaining rental housing and other housing related reentry activities; (5) providing funding to organizations that administer employment and education assistance and services for Native American and migrant and seasonal farm worker populations; (6) setting aside funds for disaster recovery immediate response; and (7) supporting other eligible discretionary activities as authorized by the Department's Board. No more than 5% of the CSBG allocation may be used for administrative purposes by the state. If the full 5% is not needed for administrative purposes, the remainder may be used on a discretionary basis.

CSBG funding for FY 2026 is not known at this time, and will depend on federal funding levels. CSBG planning figures for 2026 are based on funding for 2025 which was $36,894,940.

> **Contact:** For assistance, individuals should contact the local CSBG eligible entity for their county directly, which can be found online at https://www.tdhca.texas.gov/help-for-texans by selecting Emergency & Homeless Services or by calling the Housing Resource Center at 800-525-0657. Program administrators who need more information may call Karen Keith, Community Affairs Division, at 512-475-0471.
>
> **Online Documents:** The CSBG State Plan and other guidance may be accessed at the TDHCA website at https://www.tdhca.texas.gov/community-services-block-grant-csbg.

Funding Source: USHHS

Type of Assistance: Broad array of services to alleviate the conditions and causes of poverty.

Recipients: Eligible entities as defined in the CSBG Act

Targeted Beneficiaries: Persons at or below 200% of the federal poverty guidelines

Comprehensive Energy Assistance Program (CEAP)

CEAP is funded by the USHHS' Low Income Home Energy Assistance Program (LIHEAP). The purpose of CEAP is to provide energy assistance to income-eligible households. TDHCA administers the program through a network of 35 CEAP subrecipients. The subrecipients consist of private nonprofit entities and units of local government. The CEAP subrecipients make energy payments for eligible households to energy companies through a vendor agreement with energy providers.

Eligible households may be assisted with Utility Assistance and Crisis Assistance benefits, which are the two CEAP assistance components. Benefits are determined on a sliding scale based on income, household size and Federal Poverty Income levels. The Crisis Component is designed to provide one-time energy assistance to households during a disaster such as extreme temperatures or a presidentially declared disaster. A utility disconnection notice may constitute a Crisis in combination with extreme temperatures or a declared disaster.

The targeted beneficiaries of CEAP in Texas are households with an income at or below 150% of federal poverty guidelines, with priority given to the elderly; persons with disabilities; families with young children; households with the highest energy costs or needs in relation to income (highest home energy burden); and households with high energy consumption.

The allocation formula for CEAP uses the following five factors and corresponding weights to distribute its funds by county: non-elderly poverty household factor (40%); elderly poverty household factor (40%); inverse poverty household density factor (5%); median income variance factor (5%); and weather factor (10%).

CEAP funding for FY 2026 is unknown at this time, and will depend on federal funding levels. CEAP Planning figures for 2026 are based on funding for 2025 which was $186,505,038.

Contact: To connect to the local CEAP provider, persons needing assistance may go online at https://www.tdhca.texas.gov/help-for-texans or call 1-877-399-8939 from a landline phone. Program administrators can call Isela Dove, Community Affairs Division, at 512-475-4049.

Online documents: The Energy Assistance Plan and other guidance may be accessed online at https://www.tdhca.texas.gov/comprehensive-energy-assistance-program-ceap.

Funding Source: USHHS

Type of Assistance: Energy Assistance

Recipients: Private nonprofits and units of local government

Targeted Beneficiaries: Households with income at or below 150% of federal poverty guidelines

Weatherization Assistance Program (WAP)

WAP is funded by the U.S. Department of Energy (DOE) and USHHS' LIHEAP grant. WAP allocates funding to help low-income households control energy costs through the installation of weatherization (energy-efficient) measures and energy conservation education. The Department administers WAP through a network of 20 WAP subrecipients. The subrecipients consist of private nonprofit entities and units of local government. Typical weatherization measures include attic and wall insulation, weather-stripping and air sealing measures, heating and cooling unit repair and/or replacement, replacement of inefficient appliances such as refrigerators and minor repairs to allow energy efficient measures to be installed in the household.

The targeted beneficiaries of WAP in Texas are households with an income at or below 150% of federal poverty for the LIHEAP WAP and 200% of federal poverty for DOE WAP, with priority given to the elderly; persons with disabilities; families with young children; households with the highest energy costs or needs in relation to income (highest home energy burden); and households with high energy consumption.

The allocation formula for WAP uses the following five factors and corresponding weights to allocate its funds by county: non-elderly poverty household factor (40%); elderly poverty household factor (40%); inverse poverty household density factor (5%); median income variance factor (5%); and weather factor (10%).

Projected WAP funding for FY 2026 is unknown at this time and will depend on federal funding levels. WAP funding levels for FY 2026 are based on 2025 federal funding which for LIHEAP was $15,840,270 and for DOE was $9,715,534.

Contact: To connect directly to a local WAP provider, call 211 or 1-888-606-8889, or go online to https://www.tdhca.texas.gov/help-for-texans. Program administrators can call Evan Brown, Community Affairs Division at 512-475-4008.

Online Documents: The Weatherization Assistance State Plan and other guidance may be accessed from the TDHCA website at https://www.tdhca.texas.gov/weatherization-assistance-program.

Funding Sources: DOE and USHHS

Type of Assistance: Household Weatherization Assistance

Recipients: Private nonprofits and units of local government

Targeted Beneficiaries: Households with income at or below 150% of federal poverty guidelines for the LIHEAP WAP and 200% of federal poverty for DOE WAP

Community Development Block Grant (CDBG) CARES Act Assistance

Through the CARES Act TDHCA was awarded $141,846,258 in CDBG to assist households impacted by the pandemic.

See Section 5 Pandemic Response for further information.

Home American Rescue Plan (HOME-ARP)

Through the American Rescue Plan Act $133,474,575 has been directed through the HOME-ARP Program for activities to support qualified populations, which includes persons experiencing or at-risk of homelessness.

See Section 5 Pandemic Response for further information.

Housing Stability Services (HSS)

See Section 5 Pandemic Response for further information.

Manufactured Housing

The Manufactured Housing Division regulates the manufactured housing industry in Texas by ensuring that manufactured homes are well constructed, safe and correctly installed. This division provides consumers with fair and effective remedies; and provides economic stability to manufacturers, retailers, installers and brokers. The Manufactured Housing Division licenses manufactured housing professionals and maintains records of the ownership, location, real or personal property status and lien status (on personal property homes) on manufactured homes. It also records tax liens on manufactured homes. Because of its regulatory nature, the Manufactured Housing Division has its own governing board and executive director.

The Manufactured Housing Division records ownership of approximately 60,000 homes per year and conducts approximately 20,000 inspections per year. Relying on a team of trained inspectors stationed throughout Texas, the Division inspects manufactured homes for warranty issues, habitability and proper installation statewide. The Manufactured Housing Division handles more than 80,000 incoming calls and assists approximately 2,300 walk-in customers per year in its customer service center and investigates approximately 685 consumer complaints a year.

> **Contact:** Texas Department of Housing and Community Affairs, Manufactured Housing Division
>
> PO Box 12489
>
> Austin, TX 78711-2489
>
> (512) 475-2200 or 1-800-500-7074
>
> https://www.tdhca.texas.gov/mh

Multifamily Finance

The Multifamily Finance Division administers the Housing Tax Credit (HTC) Program and the Multifamily Direct Loan (MF Direct Loan) Program. Multifamily Bond (MF Bond) Program funds, administered within the Bond Finance Division of the Department, are layered with HTCs and frequently MF Direct Loan funds; therefore the MF Bond Program will be described in this section.

Housing Tax Credit Program (HTC)

The HTC Program receives authority from the U.S. Department of the Treasury to provide tax credits to nonprofit and for-profit developers. The tax credits are sold to investors, creating equity that decreases the need to incur and service debt; the equity generated through that sale allows the

property owners to lease units to low income households at reduced rents. The targeted beneficiaries of the program are very low-income and extremely low-income families at or below 80% of the AMFI, with 60% AMFI being the most common restriction. The HTC Program was created by the Tax Reform Act of 1986 and is governed by the Internal Revenue Code of 1986 (Code), as amended, 26 USC §42. There are two different housing tax credit programs: the 9% Competitive HTC Program and the 4% Non-competitive HTC Program. Under the Competitive HTC Program, the Code authorizes 9% tax credits in the amount of approximately $3.00 per capita of the state population, although the federal One Big Beautiful Bill Act provides for a permanent increase of 12% from previous funding levels starting in 2026. TDHCA is the only entity in the state with the authority to allocate HTCs under these programs. As required by the Code and Texas statute, TDHCA develops the HTC Program Qualified Allocation Plan (QAP), which establishes the scoring process and threshold requirements relating to an allocation of housing tax credits. Pursuant to Tex. Gov't Code §2306.6724(c), the Governor shall approve, reject, or modify and approve the Board adopted QAP not later than December 1 of each year.

Fifteen percent of the 9% HTCs under the state ceiling are divided among two statutorily created set-asides that are used to preserve existing affordable housing that is at-risk of losing its affordability. The remainder of the credits are distributed on a regional basis according to the Regional Allocation Formula (RAF) pursuant to Tex. Gov't Code §2306.111(d)(3) and §2306.1115. The HTC RAF can be found in the TDHCA Allocation Plan section of this Action Plan. These credits are awarded through a competitive application process where each application is scored based on certain selection criteria reflected in the QAP. Moreover, there are eligibility and threshold requirements that must be met pursuant to the QAP. Once reviews and underwriting of the highest scoring applications have been completed, the Board considers the recommendations of TDHCA staff and determines a final award list. The 9% Competitive HTC Program has an annual application cycle with pre-applications submitted in January, full applications submitted by March, and awards made by the end of July.

The estimated HTC state housing credit ceiling amount for FY 2025 is $88,459,573. Because these credits are claimed each year for ten consecutive years their value (without adjustment for effective tax rates, anticipated depreciation, and other passive gains and losses, or net present value) is roughly ten times that amount.

Under the 4% Non-competitive program, HTCs are awarded to developments that use tax-exempt bonds as a key component of their financing. These tax credit awards are made independent of the annual state housing credit ceiling and are not subject to the RAF. The applications are subject to the eligibility, threshold and underwriting requirements pursuant to the QAP; however, because the credits associated with these applications do not come from the state housing credit ceiling, the application process is considered non-competitive and the scoring criteria identified in the QAP are not applicable. Applications under this program are accepted throughout the year.

Eligible activities under the HTC Program include the new construction, reconstruction, adaptive reuse of existing structures, or acquisition and rehabilitation of residential units that will be required to maintain affordable rents for an extended period of time. Rehabilitation developments must meet a minimum threshold for rehabilitation costs per unit. The minimum threshold varies depending on both the age of the property and the other financing involved in the development and are further identified in 10 TAC §11.101(b)(3).

In an effort to promote greater energy efficiency, the HTC Program requires developments to adhere to the statewide energy code and provide Energy Star Rated (or equivalent) appliances. There are

also additional incentives for the use of energy-efficient, alternative construction materials and green building initiatives.

Multifamily Bond Program

Multifamily Bond (MF Bond) Program funds and Non-competitive 4% Housing Tax Credits (HTC), are administered within the Multifamily Bond Division of the Department. These funds can be layered with MF Direct Loan funds.

TDHCA issues tax-exempt multifamily bonds under its Private Activity Bond (PAB) Program to provide loans for the development of affordable rental housing to nonprofit and for-profit developers who assist very low- to moderate-income Texans. The authority to issue PABs is derived from the Internal Revenue Code and the state's PAB program is administered by the Texas Bond Review Board (BRB). Pursuant to Tex. Gov't Code Chapter 1372, approximately 26.25% of the annual tax-exempt volume cap is set aside for multifamily developments and available to various issuers, of which TDHCA is one, to finance multifamily developments. Of this amount, 20%, or approximately $190 million, will be made available exclusively to TDHCA. On August 15 of each year, any allocations in the sub-ceilings of the PAB Program that have not been reserved by other issuers collapse into one allocation pool. This is an opportunity for TDHCA to apply for additional allocation, for identified projects, which allows TDHCA to issue multifamily bonds in excess of its set-aside for a calendar year.

Issuers submit applications on behalf of development owners to the BRB, utilizing the lottery process or through the waiting list established by the issuer. Eligible bond issuers in the state include TDHCA, Texas State Affordable Housing Corporation (TSAHC), and various local issuers, which include Housing Finance Corporations and Public Facility Corporations. Applications submitted to TDHCA under its PAB program are scored and underwritten based on criteria identified in the Multifamily Housing Revenue Bond Rules, the Qualified Allocation Plan, and Chapter 2306.

TDHCA accepts applications throughout the year. Developments that receive 50% or more of their funding from the proceeds of tax-exempt bonds under the PAB program are also eligible to apply for 4% Non-competitive HTCs.

In line with the Department's energy efficiency efforts, the MF Bond Program requires applicants to adhere to the statewide energy code and provide Energy Star Rated (or equivalent) appliances.

Multifamily Direct Loan Program

The Multifamily Finance Division awards HOME, Tax Credit Assistance Program Repayment Funds (TCAP RF) as available, Neighborhood Stabilization Program Round 1 Program Income (NSP1 PI) as available, and National Housing Trust Fund (NHTF) funds to eligible applicants for the development of affordable rental housing. Owners are required to make the units available to Extremely Low-, Very Low- and Low-Income families and must meet long-term rent restrictions. These funds are awarded as specified in published rules and Notices of Funding Availability (NOFAs) by TDHCA and are available to for-profit and nonprofit developers.

HOME funds come from annual formula grant allocations from HUD and program income from repayable multifamily loans. HOME funds can serve households earning up to 80% AMFI. Applicants for HOME funds under the MF Direct Loan program can be for-profit and nonprofit developers. It is anticipated that approximately $25 million in HOME funds will be available in the annual NOFA for SFY 2026. In general, HOME funds may only be used in parts of the state that do not receive their own allocation from HUD, although certain COVID-impacted developments may qualify for a waiver of this requirement.

National Housing Trust Fund

National Housing Trust Fund (NHTF) is a program for states that was created under the Housing and Economic Recovery Act of 2008 (HERA). NHTF funding comes from a small percentage of the Federal Home Loan Mortgage Corporation's (Freddie Mac) and the Federal National Mortgage Association's (Fannie Mae) new business purchases annually, rather than from appropriations. HUD determines NHTF formula allocation amounts for each state based on several factors, but primarily the shortage of rental units affordable and available to households with extremely low income. For SFY 2025, TDHCA anticipates making available approximately $16,000,000 in NHTF funds statewide through the NOFA for eligible new construction, rehabilitation, and refinance with rehabilitation activities. NHTF has similar long-term requirements to HOME funds, except households to be served must have incomes at or below the greater of either 30% AMFI or the federal poverty line.

Neighborhood Stabilization Program

Program Income (NSP1-PI) is income generated by the receipt of loan payments under the original NSP. No funds were available during SFY 2025, and the Department does not anticipate any NSP1-PI to be available in SFY 2026. The NSP1-PI funds are for infill new construction or foreclosed developments in targeted areas of the state, and generally follow the same long-term requirements as HOME.

Tax Credit Assistance Program (TCAP)

TCAP was a program created through the American Recovery and Reinvestment Act of 2009 that was successfully completed in 2012 with full reports in the 2013 SLIHP. Repayment Funds (RF) are income from TCAP loans received after the grant was closed out in March 2012, now called TCAP RF. TCAP RF funds have been awarded through NOFAs in SFY 2015 through SFY 2021, and SFY 2024, and is anticipating making awards in SFY 2026. The Department has made those funds available statewide to create a continuing source of funds that will further the Department's mission to create more affordable housing. TCAP-RF funds are also used as HOME match.

Contact: For a list of HTC, MF Bond, and MF Direct Loan properties funded through TDHCA, see the online inventory at https://www.tdhca.texas.gov/sites/default/files/multifamily/docs/240730-HTCPropertyInventory.xlsx For a list of apartment vacancies in your area, contact TDHCA by phone at 1-800-525-0657 or online at https://www.tdhca.texas.gov/help-for-texans. For more information on the 9% Competitive HTC Program contact Cody Campbell at (512) 475-1676. For more information on the MF Bond and 4% HTC Programs contact Teresa Morales at (512) 475-3344. For more information on the MF Direct Loan program contact Connor Jones at (512) 475-3986.

Online documents: The HTC Program QAP and Multifamily Direct Loan Rules, and Multifamily Housing Revenue Bond Rules may be accessed from the TDHCA website at https://www.tdhca.texas.gov/multifamily-programs-qap-nofas-and-rules.

Funding Source: U.S. Internal Revenue Service (IRS) and HUD

Type of Assistance: HTCs, PABs along with HOME, NSP, TCAP RF, and NHTF loans

Recipients: For-profit entities, nonprofit organizations and CHDOs

Targeted Beneficiaries: AMFI levels are set by program rules and NOFAs, and will vary from 30% AMFI to 80% AMFI, depending on the program.

Section 811 Project Rental Assistance Program

The Section 811 Project Rental Assistance (Section 811 PRA) program provides project-based rental assistance for extremely low-income persons with disabilities linked with voluntary long-term services. The program is made possible through a partnership between TDHCA, the Texas Health and Human Services Commission, (Texas HHSC), the Department of Family and Protective Services (DFPS), local disability service organizations, and participating multifamily properties.

Project rental assistance can be applied to new or existing multifamily developments owned by a nonprofit or private entity with at least five housing units that have received funding through TDHCA's Multifamily Housing programs.

The program is limited to households with a member that meets one of the Target Population definitions and are eligible to receive services through one of the eligible disability service organizations contracted with Texas HHSC or directly through DFPS. Each eligible household must include a qualified member of one of the Target Populations that will be at least 18 years of age and under age 62 at the time of application and admission. All Target Populations are eligible for community-based, long-term care services as provided through Medicaid waivers, Medicaid state plan options, or state funded services and have been referred to TDHCA through their Section 811 Referral Agent.

Target Populations:

- Persons with Disabilities exiting, or having exited within the previous 12 months prior to submitting an application, Intermediate Care Facilities for Individuals with Intellectual Disabilities and Nursing Facilities
- Persons with Serious Mental Illness eligible for services through a Local Mental Health Authority or Behavioral Health Authority

- Youth or Young Adults with Disabilities Exiting Foster Care

The program is limited to properties located in the following Metropolitan Statistical Areas (MSAs):

- Austin-Round Rock
- Brownsville-Harlingen
- Corpus Christi
- Dallas-Fort Worth-Arlington
- El Paso
- Houston-The Woodlands-Sugar Land
- McAllen-Edinburg-Mission
- San Antonio-New Braunfels

The Section 811 PRA Program received a total award of $12,342,000 for HUD PY 2012, $12,000,000 for HUD PY 2013, $6,982,087 for HUD PY 2019, and an additional $8,000,000 for HUD PY 2023. The program helps extremely low-income individuals with disabilities and their families by providing between 500 and 700 new integrated supportive housing units.

Contact: For individuals, or their local service professionals who are interested in accessing a unit through the Section 811 PRA Program, contact Kaitlin Devlin at (512) 936-7796. General program information about the Section 811 PRA Program can be found at: https://www.tdhca.texas.gov/programs/section-811-project-rental-assistance-program.

Online documents: Resource documents for participating multifamily developments can be found by visiting: https://www.tdhca.texas.gov/programs/section-811-project-rental-assistance-program.

Funding Source: HUD

Type of Assistance: Project-Based Rental Assistance

Eligible Properties: New or existing multifamily developments owned by a nonprofit or private entity with at least 5 housing units that have received funding through TDHCA's Multifamily Housing programs.

Targeted Beneficiaries: The program is limited to individuals who are part of one of the Target Populations and eligible for services through one of the Texas HHSC or DFPS agencies participating in the program. Each eligible household must have a qualified member of a Target Population that will be at least 18 years of age and under the age of 62 and is at or below the Extremely Low Income Limit at the time of admission. The program is only available in limited areas.

Single Family and Homeless Programs

The Single Family and Homeless Programs Division covers a continuum spanning from homelessness to rental assistance to home ownership, from both federal and state funding sources, including funds from the U.S. Department of Housing and Urban Development, the Texas Housing Trust Fund (Texas HTF), General Revenue appropriations, and donations made to the Ending Homelessness Fund.

- The Emergency Solutions Grants (ESG) Program and the HOME Program share common federal oversight through HUD's Office of Community Planning and Development (CPD) and are HUD funded programs.
- The Colonia Self-Help Center (CSHC) Program, administered under SFHP's Office of Colonia Initiatives (OCI), is funded by the Community Development Block Grant (CDBG) and also overseen by HUD CPD. CSHC is provided through a partnership with the Texas Department of Agriculture (TDA).
- The Section 8 Program, including the Housing Choice Voucher (HCV), Emergency Housing Voucher (EHV), Non-Elderly Disabled (NED), Mainstream Voucher (MVP), Veterans Assistance Supportive Housing (VASH) and Foster Youth to Independence (FYI) programs are HUD funded programs overseen by HUD's Office of Public and Indian Housing (PIH).
- The Amy Young Barrier Removal (AYBR) Program and the Texas Bootstrap Loan (Bootstrap) Program are funded through the Texas HTF.
- The Homeless Housing and Services Program (HHSP) is funded with General Revenue and includes a general and a youth set-aside.
- The Ending Homelessness (EH) Fund is funded through voluntary contributions made when renewing vehicle registrations, and the fund is held outside of the State Treasury.

Emergency Solutions Grants Program (ESG)

ESG is funded through HUD. TDHCA uses the HUD funding to award grants to units of general local government and private nonprofit entities that provide persons experiencing homelessness and at risk of homelessness the services necessary to quickly regain stability in permanent housing. ESG funds may be utilized for the payment of certain expenses related to operating emergency shelters; essential services related to emergency shelters and street outreach for persons experiencing homelessness; and, homelessness prevention and rapid re-housing assistance such as rental and utility assistance.

TDHCA programs its ESG funds regionally for each of the HUD-designated Continuum of Care (CoC) Regions according to a combination of the region's proportionate share of a number of factors. The factors may include total population, number of persons experiencing homelessness based on the Point-in-Time count submitted to HUD by the CoCs; persons living in poverty; renters with incomes less than 30% AMI that experience cost burden; the amount of ESG funding received by federal and state funding streams in the past year; and other factors as listed in the administrative rules governing the ESG Program.

ESG funds were available to eligible existing subrecipients through continuing awards, with additional funds made available to subrecipients under a competitive application cycle to provide

street outreach, emergency shelter, rapid-rehousing, homelessness prevention, data collection and administration.

Summary of ESG Program Funding for Fiscal Year 2026

ESG funding for Federal Fiscal Year (FFY) 2024 is $9,723,237and was made available during State Fiscal Year (SFY) 2025. Funding for FFY 2025 is $10,308,471 and will be made available during State Fiscal Year (SFY) 2026.

Contact: Individuals seeking assistance may search for providers in their area online at https://www.tdhca.texas.gov/help-for-texans or by calling the Housing Resource Center at 800-525-0657. Organizations interested in becoming subrecipients may call Rosy Falcon, Single Family and Homeless Programs Division, at (512) 475-3975 or by email HomlessPrograms@tdhca.texas.gov

Online documents: See the State of Texas Consolidated Plan: One Year Action Plan at https://www.tdhca.texas.gov/housing-resource-center-annual-or-biennial-plans-and-reports.pdf for further details on ESG.

Funding Source: HUD

Type of Assistance: Grants

Recipients: Local governments and nonprofit entities

Targeted Beneficiaries: Persons experiencing homelessness or those at risk of homelessness; persons at-risk of homelessness who receive homelessness prevention assistance must have incomes less than 30% AMI.

Homeless Housing and Services Program (HHSP)

HHSP was established by the 81st Texas Legislature and codified in statute (Tex. Gov't Code §2306.2585) by the 82nd Legislature. HHSP funds are for the purpose of assisting major urban areas identified in statute in providing housing and services to individuals and families experiencing homelessness, as well as providing local programs to prevent and eliminate homelessness. The assistance includes services to individuals and families experiencing homelessness, including the construction of shelter facilities, direct services related to housing placement, homelessness prevention, housing retention and rental assistance. Funds are either provided to the local jurisdiction or to one local organization designated by the local jurisdiction.

Summary of HHSP Program Funding for Fiscal Year 2026

The 89th Legislature appropriated approximately $6.3 million in General Revenue funds for the 2026-2027 biennium for HHSP general set-aside funds, and an additional $3 million in General Revenue funds for HHSP specifically set-aside for youth experiencing homelessness. For SFY2026, approximately $4.7 million dollars in general set-aside funds and $1.5 million dollars in youth set-aside funds was allocated to cities with a population over 285,500 as required by statute. Allocation among the subrecipients is based on total population, percentage of persons in poverty, population of persons with disabilities, incidents of family violence, and the Point-In-Time count of veterans, unaccompanied youth, parenting youth, children of parenting youth, and overall number of persons experiencing homelessness. The cities which are eligible, as of the date of this plan, to participate in

HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano, and San Antonio.

The Veterans Transitional Housing Pilot Program, created by the 88*th* Texas Legislature, designates $400,000 of Homeless Housing and Services Program (HHSP) funds for each year of the biennium to address the housing needs of veterans experiencing or at-risk of homelessness in four areas of the State. The assistance includes interim housing, physical and mental health services, literacy training, job training, family counseling, credit counseling, education services, and other services designed to prevent homelessness. TDHCA used the Point-In-Time count of unhoused veterans to identify Austin, Dallas, Houston, and San Antonio as the four areas of the state with the highest population of the targeted population.

Contact: HHSP Subrecipients may be found by calling the Housing Resource Center at 800-525-0657. Program administrators may contact Rosy Falcon, Single Family and Homeless Programs Division, at (512) 475-3975.

Online documents: More HHSP information may be accessed online at https://www.tdhca.texas.gov/homeless-housing-services-program-hhsp..

Funding Source: State General Revenue Funds

Type of Assistance: Grants

Recipients: Local governments or designated nonprofit entities in the State's municipalities with a population of 285,500 or more: Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano, and San Antonio

Targeted Beneficiaries: Persons experiencing homelessness and those at risk of homelessness, with moderate income level pursuant to Tex. Gov't Code §2306.152

Ending Homelessness (EH) Fund

The EH Fund was established by the 85th Texas Legislature by creating the opportunity for a voluntary contribution to be made when renewing the registration of a motor vehicle. The Ending Homelessness Fund is a trust fund outside the State Treasury, held by the Comptroller of Public Accounts and administered by TDHCA. Eligible activities under the EH Fund include any activities eligible under the ESG or HHSP Programs.

Summary of Ending Homelessness Fund for Fiscal Year 2026

The contributions to the EH Fund are entirely voluntary and averaged $19,301 per month in fiscal year 2025. Funding for fiscal year 2026 is estimated to be $310,292, assuming the current contribution level is maintained. The Department makes the EH Fund available exclusively to counties and municipalities for the purpose of combating homelessness. Each biennium, the Department will publish an EH Fund Plan, approved by the Board, which outlines eligible activities and identifies the funding priorities among activities and Subrecipients.

Contact: Interested parties regarding the Ending Homelessness Fund may call Rosy Falcon, Single Family and Homeless Programs Division, at (512) 475-3975 or by email at HomlessPrograms@tdhca.texas.gov

Online documents: https://www.tdhca.texas.gov/ending-homelessness-fund

Funding Source: Voluntary donations

Recipients: Cities and counties in accordance with Tex. Transp. Code §502.415(f)

Targeted Beneficiaries: Persons experiencing homelessness or those at risk of homelessness; persons at-risk of homelessness who receive homelessness prevention assistance with moderate income level pursuant to Tex. Gov't Code §2306.152 if used in conjunction with HHSP, or with income less than 30% AMFI if used in conjunction with ESG

HOME Investment Partnerships Program

HOME is authorized under the Cranston-Gonzalez National Affordable Housing Act (42 USC § 12701, et. seq.) and TDHCA receives its HOME funding from HUD.

The purpose of the HOME Program is to expand the supply of decent, safe, and affordable housing for extremely low-, very low- and low-income households and to alleviate the problems of excessive rent burdens, barriers to homeownership, and deteriorating housing stock. HOME strives to meet both the short-term goal of increasing the supply and the availability of affordable housing and the long-term goal of building partnerships between state and local governments and private and nonprofit organizations to strengthen their capacity to meet the diverse affordable housing needs of lower income Texans. To achieve this purpose, HOME provides loans and grants through units of general local government, public housing authorities, CHDOs, nonprofit organizations and other qualified entities to provide assistance to eligible households. Some annual HOME funds awarded by HUD are set aside for specific activities under the Department's One Year Action Plan; those funds not in such set-asides are made available on a regional basis utilizing the Regional Allocation Formula (RAF). The HOME RAF can be found in the TDHCA Allocation Plan section of this Action Plan chapter. TDHCA also periodically releases deobligated and program income funds for programmatic activity that is not subject to the RAF. TDHCA provides technical assistance to all recipients of the HOME Program to ensure that participants meet and follow state implementation guidelines and federal regulations.

According to Tex. Gov't Code §2306.111, in administering HOME funds, the Department shall expend 95% of these funds for the benefit of non-participating small cities and rural areas that do not qualify to receive funds under the Act directly from HUD. This directs HOME funds into rural Texas. As established in Tex. Gov't Code §2306.111(c) and subject to the submission of qualified applications, 5% of the annual HOME allocation and 5% of program income shall be allocated for applications serving persons with disabilities living in any part of the state (called the Persons with Disabilities (PWD) Set-Aside). Federal regulations require a minimum of 15% of the annual HOME allocation be reserved for Community Housing Development Organizations (CHDOs). CHDO set-aside projects are owned, developed, or sponsored by the CHDO and result in the development of multifamily rental units or units for single-family homeownership. In energy efficiency efforts, HOME requires awardees to adhere to the Department's energy efficiency rules.

Tenant-Based Rental Assistance

Tenant-Based Rental Assistance (TBRA) provides rental subsidy and, security and utility deposit assistance. This program allows the subrecipient to provide the assisted tenant with funds to live in any dwelling unit with a right to continued assistance, in accordance with written tenant selection

policies, for a period not to exceed 24 months. If available, additional funds may be set-aside to provide assistance for up to 60 months for individuals that meet certain program requirements. A HOME-assisted tenant must also participate in a self-sufficiency program. This program may be utilized to address housing issues arising from declared disasters, as well as for assistance provided under the PWD set-aside. These funds are made available as specified in published rules and NOFAs.

Contract for Deed

The Contract for Deed (CFD) activity provides funds to households for the acquisition or the refinancing of their contract for deed, replacing it with a mortgage loan secured by a deed of trust. Assistance is provided in conjunction with the reconstruction of the housing unit. The newly constructed home must be the principal residence of the homebuyer. At completion of construction activities, all properties must meet the International Residential Code, the Department's Energy Efficiency rules, local building codes, zoning ordinances, local construction requirements, and comply with the universal design features in new construction, established by Tex. Gov't Code §2306.514. The terms of the CFD loan through the Department are often more favorable than the household's previous loan term. These funds are made available as specified in published rules and Notices of Funding Availability (NOFAs).

HOME Homebuyer Assistance with New Construction

The Homebuyer Assistance with New Construction (HANC) activity offers low-interest loans for the construction of single-family housing not currently owned and/or occupied by an eligible homebuyer. The loan may also include funds for the acquisition of real property and associated closing costs. The newly constructed home must be the principal residence of the homebuyer. At completion of construction activities, all properties must meet the International Residential Code, the Department's Energy Efficiency rules, local building codes, zoning ordinances, local construction requirements, and must comply with the universal design features in new construction, established by Tex. Gov't Code §2306.514. These funds are made available as specified in published rules and Notices of Funding Availability (NOFAs).

Single Family Development

Single Family Development (SFD) is a CHDO set-aside activity. CHDO activities include acquisition and new construction of affordable single family housing which must be sold to households at or below 80% AMFI. The newly constructed home must be the principal residence of the homebuyer. At completion of construction activities, all properties must meet the International Residential Code, the Department's Energy Efficiency rules, local building codes, zoning ordinances, local construction requirements, and must comply with the universal design features in new construction, established by Tex. Gov't Code §2306.514. CHDOs can also apply for homebuyer assistance if their organization is the developer of the single family housing project. These funds are made available as specified in published rules and NOFAs.

Homeowner Reconstruction Assistance

The Homeowner Reconstruction Assistance (HRA) activity offers grants or zero-interest deferred forgivable loans for reconstruction or new construction of dilapidated housing units to homeowners. The existing and the reconstructed home must be the principal residence of the homeowner. At the

completion of construction activities, all properties must meet the International Residential Code, the Department's Energy Efficiency rules, local building codes, zoning ordinances, local construction requirements, and must comply with the universal design features in new construction, established by Tex. Gov't Code §2306.514.

This program may be utilized to address housing issues arising from declared disasters, as well as for assistance provided under the PWD set-aside. These funds are awarded as specified in published rules and NOFAs.

Summary of HOME Program Funding

The HOME Allocation from HUD for Federal Fiscal Year (FFY) 2024 is $33,936,409.42 and was made available during State Fiscal Year (SFY) 2025. $12,635,941.19 in HOME program income was available in the FFY 2024 allocation. From these funds, an estimated $36.8M will be made available for the Single Family Activities described, with the remainder programmed for the Multifamily Direct Loan Program. Funding for FFY 2025 is $35,629,832.41 and will be made available during State Fiscal Year (SFY) 2026.

Contact: Individuals seeking assistance may search for local providers in their area online at https://www.tdhca.texas.gov/help-for-texans or by calling the Housing Resource Center at 800-525-0657. Program administrators can call the Single Family and Homeless Programs Division by email at HOME@tdhca.texas.gov.

Online documents: See the State of Texas Consolidated Plan: One Year Action Plan at https://www.tdhca.texas.gov/housing-resource-center-annual-or-biennial-plans-and-reports for further details on the HOME Program. The HOME Program Rule may be accessed from the TDHCA website at https://www.tdhca.texas.gov/programs/home-investment-partnerships-program.

Funding Source: HUD

Type of Assistance: Loans and grants

Recipients: Local service providers including units of local government, public housing authorities, nonprofit organizations, CHDOs, and other qualified entities

Targeted Beneficiaries: Maximum AMFI levels are set by program rules and NOFAs and will vary from 30% AMFI to 80% AMFI, depending on the program.

Colonia Self-Help Center Program

The Division, through the Office of Colonia Initiatives (OCI), acts as a liaison between the Department and the nonprofit organizations and units of local government that administer the Colonia Self-Help Center (CSHC) Program and other Department programs along the Texas-Mexico border, and work in field offices. The OCI provides technical assistance to nonprofits, for-profits, units of local government, community organizations, and colonia residents along the 150-mile Texas-Mexico border region.

Colonia Self-Help Centers were established in Cameron/Willacy, El Paso, Hidalgo, Starr, and Webb counties per Tex. Gov't Code §2306.582 to provide concentrated attention to five colonias in each county. The Department also established Colonia Self-Help Centers in Maverick and Val Verde counties due to their large population of residents of colonias and their designation as economically

distressed counties. HB 2893 (87th Regular Session), added Nueces County to the listing of counties in which TDHCA must establish a Colonia Self-Help Center. The operation of the CSHC Program is funded through a 2.5% set-aside from the Community Development Block Grant (CDBG) Program, a federal entitlement program administered by the Texas Department of Agriculture. Operation of the CSHC Program in each county is managed by a local nonprofit organization, Community Action Agency (CAA), or local unit of government that has demonstrated capacity to operate a Colonia SHC and been selected by the county.

The CSHC Program provides concentrated on-site assistance to low- and very low-income individuals and families in a variety of ways to improve living conditions, including financing or refinancing of a safe, suitable home and credit and debt counseling. The CSHC Program also offers housing rehabilitation, reconstruction, new construction, surveying and platting, and construction skills training. Lastly, the CSHC Program operates tool libraries to support self-help construction by residents of colonias.

Estimated funding for Federal Fiscal Year (FFY) for the 2025 Colonia SHC Program is $1,779,457 and will be made available during State Fiscal Year (SFY) 2026. More detail may be found in Section 6: Colonia Action Plan.

Contact: Albert Alvidrez at (915) 834-4925 or albert.alvidrez@tdhca.texas.gov

Online documents: https://www.tdhca.texas.gov/programs/colonia-self-help-center-program-shc

Funding Source: HUD

Type of Assistance: Grants and forgivable loans

Recipients: Units of local government, nonprofit organizations, Public Housing Authorities, and CAAs

Targeted Beneficiaries: Households at or below 80% AMFI within targeted colonias

Texas Housing Trust Fund Program

The Texas Housing Trust Fund (Texas HTF) receives general revenue appropriations funding from the State of Texas, including the use of loan repayments from previous projects funded with Texas HTF allocations. Funding is awarded as loans or grants to nonprofits, units of local government, councils of government, local mental health authorities, public agencies and public housing authorities. The targeted beneficiaries of the program are low-, very low- and extremely low-income households. During the Regular Session of the 89th Legislature, the Department was appropriated General Revenue for the Texas HTF in the amount of $10,058,675 for the 2026-2027 biennium. The 2026-2027 Texas Housing Trust Fund Biennial Plan was presented and approved by the Department's Governing Board at the board meeting of September 4, 2025, and was submitted to appropriate legislative offices as required by the Texas Government Code.

Texas Bootstrap Loan Program

Known as the Owner-Builder Loan Program in Tex. Gov't Code §2306.751, the Texas Bootstrap Loan (Bootstrap) Program provides loans to eligible applicants in any area of the state to purchase or refinance real property on which to build new residential housing, construct new residential housing

or improve existing residential housing through sweat-equity. Overseen by eligible administrators of nonprofit owner-builder housing programs, who may be Colonia Self-Help Centers or other nonprofit organizations, the Owner-Builders must provide a minimum of 65% of the labor required to build or rehabilitate the home. Tex. Gov't Code §2306.753(a) directs TDHCA to prioritize assisting Owner-Builders with an annual income of less than $17,500. The maximum Bootstrap Program loan amount per Owner-Builder is $49,500. A portion, but not more than 10%, of annual funding for the Bootstrap Program may be made available to organizations providing capacity building services to increase and expand the utilization of the Bootstrap Program.

Bootstrap Program funding for FY 2025-2026 is an estimated $3.3M per year, inclusive of administration funds, with additional funds made available through repayment of prior loans made under the Bootstrap Program.

Contact: Single Family and Homeless Programs Division at or bootstrap@tdhca.texas.gov

Online documents: https://www.tdhca.texas.gov/programs/texas-bootstrap-loan-program

Funding Source: Texas HTF

Type of Assistance: Amortizing repayable loans at 0% interest

Recipients: Nonprofit organizations and Colonia Self-Help Centers

Targeted Beneficiaries: Households at or below 80% AMFI

Amy Young Barrier Removal Program

The Amy Young Barrier Removal (AYBR) Program awards grants to units of local government and private nonprofit of up to $24,750 to persons with disabilities at or below 80% AMFI for accessibility modifications, to eliminate life-threatening hazards and correct unsafe conditions. Modifications may include, but are not limited to, installing handrails; ramps, buzzing or flashing devices; accessible door and faucet handles; shower grab bars and shower wands; accessible showers, toilets and sinks; and door widening and counter adjustments.

AYBR Program funding for FY 2025-2026 is estimated to be $1.7M per year, inclusive of administration funds, with additional funds made available through repayment of prior loans made under Texas HTF Programs (excluding Bootstrap Program repayment).

Contact: Single Family and Homeless Programs Division at htf@tdhca.texas.gov

Online documents: https://www.tdhca.texas.gov/programs/amy-young-barrier-removal-program-aybr

Funding Source: Texas HTF

Type of Assistance: Grants

Recipients: Units of local government, non-profit organizations, for-profit organizations, and Public Housing Authorities

Targeted Beneficiaries: 80% AMFI

Section 8 Housing Choice Voucher Program

TDHCA serves as a public housing authority and receives funding for the Housing Choice Voucher (HCV) Program from HUD for counties included in TDHCA's Public Housing Authority (PHA) Plan. The HCV Program provides rental assistance payments on behalf of low-income individuals and families, including older Texans and persons with disabilities.

Eligibility for the HCV is determined by the PHA based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. Eligible households must have a gross income that does not exceed 50% of HUD's median income for the county or metropolitan area in which the family chooses to live. HUD requires 75% of all new voucher holders to the program to be at or below 30 of the area median income. Median income levels are published by HUD and vary by location. Several factors for eligibility consist of household's income, size and composition, citizenship or satisfactory immigrant status, assets and medical and childcare expenses.

TDHCA's total voucher allocation allows for 1,539 HCVs; however, budgetary constraints limit voucher issuance to those that are able to be fully supported by available funds. The program administered approximately 600-700 vouchers in its service area for HCV, which includes all or parts of 34 counties, that are not served by local or regional housing voucher programs.

Up to 205 of TDHCA's vouchers, whether HCV, Mainstream (MSV), or Near Elderly Disabled (NED) vouchers, are authorized to be utilized anywhere in the state for the Project Access Program, which assists low-income persons with disabilities in transitioning from institutions into the community by providing access to affordable housing to live independently in the community. Aside from serving a special population, Mainstream vouchers (MVP) are administered using the same rules as the other housing choice voucher programs.

The Department also administers its remaining Emergency Housing vouchers (EHV) throughout scattered areas of the state of Texas where eligible populations have the greatest need. EHVs have been used to provide vouchers to 798 families, and the EHV Program is now retracting and is expected to end in calendar year 2026, with the final funding allocation. The EHVs were provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless.

The Department administers 70 Veterans Assistance Supportive Housing (VASH) vouchers in coordination with the Veterans Administration Medical Centers (VAMCs) in Kerr County, Kerrville and Galveston County. The initiative is a collaboration between TDHCA, the U.S. Department of Veterans Affairs (VA), and property owners. Additional counties may be added to the service area as more VAMCs elect to participate in VASH, or to expand their existing service area.

The Department also administers Foster Youth to Independence (FYI) Vouchers statewide in collaboration with the Texas Department of Family and Protective Services (DFPS). The Department may request up to 25 FYI Vouchers for eligible youth referred by DFPS on an as-needed basis.

HCV Program funding for FY 2025 is approximately $7.9 million, excluding EHV. For 2025, funds are awarded monthly based on the number of leased Section 8 Vouchers as shown in HUDs Voucher Management System (VMS).

> **Contact:** Individuals needing assistance with the HCV Program should email phainfo@tdhca.texas.gov. Individuals seeking other forms of local rental assistance may find

other Housing Choice Voucher providers online at: https://www.tdhca.texas.gov/help-for-texans by selecting "Rent Help" or by calling the Housing Resource Center at 800-525-0657.

Online documents: Additional documentation, including the Housing Choice Voucher Plan, may be accessed at the TDHCA website at https://www.tdhca.texas.gov/programs/housing-choice-voucher-section8-housing.

Funding Source: HUD

Type of Assistance: Grant, rental subsidy

Recipients: Households at or below 50% AMFI

Texas Homeownership Division

The Texas Homeownership Division offers the My First Texas Home (MFTH) Program, My Choice Texas Home (MCTH) Program, Texas Mortgage Credit Certificate (TX MCC) Program, and the Texas Statewide Homebuyer Education Program (TSHEP), also known as the Texas Homebuyer U (TXHBU).

My First Texas Home Program

The MFTH Program is funded through (i) the sale of mortgage backed securities (created by pooling mortgage loans originated through the MFTH Program) to third party investors and (ii) the sale of tax-exempt and taxable single family mortgage revenue bonds. The Program is offered on a first-come, first-served basis through a network of participating lenders. The Program provides homeownership opportunities by offering competitive interest rate mortgage loans and down payment assistance for qualified individuals and families whose gross annual household income does not exceed 115% AMFI (100% for households of 2 persons or less), based on HUD and IRS adjusted income and purchase price limits, or 140% AMFI (120% for households of 2 persons or less) if in a targeted area. The purchase price of the home must not exceed stipulated maximum purchase price limits as required by Internal Revenue Code. A minimum of 30% of tax-exempt mortgage revenue bond funds are made available to assist Texans earning less than or equal to 80% AMFI. The Department intends originate and pool MFTH mortgage loans; some will be sold, on the Department's behalf, to third party investors, while others will secure single family mortgage revenue bonds.

Income and purchase price limits for the program will continue to align with those set by the Internal Revenue Code for tax exempt bond eligibility. These limits are based on income categories determined by HUD. Eligible borrowers must be first-time homebuyers; a first-time homebuyer is anyone who has not had an ownership interest in a primary residence within the last three years. Certain exceptions to the first-time homebuyer requirement, income ceiling, and maximum purchase price limitations apply in targeted areas and/or to qualified Veterans. Targeted areas are defined as qualified census tracts in which 70% or more of the families have an income at or below 80% of the statewide median income and/or are areas of chronic economic distress as designated by the state and approved by the Secretaries of Treasury and HUD, respectively. The Qualified Veterans Exemption to the first-time homebuyer requirement applies to a veteran who has been honorably discharged and has not previously received financing as a first-time homebuyer through a single family mortgage revenue bond program.

MFTH Program funding for FY 2026 is dependent, in part, on continuation of federal authority, but is projected to be $1,000,000,000.

Contact: For individuals seeking assistance, call 1-800-792-1119 or go to www.thetexashomebuyerprogram.com to view Frequently Asked Questions and search for Participating Lenders. Mortgage Companies or Banks interested in becoming a participating lender should email the Texas Homeownership Division at txhomebuyer@tdhca.texas.gov

Online documents: www.thetexashomebuyerprogram.com

Funding Source: Sale of Mortgage Backed Securities into the secondary market; Single Family Mortgage Revenue Bonds

Type of Assistance: 30-year fixed-rate mortgage loan financing at competitive interest rates, with the option of down payment assistance in a second lien

Administrators: Participating mortgage lenders

Recipients: Households that are able to qualify for a mortgage loan who earn up to 115% AMFI who meet program guidelines, or 140% AMFI who meet program guidelines in a targeted area

My Choice Texas Home Program

The MCTH is funded through the sale of mortgage backed securities (created by pooling mortgage loans originated through the MCTH Program) to third party investors. The program is open to first time and non-first time homebuyers, on a first-come, first-served basis through a network of participating mortgage lenders. The program provides homeownership opportunities by offering competitive interest rate mortgage loans and down payment assistance for qualified individuals and families whose gross annual household income does not exceed: 80% AMFI for the Fannie Mae HFA Preferred Conventional loan product; 125% AMFI (for FHA, VA, USDA Government loan products if in non-targeted areas, or 140% AMFI for FHA, VA, USDA Government loans products if in a targeted area. The purchase price of the home must not exceed established purchase price limits.

MCTH Program funding for FY 2026 is projected to be $900,000,000.

Contact: For individuals seeking assistance, call 1-800-792-1119 or go to www.thetexashomebuyerprogram.com to view Frequently Asked Questions and search for Participating Lenders. Mortgage Companies or Banks interested in becoming a participating lender should email the Texas Homeownership Division at txhomebuyer@tdhca.texas.gov

Online documents: www.thetexashomebuyerprogram.com

Funding Source: Sale of Mortgage Backed Securities into the secondary market

Type of Assistance: 30-year fixed-rate mortgage loan financing at competitive interest rates, with down payment assistance in a second lien

Administrators: Participating mortgage lenders

Recipients: Households that are able to qualify for a mortgage loan who earn up to 125% AMFI who meet program guidelines, or 140% AMFI who meet program guidelines in a targeted area

Texas Mortgage Credit Certificate

TDHCA has the ability to issue Mortgage Credit Certificates (MCCs) through its tax-exempt bond authority. An MCC provides first-time homebuyers a federal income tax credit, reducing the homebuyer's potential federal income tax liability. The homebuyer can convert a portion of their annual mortgage interest into a direct income tax credit on their U.S. individual income tax return. The credit may be applied for the life of the loan, as long as the home remains the borrower's primary residence. The Department's MCC Program is currently tiered by purchase price to provide the most efficient use of private activity bond cap and ensure borrowers receive the most financial benefit possible. The individual benefit borrowers can potentially receive is based on the interest rate and the outstanding mortgage amount. MCCs with a credit rate greater than 20% have an annual maximum credit of $2,000. MCCs at or below a 20% MCC credit rate have no annual maximum. The credit cannot be greater than the annual federal income tax liability, after all other credits and deductions have been taken into account. MCC tax credits in excess of a borrower's current year tax liability may be carried forward for use during the subsequent three years.

The TX MCC Program provides homeownership opportunities for qualified individuals and families whose gross annual household income does not exceed 115% AMFI (100% for households of 2 persons or less), based on IRS adjusted income limits, or 140% AMFI (120% for households of 2 persons or less) if in a targeted area. In order to participate in the TX MCC Program, homebuyers must meet certain eligibility requirements and obtain a mortgage loan through a participating lender. The mortgage loan used in conjunction with the TX MCC Program may be underwritten utilizing Federal Housing Administration (FHA), VA, U.S. Department of Agriculture's Rural Housing Service, or conventional guidelines at prevailing market rates.

A TX MCC may be combined with a taxable mortgage loan product, subject to availability. All borrowers must meet restrictive eligibility requirements of the TX MCC Program.

TX MCC funding for FY 2026 is dependent on continuation of federal authority, but is projected to be $250,000,000.

Contact: For individuals seeking assistance, call 1-800-792-1119 or go to www.thetexashomebuyerprogram.com to view Frequently Asked Questions and search for Participating Lenders. Mortgage Companies or Banks interested in becoming a participating lender should email the Texas Homeownership Division at txhomebuyer@tdhca.texas.gov

Online documents: www.thetexashomebuyerprogram.com

Funding Source: Conversion of single family private activity bond authority

Type of Assistance: Individual tax credit that offsets federal income tax liability

Administrators: Participating mortgage lenders

Recipients: Households that are able to qualify for a mortgage loan who earn up to 115% AMFI who meet program guidelines, or 140% AMFI who meet program guidelines in a targeted area

Texas Statewide Homebuyer Education Program

The 75th Texas Legislature passed HB 2577, which charged TDHCA with the development and implementation of a statewide homebuyer education program to provide information and counseling to prospective homebuyers. In 1999, TDHCA created TSHEP to fulfill this mandate. The program

leverages the delivery of comprehensive homebuyer education by providing online resources and training to homebuyers.

Currently the program has partnered with Finally Home to expand homebuyer education throughout the State of Texas. A list of certified homebuyer education providers along with pertinent program information will continue to be made available and periodically updated on TDHCA's website in addition to Texas Homebuyer U for any individual seeking homebuyer education and counseling services.

Projected TSHEP funding for FY 2026: $50,000

Contact: Individuals seeking homebuyer classes may search for providers in their area online at www.thetexashomebuyerprogram.com/counselors/counselor-list. For more information on TSHEP call TDHCA at 1-800-792-1119.

Funding Source: State funds

Type of Assistance: Referral services

Recipients: Local nonprofit homebuyer education providers or prospective providers

Targeted Beneficiaries: No AMFI limits

Texas Homeowner Assistance Fund (TXHAF)

See Section 5 Pandemic Response for further information.

Texas Rent Relief (TRR)

See Section 5 Pandemic Response for further information.

TDHCA ALLOCATION PLANS

The Department has developed allocation formulas for many TDHCA programs in order to target available housing resources to the neediest households in each uniform state service region. These formulas are based on objective measures of need ensuring an equitable distribution of funding.

Regional Allocation Formula

Tex. Gov't Code §2306.111(d) and §2306.1115 require that TDHCA use a Regional Allocation Formula (RAF) to allocate its HOME, HTC, and HTF funding when programs are funded above a certain amount. This RAF measures the affordable housing need, available resources and other factors determined by the Department to be relevant to the equitable distribution of housing funds in 13 State Service Regions used for planning purposes. Tex. Gov't Code §2306.111(d) requires that the TDHCA RAF consider rural and urban areas in its distribution of program funding. Because of this, allocations for the HOME, HTC, and HTF programs are allocated by rural and urban areas within each region.

As a dynamic measure of need, the RAF is revised annually to reflect updated demographic and resource data, respond to public comment, and better assess regional housing needs and available resources. The RAF is released annually for public comment. Slightly modified versions of the RAF are used for Single Family HOME, Multifamily HOME, HTC, and HTF because the programs have different eligible activities, households and geographical service areas.

The RAF uses the following data from the Census Bureau's latest ACS 5-Year Estimates to calculate the regional need and availability distribution:

- Need factors:
    - 200% of Poverty: Number of persons in the region who live at or under 200% of the poverty line
    - Cost Burden: Number of households with a ratio of monthly gross rent or mortgage payment to monthly household income that exceeds 30%
    - Overcrowded Units: Number of occupied units with more than one person per room.
    - Lack of Kitchen: Number of households lacking kitchen facilities
    - Lack of Plumbing: Number of households lacking plumbing facilities
- Availability factor:
    - Unoccupied Housing Units: Number of vacant units available for rent or for sale
- Regional Coverage Factor:
    - Inverse population density: the amount of land per person in each subregion

The provided RAF tables are example amounts only. The final allocation amounts are calculated by the program area staff following the TDHCA Governing Board's approval of the RAF Methodology for the next state fiscal year. Further, even when final allocation amounts are made available, other

planning considerations further alter the applicability of the RAF and/or the amounts. To the extent funds received/proposed to be used are below the statutory minimum for any program/activity, or if the proposed activities fall into a statutory exception, the RAF will not be used.

HOME Program Regional Allocation Formula

The HOME RAF is specific to the HOME Program's activities. First, because HOME assists homeowners and renters, homeowner data and renter data is used in the RAF to calculate need and availability factors. HOME single-family activities and multifamily activities are measured by different variables. Because HOME offers single-family rehabilitation, lack of kitchen and lack of plumbing are included in the HOME Single Family RAF to measure housing need. Since HOME Single Family programs are typically scattered site and predominately located in rural areas of the state, a Regional Coverage Factor takes into account the smaller populations of rural areas as well as scattered locations of single family projects, instead of relying solely on population as an absolute.

Secondly, Tex. Gov't Code §2306.111 dictates that the Department shall expend 95% of its HOME funds for the benefit of non-Participating Jurisdictions that do not qualify to receive funds directly from HUD. Therefore, housing need and availability in the cities and counties that are Participating Jurisdictions are not included in the state's RAF. The RAF prioritizes funding opportunities for all HOME-funded activities with some exceptions for federal and state mandated set-asides including CHDO Operating Expenses, housing programs for Persons with Disabilities, and the Contract for Deed Program. The following tables provide examples for the combined regional funding distribution for all of the HOME activities distributed under the RAF, such as the CHDO developments, rental housing development, and various single-family activities.

These tables do not reflect funds available for FY2026. They are examples only.

Example HOME Single Family Program 2026 RAF

Region	Large MSA within Region for Geographical Reference	Example Regional Funding Amount	Example Regional Funding %	Example Rural Funding Amount	Example Urban Funding Amount
1	Lubbock	$861,555.29	5.7%	$699,824.67	$161,730.62
2	Abilene	$744,595.49	4.9%	$573,831.98	$170,763.51
3	Dallas/Fort Worth	$3,068,916.82	20.2%	$456,036.82	$2,612,879.99
4	Tyler	$1,553,707.39	10.2%	$969,249.32	$584,458.07
5	Beaumont	$963,950.08	6.3%	$710,600.46	$253,349.63
6	Houston	$994,530.36	6.5%	$343,756.11	$650,774.25
7	Austin/Round Rock	$326,059.19	2.1%	$226,059.19	$100,000.00
8	Waco	$1,187,198.79	7.8%	$526,381.00	$660,817.79
9	San Antonio	$842,252.81	5.5%	$344,177.57	$498,075.25
10	Corpus Christi	$829,777.12	5.4%	$543,360.86	$286,416.26
11	Brownsville/Harlingen	$1,083,089.02	7.1%	$583,831.82	$499,257.20
12	San Angelo	$929,466.59	6.1%	$575,294.08	$354,172.51
13	El Paso	$1,843,124.87	12.1%	$1,511,858.89	$331,265.98
	Total	$15,000,000.00	100.00%	$8,064,262.77	$7,163,961.05

Example HOME Multifamily Program 2025 RAF

Region	Large MSA within Region for Geographical Reference	Example Regional Funding Amount	Example Regional Funding %	Example Rural Funding Amount	Example Urban Funding Amount
1	Lubbock	$537,573.77	4.3%	$429,956.26	$107,617.50
2	Abilene	$487,962.72	3.9%	$386,498.45	$101,464.26
3	Dallas/Fort Worth	$2,979,857.04	23.8%	$461,585.52	2,518,271.52
4	Tyler	$1,526,664.49	12.2%	$1,031,095.65	$495,568.84
5	Beaumont	$894,660.89	7.2%	$754,557.48	$140,103.41
6	Houston	$1,028,791.56	8.2%	$309,270.04	$719,521.52
7	Austin/Round Rock	$10,510.54	0.1%	$195,584.75	$(185,074.21)
8	Waco	$1,304,437.82	10.4%	$470,324.26	$834,113.56
9	San Antonio	$845,639.76	6.8%	$323,741.58	$521,898.18
10	Corpus Christi	$609,406.39	4.9%	$463,703.10	$145,703.29
11	Brownsville/Harlingen	$1,219,308.95	9.8%	$595,768.12	$623,540.84
12	San Angelo	$573,204.60	4.6%	$246,649.95	$326,554.64
13	El Paso	$481,981.47	3.9%	$41,529.71	$440,451.76
	Total	$12,500,000.00	100.00%	5,710,264.88	$6,789,735.12

Texas Housing Trust Fund Program Regional Allocation Formula

According to Tex. Gov't Code §2306.111(d-1)(3), the RAF does not apply to activities with less than $3,000,000 of funding. The Texas Bootstrap Loan Program has not received more than $3,000,000. Tex. Gov't Code §2306.111(d-1)(2) also dictates that the RAF does not apply to activities primarily designed to serve persons with disabilities, and therefore the Amy Young Barrier Removal Program is exempt from the RAF. However, a regional dispersion may be utilized when releasing Amy Young Barrier Removal Program funds through the reservation system to ensure that all rural and urban areas of the state have an opportunity to access funds. No Texas HTF funds are subject to the RAF for SFY 2026.

Housing Tax Credit Regional Allocation Formula

In accordance with Tex. Gov't Code §§2306.111(d) and 2306.1115, TDHCA allocates HTC Program funds to each State Service Region using a need-based formula developed by the Department. For HTC, because the program only assists renters, only renter data was used in the RAF.

The HTC RAF provides for a minimum of $600,000 in each rural and urban state service region, and the HTC allocation methodology ensures that a minimum of 20% of the state's tax credit amount is awarded to rural areas.

Example Housing Tax Credit Program 2026 RAF

Region	Place for Geographical Reference	Example Regional Funding Amount	Example Regional Funding %	Example Rural Funding Amount	Example Urban Funding Amount
1	Lubbock	$1,762,092.89	2.7%	$639,295.73	$1,122,797.17
2	Abilene	$1,234,746.54	1.9%	$600,000.00	$634,746.54
3	Dallas/Fort Worth	$15,113,780.02	23.3%	$627,191.31	$14,486,588.72
4	Tyler	$2,335,926.21	3.6%	$1,375,085.83	$960,840.38
5	Beaumont	$1,859,927.06	2.9%	$1,013,298.24	$846,628.83
6	Houston	$15,085,408.32	23.2%	$600,000.00	$14,485,408.32
7	Austin/Round Rock	$5,690,361.20	8.8%	$600,000.00	$5,090,361.20
8	Waco	$3,253,848.69	5.0%	$630,687.15	$2,623,161.54
9	San Antonio	$5,859,247.76	9.0%	$600,000.00	$5,259,247.76
10	Corpus Christi	$1,637,969.53	2.5%	$624,987.65	$1,012,981.88
11	Brownsville/Harlingen	$6,459,874.60	9.9%	$758,520.72	$5,701,353.89
12	San Angelo	$1,554,828.89	2.4%	$600,000.00	$954,828.89
13	El Paso	$3,151,988.29	4.8%	$600,000.00	$2,551,988.29
	Total	$65,000,000.00	100.0%	$9,269,066.61	$55,730,933.39

Further, TDHCA is required by §42(m)(1) of the Internal Revenue Code and Tex. Gov't Code §2306.6702 to develop an annual Qualified Allocation Plan (QAP) to establish the procedures and requirements relating to the allocation of Housing Tax Credits. The QAP is revised annually in a process that involves public input, Board approval and ultimately approval by the Governor. Under the competitive HTC program, to be considered for an award of housing tax credits, an application must be submitted to TDHCA during the annual application acceptance period as published in the QAP. All applications must provide the required fee, application and supporting documentation as required by the QAP and the Department's rules, as well as meeting all eligibility and threshold requirements.

For more information on the RAF and further description of the formula, please contact the Housing Resource Center at (512) 475-3976.

POLICY INITIATIVES

The mission of the Texas Department of Housing and Community Affairs is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically and develop high quality affordable housing which allows Texas communities to thrive. In addition to the goals established by the Department's Legislative Appropriations Request, the Riders in the General Appropriations Act and state law, TDHCA continues to search for new ways to meet its mission. The following are policy initiatives for TDHCA. A vast amount of TDHCA's efforts since March 2020 has gone toward expanding existing programs and establishing new programs to deliver assistance to communities and households affected by the pandemic.

Fair Housing

Through education, outreach, training, program administration, monitoring, and rule provision, TDHCA works to ensure that its housing and assistance programs are compliant with HUD's requirements and regulations regarding fair housing.

Education, Outreach, and Training

The Texas Workforce Commission's (TWC) Civil Rights Division (CRD) is tasked with enforcing the State of Texas's Fair Housing Act, which was passed in 1989 and prohibits discrimination based on race, color, national origin, sex, religion, familial status, and disabilities in homeownership or rental housing opportunities. TDHCA works with TWC to ensure that prospective applicants and residents are aware of TWC's complaint process and that owners and management agents operating TDHCA properties and programs are aware of their responsibilities under the Federal and State Fair Housing Act. TWC offers free fair housing training. TDHCA staff also offers webinar training opportunities throughout the year, and more tailored training upon request to help ensure equal access to TDHCA programs.

Each April, in celebration of Fair Housing Month, TDHCA and TWC collaborate to present an online webinar series providing an overview of Fair Housing and other topics such as the basics of the reasonable accommodation process and guidance on assistance animals. Materials presented at these annual webinars are available on TDHCA's Fair Housing webpages at https://www.tdhca.texas.gov/fair-housing-presentations and on the Department's YouTube channel.

In 2025, TDHCA's Fair Housing team produced a suite of tools to make it easier and faster for TDHCA-monitored properties to remain complaint with TDHCA and HUD rules and with the Fair Housing Act. These tools include several interactive checklists that let property managers and compliance staff answer a series of yes/no questions to identify common issues and areas of non-compliance in their tenant selection criteria and affirmative marketing plans. Also released in 2025 is a new map that provides property managers with a safe harbor determination of least likely to apply populations for their affirmative marketing plans. Those tools can be found on TDHCA's Fair Housing webpages at https://www.tdhca.texas.gov/fair-housing-toolkits-sample-forms-and-downloadsand the affirmative marketing tool can be found at https://www.tdhca.texas.gov/MF-Affirmative-Marketing-Tool.

TDHCA's Fair Housing team provides approval for and maintains a list of Certified Fair Housing training providers. The list of these approved trainers is available on the Department's website and is used by Development Owners, managers, architects and engineers as it relates to multifamily residential rental developments awarded under the Department's Housing Tax Credit Program or other multifamily loan programs. Certified Fair Housing training providers may be approved for a period of two years, after which they must re-submit their qualifications for subsequent approval by Fair Housing staff. The list of approved trainers is on TDHCA's Fair Housing webpage at https://www.tdhca.texas.gov/fair-housing-training.

The Department's Language Access Plan is revised biennially and defines the actions to be taken by the Department to ensure meaningful access to agency services, programs, and activities for persons who have Limited English Proficiency. The agency contracts with third-party translation and interpreting services through two vendors available on an as-needed basis. Those who are unable to

speak, read, write, or understand the English language may call the Department to request translation assistance with any document, event or other information from the Department.

Program Administration and Monitoring

Annually TDHCA's Fair Housing team examines HUD's Fair Market Rents (FMRs) and Small Area Fair Market Rents (SAFMRs) to determine if payment standards in the Department's Housing Choice Voucher (HCV) Program service area may need to be adjusted to expand tenant housing choices. In areas where market rents are high and there is high demand for rental units, it can be challenging for a voucher holder to find a unit. The establishment of the Department's HCV payment standards are important because it determines whether a household will be able to find a unit they can afford with the voucher the Department issues.

The Fair Housing team has assumed the role of reviewing the Written Policies and Procedures and Affirmative Marketing Plans of multifamily properties that are monitored by TDHCA. These reviews are conducted on a 5-year schedule and may also be required based on complaints received about the properties.

The Department is also the lead agency in generating the State's comprehensive five-year fair housing planning document called the Analysis of Impediments to Fair Housing Choice (AI) The Fair Housing team is in charge of this process and coordinates with other agencies receiving HUD Community Planning and Development funds to produce the required analysis. The Fair Housing team visited locations across the State in order to garner input and identify impediments to fair housing choice and elicited extensive input and comment for the 2024 AI. The next AI is tentatively scheduled to be due in late 2029 and the Fair Housing team will continue to play the lead role in its production. The current AI can be found at https://www.tdhca.texas.gov/state-texas-analysis-impediments-ai-fair-housing-choice.

Homeless Individual Camping (HIC) Plans

During the 87th Regular Legislative Session, the Texas Legislature passed HB 1925 which established prohibitions on camping in public places, created a criminal offense in Texas Penal Code for prohibited camping, and established new Subchapter PP of Chapter 2306 of the Texas Government Code, entitled Property Designated by Political Subdivision for Camping by Homeless Individuals.

This addition to the Texas Government Code provides that a political subdivision may not designate a property to be used by homeless individuals to camp unless the Texas Department of Housing and Community Affairs (TDHCA) has approved a plan submitted by the political subdivision. TDHCA has established rules and procedures for how local municipalities can submit HIC Plans.

To date no HIC Plans have been submitted to TDHCA for approval. More information on HIC Plans can be found at https://www.tdhca.texas.gov/homeless-individual-camping-hic-plans

Disaster Recovery

TDHCA does not receive funds designated for disaster relief, but as available, may provide deobligated, discretionary, or other funds for disaster relief support. TDHCA's practice is to maintain a HOME Disaster Relief (HOME DR) fund balance of $1 million from deobligated funds and program income whenever possible. Additionally, a portion of CSBG Discretionary funds are typically held through a portion of the year should a Community Action Agency need additional funds to respond to a disaster in their coverage area. As with all TDHCA programs, funding for the Department's disaster relief activities is subject to availability. All activities supported through TDHCA funding must follow applicable program rules, including but not limited to eligible applicants, beneficiaries, activities, etc., unless otherwise waived.

SPECIAL NEEDS POPULATIONS

Elderly Persons

The MF Direct Loan Program, HTC Program, and MF Bond Program require owners to provide resident supportive services for the benefit of the residents.

CSBG eligible entities operate programs targeting the elderly. Such programs include Meals-on-Wheels, congregate meal programs, senior activity centers and home care services.

The Department's CEAP and WAP give preference to the elderly as well as other special needs and priority populations. Subrecipients must conduct outreach activities for these special needs populations.

Homeowner Reconstruction Assistance, offered through the HOME Program, and the Amy Young Barrier Removal Program, funded with the Texas Housing Trust Fund, provide funds for the repair and rehabilitation of homes owned by low-income households. Many of the assisted households are aging Texans, thereby facilitating their ability to remain in their communities, keep existing social networks intact, and decrease dependence on institutional assistance.

Farmworkers

TDHCA addresses farmworker issues by licensing and inspecting migrant labor housing facilities and conducting periodic studies on farmworker needs. In addition, the CSBG and HTC programs serve or prioritize funding for farmworkers.

The QAP, which governs the Competitive 9% HTC Program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is farmworkers.

In addition, the CSBG and HTC Programs serve or prioritize funding for education and employment assistance and services for Native American and migrant and seasonal farmworkers. TDHCA set aside a portion of its Program Year 2025 CSBG state discretionary funds to fund educational and employment opportunities for migrant and seasonal farmworker and Native American populations.

Persons Experiencing Homelessness

While the HTC Program is well-known and primarily used for the construction, acquisition and/or rehabilitation of housing that serves the general population or elderly populations, it also is used to develop permanent supportive housing for homeless populations. Each year several awards are made to such developments. Moreover, the QAP, which governs the Competitive 9% HTC Program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is homeless populations. The QAP also offers points for Development that set aside an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness; to garner these points developments cannot reject an applicant for reasons of credit history or prior rental payment history.

TDHCA administers the CSBG Program, CEAP, LIHWAP, ESG, HHSP, HSS, EHV, and HOME-ARP to serve persons at risk of homelessness or experiencing homelessness.

The Ending Homelessness Fund, established by the 85th Texas Legislature, is currently utilized to supplement existing efforts to combat homelessness. Once the EH Fund reaches an adequate level of funds to support an autonomous program the Department will publish an EH Fund Plan. I

During the 81st legislature, the Homeless and Housing Services Program (HHSP) was created; it operates under two separate set-asides. The general HHSP set-aside funds homeless prevention and response services. The youth set-aside funds services designated to combat homelessness among youth and young adults under the age of 25.

During the 88th Legislature, $1M was appropriated in a one-time supplemental appropriation to address youth homelessness in Fort Bend County. These funds are used to fund a transitional housing program, rental assistance, case management, and other services meant to address the needs of youth and young adults experiencing homelessness. Persons Living With HIV/AIDS and Their Families

The QAP, which governs TDHCA's Competitive 9% HTC program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs; one of the nine special needs categories for the HTC Program is persons with HIV/AIDS.

Persons with Disabilities (Mental, Physical, and Developmental)

TDHCA plays an active role in the Housing and Health Services Coordination Council (HHSCC) which provides critical input on behalf of people with disabilities. TDHCA's involvement with this group is described in the "Community Involvement" section of the Public Participation section of this document. In addition to its relationships with the HHSCC, the Department is also an active member of the Statewide Behavioral Health Coordinating Council. The Department shows its commitment to reducing impediments to affordable housing for persons with disabilities in a variety of programs, policies, and rules designed to reach persons with disabilities across the state.

ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. TDHCA awards more points to applicants for competitive funds whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, which includes persons experiencing chronic homelessness, for which the definition includes a disabling condition; persons experiencing severe mental illness; and persons with substance abuse disorders.

TDHCA is one of 31 states awarded funds by HUD for the Section 811 PRA Program. TDHCA was awarded the full amount requested for HUD's 2012, 2013, and 2019 rounds. These three grants provide project-based rental assistance for extremely low-income persons with disabilities in eight MSAs in Texas, including Austin-Round Rock; Brownsville-Harlingen; Corpus Christi, Dallas-Fort Worth-Arlington; El Paso; Houston-The Woodlands-Sugar Land; McAllen-Edinburg-Mission; and San Antonio-New Braunfels. Eligible households must include a member of one of the following Target Populations: 1) Persons Exiting Nursing Facilities 2) Persons Exiting Intermediate Care Facilities for People with Intellectual and Developmental Disabilities 3) Youth and Young Adults Exiting Foster Care with Disabilities; and 4) Persons with Serious Mental Illness. The purpose of this program is to provide long-term project-based rental assistance contracts for affordable housing units set aside for extremely low-income persons with disabilities. TDHCA entered into an Inter-Agency Agreement with Texas HHSC and DFPS, which was a requirement of the Section 811 PRA grant application. This Inter-Agency Agreement outlines the targeted populations for the Section 811 PRA Program, methods of outreach and referral and commitments of availability of services from Texas HHSC and DFPS contractors.

Highlights specific to Multifamily Properties:

- The MF Direct Loan Program, HTC Program, and MF Bond Program rental developments must conform to Section 504 standards, which require that at least 5% of the development's units be accessible for persons with physical disabilities and at least 2% of the units be accessible for person with hearing and visual impairments. The 2022 QAP requires some otherwise exempt Developments to comply with Fair Housing accessibility requirements.
- Tex. Gov't Code Chap. 2306 and TDHCA's QAP require all TDHCA Multifamily properties funded after September 1, 2001, to operate in compliance with Section 504 of the Rehabilitation Act of 1973. Owners are required to pay for reasonable accommodations/modifications requested by persons with a disability. TDHCA's Fair Housing Team and Compliance Division have produced a Tenant Rights and Resources Guide for TDHCA Monitored Properties that highlights rights to reasonable accommodations and ways to file discrimination complaints in the state of Texas.
- The QAP includes a requirement that TDHCA Multifamily units originally occupied on or after March 13, 1991, meet certain standards for visitability. The standards are designed so that residents who do not require a fully accessible unit will be able to use it, and residents of all units will be able to have visitors with mobility disabilities.

In addition, advocates for the aging and persons with disabilities continue to stress the importance that these populations have the ability to live independently and remain in their own homes and communities. Advocates consider access to rehabilitation funds for accessibility modifications of single-family housing a priority. Through the Amy Young Barrier Removal Program, the rehabilitation funds perform minor physical modifications such as the installation of handrails, grab bars, and ramps, as well as the construction of wheelchair-accessible bathrooms and kitchens, thus making existing units livable and providing a cost-effective and consumer-driven alternative to institutionalization. Likewise, the availability of rental vouchers that provide options beyond institutional settings is a high priority. Since many persons with disabilities and older Texans live on fixed incomes, such as Supplemental Security Income, another recognized need is deeply affordable rents.

As established in Tex. Gov't Code §2306.111(c) and subject to the submission of qualified applications, 5% of the annual HOME Program allocation, including 5% of HOME Program Income, is allocated for serving persons with disabilities living in any part of the state. The 2025 HOME Investment Partnerships Program Persons with Disabilities Set-Asides Reservation System NOFA allows administrators to provide tenant-based rental assistance and homeowner reconstruction assistance under the Persons with Disabilities Set-Aside. Furthermore, construction activities for single family housing allowed for an increased budget for accessibility features requested by households for accessibility modifications.

Priority for energy assistance through CEAP and WAP are given to persons with disabilities as well as other special needs and prioritized groups. Local providers must implement special outreach efforts for these special needs populations. In addition, five million in CDBG CARES funding has been targeted for providers and facilities that assist persons with disabilities.

The CSBG funded Reentry Assistance Pilot Program assists previously incarcerated individuals to obtain rental housing through landlord incentives, payment of security deposits and other reentry activities related to housing. These services enable this population to regain entry to their communities with the use of CSBG state discretionary funds.

Integrated Housing Rule

Integrated housing, as defined by SB 367 and passed by the 77th Texas Legislature, is "housing in which a person with a disability resides or may reside that is found in the community but that is not exclusively occupied by persons with disabilities and their care providers." The Department, with the assistance of the TDHCA Disability Advisory Workgroup, developed an integrated housing rule to address this concern. The Integrated Housing Rule, for use by all Department housing programs, was updated in March 2021, found at 10 TAC §1.15, and is summarized as follows:

A household with disabilities is a household composed of one or more persons, at least one of whom is an individual who is determined to have a physical or mental impairment that substantially limits one or more major life activities; or having a record of such an impairment; or being regarded as having such an impairment.

A housing development may not restrict occupancy solely to households with disabilities unless required by a federal funding source.

- Large housing developments (50 units or more) shall provide no more than 25% of the units of the development set aside exclusively for households with disabilities. The units must be dispersed throughout the development.
- Small housing developments (less than 50 units) shall provide no more than 36% of the units of the development set aside exclusively for households with disabilities. These units must be dispersed throughout the development.
- Set-aside percentages outlined previously refer only to the units that are to be solely restricted for households with disabilities. This section does not prohibit a property from having a higher percentage of occupants with disabilities.
- Property owners may not market a housing development entirely, nor limit occupancy to, households with disabilities.

Exceptions to the rule are made for rental transitional housing, shelters and rental or ownership of scattered site single family developments with no more than four units per non-adjacent lot, and for cases in which the TDHCA Board provides a waiver and affirms that the waiver of the rule is necessary to serve a population or subpopulation that would not be adequately served without the waiver, and that the Development, even with the waiver, does not substantially deviate from the principle of Integrated Housing.

Persons with Substance Use Disorders

TDHCA addresses the needs of persons with alcohol and substance use issues through the ESG, HTC, HSS, and HTC programs.

The HTC Program QAP offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is persons with alcohol and substance use disorders.

TDHCA addresses the needs of persons with alcohol and substance use issues through the HTC and ESG programs.

Additionally, ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. During the ESG funding cycle, TDHCA awards more points to applicants for competitive funds whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, including persons with substance use disorders.

Persons with Violence Against Women Act (VAWA) Protections

The QAP, which governs the Competitive 9% HTC program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is persons protected by the VAWA.

The Texas HHS Family Violence Program provides emergency shelter and support services to victims and their children, educates the public, and provides training and prevention support to various agencies. Services can include hotline services, information and referral, counseling, assistance in obtaining medical care and employment, and transportation services.

ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG program, including survivors of domestic violence. The State ESG program typically funds a number of programs serving survivors of domestic violence because many shelters in Texas serve that subpopulation and in the competition for funds, their applications have scored competitively.

The allocation formula for HHSP funds includes incidents of family violence, as determined by reports from local police departments, in assessing the amount of funds received by each community. This increases HHSP funding available in communities with disproportionate instances of family violence.

Residents of Colonias

The OCI, HOME, Texas HTF, and HTC programs provide incentives to serve or prioritize the special needs of colonia residents.

The QAP, which governs the Competitive 9% HTC Program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is colonia residents. In addition, the QAP offers points for developments located in underserved areas, which includes colonias.

The HOME Program administers the Contract for Deed activity to assist households with the acquisition of property held in an executor contract for conveyance, also known as a contract for deed. This instrument was prevalent in colonia areas, and funding for the CFD is initially set-aside for colonia residents for a minimum of 60 days before being made available outside of colonias. CFD assistance providers may also provide refinancing of loan terms in conjunction with providing funds for the reconstruction of substandard units.

In 1996, TDHCA created the OCI in an effort to place greater emphasis on addressing the needs of persons residing in colonias. The OCI is charged with implementing some of the Department's legislative initiatives and programs involving border and colonia issues. The fundamental goal of the OCI is to improve the living conditions and lives of border and colonia residents and to educate the public regarding the services that the Department has to offer. The OCI provides technical assistance to colonia residents and the entities that serve them. The OCI is instrumental in facilitating the success of the Colonia Self-Help Centers.

Residents of Public Housing

The HTC Program is consistently used for the redevelopment of public housing authority property, which is mostly being accomplished through HUD's Rental Assistance Demonstration Program (RAD).

TDHCA believes that the future success of Public Housing Authorities (PHAs) will center on ingenuity in program design, maximizing resources, emphasis on resident participation towards economic self-sufficiency and partnerships with other organizations to address the needs of this population. While TDHCA does not have any direct or indirect jurisdiction over the management or operations of public housing authorities, it does maintain a relationship with these service providers, and PHAs can access HOME funding for single family activities including Homeowner Reconstruction Assistance, Homebuyer Assistance with New Construction, and Tenant-Based Rental Assistance.

Veterans and Wounded Warriors

The QAP, which governs the 9% Competitive HTC program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is veterans and wounded warriors. In addition, the QAP requires that development owners affirmatively market to veterans.

In addition to operating a project-based Veterans Assistance Supportive Housing (VASH) contract in Kerrville, TDHCA also administers tenant-based VASH vouchers in the Fort Bend and Galveston jurisdictional area. The initiative is a collaboration between TDHCA and the U.S. Department of Veterans Affairs (VA).

ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. TDHCA awards more points to applicants whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, including veterans.

Youth and Young Adults Aging Out of Foster Care

Under the HTC Program, full-time, income eligible students are eligible to live in a tax credit property if he or she was previously under the care and placement of a foster care agency.

The Department is one of 31 states awarded funds for the Section 811 PRA Program by HUD. The purpose of this program is to provide long-term project-based rental assistance for extremely low-income persons with disabilities. Youth and young adults exiting foster care with disabilities are one of the target populations for this grant.

ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. During the ESG funding cycle, TDHCA awards more points to applicants whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, including unaccompanied youth, parenting youth, and children of parenting youth. While the funds are not set-aside for youth aging out of foster care, incentivizing provision of services to youth populations includes youth aging out of foster care.

Youth Experiencing Homelessness

In 2019, the 86 (R) Texas Legislative Session passed House Bill (HB) 2564, which amended Tex. Gov't Code §2306.0721 (c) to include homeless youth as a population with special housing needs within the State's Low Income Housing Plan. HB2564 defines homeless youth as any individual younger than 25 years of age who is homeless. TDHCA administers the CSBG Program, ESG Program, Housing Stability Services, EH Fund, and HHSP programs to serve persons at risk of homelessness or experiencing homelessness. These programs can also serve youth experiencing homelessness as defined by Tex. Gov't Code §2306.0721(c)(2).

Additionally, the legislature appropriated $6,299,984 annually in funding to the HHSP Program for the 2025-2026 biennium. These funds are allocated to HHSP subrecipients and may be utilized to provide services, including case management, emergency shelter, street outreach, and transitional living to unaccompanied homeless youth and young adults aged 24 or younger.

SECTION 5

Pandemic Response and Other Intiatives



SECTION 5: PANDEMIC RESPONSE AND OTHER INITIATIVES

On March 4, 2020, the Texas Department of State Health Services announced Texas' first positive COVID-19 case. According to the Texas Department of State Health Services as of August 28, 2023, Texas has recorded 8,726,250 cases of COVID-19 and 92,754 COVID-19 related deaths. In a May 15, 2023 Press Release Governor Abbott renewed the disaster proclamation issued on March 13, 2020, certifying under Section 418.014 of the Texas Government Code that the novel coronavirus (COVID- 19) poses an imminent threat of disaster for all counties in the State of Texas. According to the Harvard Joint Center on Housing Policy the COVID-19 pandemic impacted already vulnerable renters and homeowners by increasing the number of individuals that are both behind on housing payments and the number of individuals that have incurred a loss of income during the pandemic (Harvard Joint Center for Housing Studies, 2021).

FEDERAL FUNDING

Shortly after the beginning of the pandemic the federal government began enacting legislation aimed at helping renters and homeowners. On March 27, 2020, the Coronavirus Aid Relief and Economic Security Act (CARES),–a $2.2 trillion Federal stimulus bill–was passed. On December 28, 2020, the $920 billion Consolidated Appropriations Act was passed. The final bill during SFY 2021, the $1.9 trillion dollar American Rescue Plan (ARP), passed on March 11, 2021. On April 2, 2020, TDHCA began receiving federal funds allocated to combat the COVID-19 pandemic. Additionally, under the Infrastructure Investment and Jobs Act (IIJA) two further allocations of funds were received as reflected below. In addition, the chart below includes funding provided through the Continuing Appropriations Act of 2023. In total, TDHCA has been allocated or reprogrammed pandemic or other temporary funds totaling $4,629,321,498, which are listed below. TDHCA has used these federal funds to combat the COVID-19 pandemic by creating new programs and providing supplemental allocations to existing programs. Please see previous SLIHPs for information regarding previous pandemic response funding.

TDHCA PANDEMIC RESPONSE PROGRAMS					
Program	Division	Availability/Eligibility	Served to date (09/04/25)	Total Program Funding	Expended Funding
CARES ACT					
CDBG CARES – Phases I, II and III	CDBG CARES	Income Eligibility: For households at or below 80% of AMI.	3,533,842 persons	$141,846,258	$121,238,509 (85.47%)
CORONAVIRUS RELIEF BILL – PART OF THE CONSOLIDATED APPROPRIATIONS ACT OF 2021					
Emergency Rental Assistance 1 & 2 (Texas Rent Relief Program)	Texas Rent Relief	Available statewide. Income Eligibility: For households at or below 80% AMI.	324,146 Households	$2,466,516,459	$2,464,731,010 (99.93%)
Housing Stability Services (ERA1 & ERA2)	HSS Division	Available statewide. Income Eligibility: For households at or below 80% AMI.	135,680 Households	$220,546,004	$210,555,360 (95.47%)
AMERICAN RESCUE PLAN (ARP) – Public Law 117-2					
HOME-ARP	HOME ARP	Household Eligibility: For homeless, at risk of homelessness, those fleeing Domestic Violence, or others with housing instability.	331 Units	$133,474,575	$43,687,605 (33%)
Homeowner Assistance Fund (HAF)	Homeownership	Households with incomes equal to or less than	58,536 households	$842,214,006	$840,302,409 (99.77%)

		the greater of (i) 100% of AMI or (ii) 100% of national median income.			
Emergency Housing Vouchers (EHV)	Section 8	Income Eligibility: Not to exceed 50% of AMI	808 Housed	$11,490,348	$21,108,122.21 (183.70%)
Infrastructure Investment and Jobs Act – Public Law 117-58					
LIHEAP	Community Affairs	Available statewide Income Eligibility: 150% of poverty	45,394 persons	$32,348,848	$24,808,575 (76.69%)
BIL WAP	Community Affairs	Income Eligibility: 200% of poverty	787 Units	$173,162,598	$19,208,270 (11.09%)

*All dollar amounts represented are as of September 4, 2025.

CLOSED/COMPLETED PROGRAMS					
LIHEAP CARES	Community Affairs	Available statewide Income Eligibility: 150% of poverty	181,215 persons	$94,023,896	$63,898,418 (68%)
LIHEAP ARP	Community Affairs	Available statewide Income Eligibility: 150% of poverty	194,061 persons	$134,407,308	$132,058,416 (98.25%)
Low-Income Household Water Assistance Program (LIHWAP1)	Community Affairs	Geography: Statewide Income Eligibility: 150% Poverty	183,687 persons	$51,801,876	$47,557,420 (91.81%)
LIHWAP2	Community Affairs	Income Eligibility: TBD	96,691 persons	$40,597,082	$37,992,947 (93.41%)

CSBG CARES	Community Affairs	Available statewide Income Eligibility: 200% of poverty (normally is 125%)	146,462 persons	$48,102,282	$47,942,629 (99.67%)
Housing Choice Voucher Program Admin	Section 8	Used to incentivize landlords to accept voucher holders.	159 Landlords	$258,139	$83,700 Landlord Payment (32.42%)
Housing Choice Voucher Program MVP	Section 8	Provided 15 additional vouchers. Income Eligibility: Not to exceed 50% of AMI	15 families	$110,302	$53,664 (48.65%)
HAF Subrecipient Activities	HAF	Households with incomes equal to or less than the greater of (i) 100% of AMI or (ii) 100% of national median income.	9,132 Households	$15,953,990 (subset of funds from HAF)	$15,899,524 (99.66%)
ESG CARES – Phase I & II	SFHP	Income Eligibility: 50% AMI for homeless prevention	98,805 persons	$103,646,620	$103,539,918.17 (99.90%)
Continuing Appropriations Act, 2023 – Public Law 117-180					
LIHEAP (23CR) Supplemental Funding	Community Affairs	Available statewide Income Eligibility: 150% of poverty	193,639 persons	$84,732,886	$77,451,844 (91.41%)
LIHEAP (23CR) Supplemental Disaster Funding	Community Affairs	Available statewide Income Eligibility: 150% of poverty	79,701 Persons	$55,322,964	$44,530,529 (80.96%)

*All dollar amounts represented are as of September 4, 2025.

TDHCA DIVISION PANDEMIC RESPONSE AND OTHER INITIATIVES

Community Affairs Division

The Community Affairs Division administers the Community Services Block Grant (CSBG) Program, the Comprehensive Energy Assistance Program (CEAP), and the Weatherization Assistance Program (WAP).

Comprehensive Energy Assistance Program (CEAP)

TDHCA's CEAP program was allocated additional funds from USHHS from the following:

- Infrastructure Investment and Jobs Act (IIJA), 2025-$6,592,575

CEAP IIJA funds have been distributed among the same subrecipients as the regular CEAP funds. Subrecipients have until September 30, 2026, to spend these additional CEAP funds.

Infrastructure Investment and Jobs Act (IIJA) DOE WAP

In November 2021, the Infrastructure Investment and Jobs Act was signed into law. Under the IIJA, TDHCA was awarded $173,162,598 for its Weatherization Assistance Program (WAP) funded through the Department of Energy. The program began July 1, 2023, and is expected to end June 30, 2029. The program will be delivered by the existing WAP network of 21 service providers with the possible addition of a statewide or regional service provider. The targeted beneficiaries are households at or below 200% of the Federal Poverty Guidelines with priority given to the elderly; persons with disabilities; families with young children; households with the highest energy costs or needs in relation to income (highest home energy burden); and households with high energy consumption.

Community Development Block Grant (CDBG) CARES Act Assistance

On June 15, 2020, Governor Greg Abbott identified TDHCA as the designated agency to receive all CDBG CARES Act (also referred to as CDBG-CV) funding allocated to the State of Texas. TDHCA received a total of $141,846,258 in CDBG CARES Act funding. CDBG-CV funds have been used for Mortgage Assistance for both Rural and Balance of State (TEMAP), Rental Assistance for Entitlement communities (TERAP), Food Bank Distribution Assistance (Food Bank), Relief to Providers of Persons with Disabilities (Relief to Providers), and Legal Services for Persons with Disabilities (Legal Services). The remaining funds are being used for the Community Resiliency Program (CRP) and continuing Legal Services. Assisted households must be at or below 80% of Area Median Income (AMI) and must have been economically affected by the Coronavirus pandemic.

TDHCA will ensure through its contracts that $40,000,886 (the amount of its first allocation) will be provided to non-entitlement units of general local government (UGLG) or will be provided to participants (regional organizations which include private non-profits serving more than one county, community action agencies, or regional councils of governments) who will in turn assist households located in non-entitlement communities. Non-entitlement units of government are cities with populations of less than 50,000 (except cities that are designated principal cities of Metropolitan Statistical Areas), and counties with populations of less than 200,000.

Mortgage Assistance (TEMAP)

The Texas Emergency Mortgage Assistance Program (TEMAP) was initially funded with $26,024,125 of CDBG CARES Act funds, and was distributed through a competitive NOFA allocation. TEMAP was developed to help with mortgage assistance (up to six months, including arrears) to income-eligible homeowners who have been economically impacted by COVID-19 to help provide housing stability during the pandemic. The program has been completed. The final funded amount, including a refund after the program was over, was $20,484,256.75.

Rental Assistance for Entitlements (TERAP)

The Texas Emergency Rental Assistance Program (TERAP) was funded with $32,712,577 of CDBG CARES Act funds which were directly committed to an estimated 54 entitlement communities that already had an existing COVID rental assistance program. TERAP was developed to help with rental assistance (up to six months, including arrears) to income-eligible households impacted by COVID-19 to help provide housing stability during the pandemic. Funds were also used for eviction diversion, which provides rental assistance to tenants who have been sued for eviction. The program has been completed. The final funded amount, including two refunds after the program was over, was $29,128,955.78.

Food Bank Distribution Assistance (FOOD BANK)

The CDBG CARES Food Bank program was funded with $30,000,000. Funds provide assistance to eligible food bank providers that have been economically impacted by COVID-19. Funds were used to reimburse food banks for bulk food purchases to be distributed statewide. Funds dedicated to this activity were deployed to address statewide food and nutrition needs through Feeding Texas, a network of food banks and other hunger-relief organizations covering the entire state of Texas. Funding for this activity was used for bulk food purchase as well as to provide funds for equipment, supplies, and materials necessary to carry out the public service in response to the effects of the Coronavirus pandemic. The program has been completed.

Relief to Providers of Persons with Disabilities (RELIEF TO PROVIDERS)

The CDBG CARES Relief to Providers program was funded with $5,000,000. Relief to Providers was developed to help providers continue serving residential persons with disabilities during the Coronavirus pandemic by reimbursing for allowable expenses undertaken to prevent, prepare for, or respond to COVID-19. The program began in the summer of 2021, and all assistance funds have been disbursed. The final funded amount was $3,304,982, and the program has been completed.

Legal Services for Persons with Disabilities (LEGAL SERVICES)

The CDBG CARES Legal Services program was initially funded with $445,000. The funds provide legal services assistance for persons with disabilities to obtain or retain housing as a result of COVID-19. Legal services include legal advice and legal representation by licensed attorneys in good standing with the State Bar of Texas through both allowing reimbursement of eligible expenses for providers of persons with disabilities, and through a contracted provider of legal services for persons with disabilities. The final funded amount has been increased to $620,000 and the program is ongoing.

Community Resiliency Program (CRP)

The CDBG CARES CRP was initially funded with $38,180,317 of CDBG-CV, and has been released through a competitive NOFA process. CRP was developed to help provide assistance to low- and moderate-income persons, as well as to rural and small metro communities to create, expand, or enhance public facilities that provide medical care, social services, and/or emergency non-congregate housing to prevent the transmission of COVID-19, or assist in response to future pandemics, and allow for adequate social distancing or remote access. Funds allow non-entitlement communities to make improvements to facilities to address gaps in future pandemic emergency response capacity. Funding has been made available for the CDBG eligible activity of public facilities and improvements, which may consist of acquisition, rehabilitation, or construction of public facilities such as homeless shelters, domestic violence shelters, health clinics, emergency medical stations, and senior centers. Also eligible under this activity is the purchase of publicly owned, mobile health clinics, and emergency medical services vehicles to support the activities. All contracts are made with Non-Entitlement Communities. CRP is currently funded for $50,234,785.31.

Total CDBG Funding

Program	Funds	Percent
TEMAP	$20,484,257	15.31%
TERAP	$29,128,956	21.78%
Food Bank	$30,000,000	22.43%
Relief to Providers	$3,304,982	2.47%
Legal Services	$620,000	0.46%
CRP	$50,234,785	40.46%
Total*	$133,772,980	100.00%

* Amount reflects total program amount received less admin.

Single Family and Homeless Programs

During SFY 2025 TDHCA's Single Family and Homeless Programs Division offered, Section 8 emergency Housing Vouchers (EHVs) authorized by the American Rescue Plan Act (ARPA) and Section 8 Mainstream Vouchers (MSVs) authorized by the Coronavirus Aid Relief and Economic Security Act (CARES.)

Section 8 Housing Choice Voucher Program

HCV Section 8 Program - Mainstream Vouchers (MVP)

The MVP vouchers are tenant-based vouchers that serve non-elderly person(s) with a disability transitioning from a nursing facility, intermediate care facility, Texas state psychiatric hospital, or board and care facility.

HCV Section 8 Program - Emergency Housing Vouchers (EHV)

TDHCA received $11,490,348 in ARP Act funding to support 798 Emergency Housing Vouchers. The EHV program provides rental assistance to individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless

and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. Assistance under the EHV program is anticipated to end in calendar year 2026, as the final allocation of funds has been established.

HOME American Rescue Plan (HOME-ARP)

The American Rescue Plan Act of 2021 established HOME-ARP based on the framework of the HOME annual program, with certain flexibilities and waivers and additional regulations to create new activities. One of the reasons HOME-ARP was created was to serve specific populations called qualifying populations. These include:

- Households that are experiencing homelessness, per 24 CFR §91.5;
- Households at-risk of homelessness, per 24 CFR §91.5;
- Households with at-risk of homelessness criteria, with waiver to allow for income up to 50% AMI, per HUD CPD Notice 21-10;
- Households fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, per HUD 24 CFR §5.2003;
- Households with 30% AMI with severe housing cost burden defined as paying more than 50% of monthly household income toward housing costs, per HUD CPD Notice 21-10;
- Households who have qualified as homeless previously, are currently housed with temporary/emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness, per HUD CPD Notice 21-10; or
- Veterans (and their families) that meet one of the above definitions.

TDHCA was allocated a one-time allocation of $132,969,147 in HOME-ARP funds by HUD, which was adjusted to $133,474,575 after reallocations and adjustments to HUD's allocation formula. After a public outreach and comment period, TDHCA programmed funds into the development of affordable rental housing, Non-Congregate Shelters (NCS), and Non-Profit Operating/Non-Profit Capacity Building (NCO) related to HOME-ARP rental or NCS development. The increase in HOME-ARP funds and additional descriptions of targeting for the NCO and NCS funds were incorporated into subsequent plan amendments which also had appropriate comment periods. TDHCA's HOME-ARP Allocation Plan, as amended, is available online at https://www.tdhca.texas.gov/home-arp-program-guidance-and-regulations.

Rental housing development had a requirement that qualified populations only pay 30% of their income toward rent. To offset this potential loss in rental income, HOME-ARP offered a unique financial structure, including, but not limited to, no subsidy per unit limit and an option for capitalized operating cost assistance reserve.

NCS is a new activity under HOME-ARP. As with all shelters, NCS does not require occupants to sign a lease or occupancy agreement and is meant for temporary stays. NCS is unique in that the shelters offer private units or rooms to households with a sanitary facility in each unit. In Allocation Plan amendments, TDHCA clarified that NCS funds are only to be made available to organizations that received an NCO award.

NCO was also a new activity under HOME-ARP. This funding provided for two types of assistance: general operating and capacity building for a nonprofit that is undertaking rental or NCS

development. Nonprofit general operating costs are mirrored on the community housing development organization (CHDO) operating costs under the HOME annual program. However, nonprofit operating costs for HOME-ARP were available for eligible nonprofits that do not necessarily qualify as a CHDO. Eligible costs include, but are not limited to, payroll for existing staff, training, equipment, and operating/overhead to support general operating. Nonprofit capacity building costs are reasonable and necessary operating costs that will result in expansion or improvement of an organization's ability to successfully carry out rental or NCS development. Eligible costs include, but are not limited to, payroll for new hires, training, equipment, and technical assistance or consultants. In Allocation Plan amendments, TDHCA clarified that NCO was targeted to Texas areas with high rates of unsheltered homelessness and high costs of living, and to nonprofits that are in good standing and have prior experience with innovative shelter or homeless services.

Use of HOME-ARP Funding

Activity	Amended Allocation Amounts	Awarded/Reserved*	Contracted as of State Fiscal Year 2025
Non-Congregate Shelters	$64,005,338		$0
Affordable Rental Housing	$53,175,613	$53,175,613	$53,175,613
Non-Profit Operating/Non-Profit Capacity Building for nonprofits to develop Non-Congregate Shelter	$3,974,229	$3,224,229	$3,224,229

TDHCA released $10,000,000 in a rental set-aside for direct awards to qualifying National Housing Trust Fund (NHTF) Developments, created to preserve existing TDHCA investments in NHTF-funded developments in 2020 and 2021 that may otherwise be at risk of not being financially feasible; the set-aside was released in an Invitation to Apply and sent directly to eligible applicants. The rest of the funds for rental development were released via a Notice of Funding Availability (NOFA) in December 2022 for competitive applications. Originally $3,324,229 in NCO was also programmed to support rental housing development; NCO to support rental development was transferred directly into the rental development activity due to the high competition for the development funds. Over $114 million was requested for approximately $51 million in funding in the 2023-2 HOME-ARP Rental NOFA.

In the state fiscal years 2023 and 2024, TDHCA contracted approximately $53.1 for 331 HOME-ARP units in 12 rental developments. Three of the 12 developments have completely drawn their HOME-ARP funding, completed construction, and are occupied with residents.

In state fiscal year 2024, TDHCA released the HOME-ARP NCO Invitation to Apply, targeted in areas that met criteria demonstrating need for at least a medium-scale (50 units) NCS. TDHCA awarded an eligible organization approximately $3.2 million in NCO funds. TDHCA also released a 2025 NCO NOFA for $750,000 for areas that showed an increase of 30% or more in housing costs between 2021-2025 and with rents that were in the top 20% of the state for a one-bedroom apartment. Eight NCO Applications were received for a total of approximately $5.6 million in requested NCO funds.

Finally, in state fiscal year 2024, TDHCA released the 2024 HOME-ARP NCS Invitation to Apply (ITA). The NCS ITA, as amended, released $64,005,338 for acquisition, construction, reconstruction or rehabilitation of HOME-ARP NCS. NCS was made available by invitation to NCO awardees, per the HOME-ARP Allocation Plan as amended. More information about TDHCA's HOME-ARP can be found online at https://www.tdhca.texas.gov/programs/home-american-rescue-plan.

Texas Rent Relief (TRR) and Housing Stability Services (HSS)

The Department received $1,308,110,630 in Emergency Rental Assistance (ERA) funding from the Consolidated Appropriations Act, 2021, and $1,079,786,857 in ERA funding from the American Rescue Plan Act of 2021, for a total of $2,387,897,487. The Department received an additional $299,164,977 in ERA funds, bringing the total program funding to $2,687,062,464 as of August 2025. The Department of the Treasury administers the program at the federal level. Funds from the Consolidated Appropriations Act of 2021 are categorized as Emergency Rental Assistance 1 (ERA 1) and funds from the American Rescue Plan Act of 2021 are categorized as Emergency Rental Assistance 2 (ERA 2); however, Treasury administers the funds as one program. ERA1 and ERA2 funds were used to fund three programs in three divisions – the Texas Rent Relief Program, the Housing Stability Services Program, and the Multifamily Direct Loan Program.

Texas Rent Relief Program

The Texas Rent Relief division administered the Texas Rent Relief Program (TRR). TRR was developed to help income-eligible Texas renters affected by the COVID-19 pandemic pay rent and utility bills (including past due rent and utilities), keeping tenants housed and helping landlords recoup or avoid losses due to the pandemic.

Of the $2,687,062,464 in ERA funds administered by TDHCA, $2,460,666,459 has been allocated to TRR. As of August 2023, TRR disbursed $2,217,691,016 in direct rental and utility assistance to 324,146 households across Texas. The program has now ended.

Ten percent of TRR funds were set aside for eviction diversion activities and were referred to as the Texas Eviction Diversion Program (TEDP). In partnership with the Supreme Court of Texas, the Office for Court Administration, and the Office of the Governor, TEDP allowed courts to pause eviction cases while tenants and landlords applied for TRR assistance, made lump sum payments to landlords for past-due rent and late fees for allowing tenants to remain in their homes, and kept evictions off tenants' records. Along with the rest of TRR, TEDP has now ended. Through TEDP, more than 25,000 renter households received over $243 million in assistance, had their evictions stopped, and had their court records made confidential.

Housing Stability Services

The Housing Stability Services (HSS) Program was developed to help support housing stability and eviction diversion services benefitting income-eligible Texas renters affected due to or during the COVID-19 pandemic. HSS aims to benefit income-eligible renter households or households experiencing or at risk of homelessness. HSS funds are distributed to local communities or nonprofits throughout the state in order to provide eligible Texans with a variety of services that help households maintain or obtain stable housing. Service categories include: legal, outreach, shelter, community, and services offered at permanent supportive housing properties.

A total of $220,546,005 was allocated to the HSS Program. The HSS Program was developed to help support housing stability and eviction diversion services benefitting income-eligible Texas renters affected by the COVID-19 pandemic.

Under TDHCA's HSS program, TDHCA contracted with the Texas Access to Justice Foundation (TAJF), which works in close partnership with the Supreme Court of Texas and the Texas Office of Court

Administration. TAJF was awarded approximately $51 million in ERA1 and ERA2 HSS funds to deliver legal services through a network of eleven subcontracted legal service providers in Texas, primarily legal aid providers, who are providing three main services:

1. No-cost Legal Services Activities and Brief Services throughout Texas, including representation in court and/or administrative proceedings, with emphasis on areas with the highest rates of eviction and/or highest rates of renters living in poverty;
2. Housing Stability Clinics staffed with attorneys, support staff and pro bono volunteers, as appropriate, to assist eligible households by providing essential housing information and legal advice; and
3. Assistance in completing applications for the Texas Rent Relief Program and Texas Eviction Diversion Program.

TDHCA also awarded HSS funds to 27 organizations across the state to provide eligible housing stabilization services and to enable eligible households impacted by the pandemic to maintain or obtain stable housing. Essential services to unsheltered persons and services to eligible households will be provided through a variety of avenues including outreach services, shelter services, community services, and services offered at permanent supportive housing properties.

Other Affordable Rental Housing

On July 27, 2022, Treasury released guidance through its Frequently Asked Questions document confirming that a grantee may use any of its ERA2 funds that are unobligated on October 1, 2022, for "affordable rental housing and eviction prevention purposes, as defined by the Secretary, so long as the grantee has obligated at least 75% of its ERA2 funds eligible expenses." Funds used for this purpose must serve households with up to 50% of Area Median Income and the property must have a land use restriction agreement (LURA) preserving the federal affordability period for twenty years. The state affordability period will be for a period of at least ten additional years.

TDHCA has dedicated $5,850,000 in ERA2 funds for the Multifamily Division to fund Multifamily Direct Loans (MFDL). Specifically, the division has used it as gap financing to cover requests for loans that exceeded other funds available.

As of August 2025, TDHCA has expended all $5.85 million in ERA2 funds obligated for affordable housing development - $1.55 million for Freedom's Path at Waco, and $4.3 million for Inn Town Lofts in Lubbock.

Total ERA Funding by Program		
Program	Funds	Percent
Texas Rent Relief Program	$2,460,666,459.20	91.57%
Housing Stabilization Services	$220,546,004.58	8.21%
Other Affordable Rental Housing	$5,850,000.00	0.22%
Total	$ 2,687,062,463.78	100.00%

Homeowner Assistance Fund (TXHAF) and HAF Subrecipient Activities

The Department received $842,214,006 in funding from the American Rescue Plan Act of 2021. The U.S. Department of the Treasury administers the program at the federal level. TXHAF funds were used to fund – the Texas Homeowner Assistance Fund (TXHAF) and HAF Subrecipient Activities.

Texas Homeowner Assistance Fund

The Texas Homeowners Assistance (TXHAF) Program provided financial assistance to qualified Texas homeowners who had fallen behind on their mortgage and related expenses due to the COVID-19 pandemic.

TXHAF provided eligible homeowners with up to $65,000 of assistance for past due mortgages, past due property taxes, insurance, Homeowner Association (HOA) fees, and utilities. Assistance was structured as a non-recourse grant to the homeowner. Payments were made directly to the mortgage servicer, property charge payee, or utility provider.

HAF Subrecipient Activities

The Homeowner Assistance Fund (HAF) Subrecipient Activities Division was established in 2022 in response to the COVID-19 pandemic, and administered a portion of the HAF funds that were provided to local organizations for intake centers, housing counseling, and legal services.

The TXHAF program is now closed and is in the process of completing closeout activities.

SECTION 6

Public Participation



SECTION 6: PUBLIC PARTICIPATION

The Texas Department of Housing and Community Affairs (TDHCA or the Department) strives to obtain public input to make informed decisions regarding the development of policy, the design of programs, and the use and allocation of limited resources. This section outlines how the public contributes to the preparation of the SLIHP and includes information about the public comment process.

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.072 and §2306.0721:

- An explanation of efforts and activities that ensure the participation and involvement of individuals of low income and their community-based institutions in Department programming and planning as required by Tex. Gov't Code §2306.072(c)(3-4).
- A summary of public comments received in regards to the State of Texas Low Income Housing Plan and Annual Report as required by Tex. Gov't Code §2306.0721(c)(13).

This section is organized as follows:

- Community Involvement: Discusses interagency collaboration and engagement of stakeholders on specific issues.
- Participation in TDHCA Programs: Discusses efforts to ensure that individuals of low income and community-based institutions participate in TDHCA programs.
- Public Participation in Program Planning: Discusses affirmative efforts to ensure the involvement of individuals of low income and community-based institutions in the allocation of funds and the planning process.
- Preparation of the SLIHP: Information on the SLIHP preparation and a summary of public comment.

COMMUNITY INVOLVEMENT

TDHCA's participation in numerous committees, workgroups, and councils keep the Department apprised of additional resources and collaborations for affordable housing and community affairs related activities. Relationships with federal, state, and local government entities ensure that agencies in the state of Texas coordinate housing and services to most efficiently and effectively serve all Texans. This collaboration results in recommendations on how to improve the coordination of the Department's services to serve lower income Texans, including special needs populations. The Department addresses and incorporates these recommendations into its programs and outreach as appropriate throughout the year. Furthermore, the recommendations incorporated in TDHCA's programs are consistent with planning documents, such as the Consolidated Plan, that the Department submits to the U.S. Department of Housing and Urban Development (HUD). In addition to this collaboration, TDHCA's involvement in the community allows the Department to closely monitor and proactively pursue available federal funding opportunities to ensure that Texas can access additional affordable housing funds.

TDHCA has staff committed to several State advisory workgroups and committees. Many of these committees and workgroups include members from the public and private sectors. These groups include, but are not limited to:

Workgroup/Committees	Lead agency
Community Reinvestment Workgroup	Texas Comptroller
Community Resource Coordination Groups (CRCG)	Texas Health and Human Services
Colonia Residents Advisory Committee (C-RAC)	TDHCA
Disability Advisory Workgroup (DAW)	TDHCA
Housing and Health Services Coordination Council (HHSCC)	TDHCA
Interagency Coordinating Group	OneStar Foundation
Reentry Task Force	Texas Department of Criminal Justice
Statewide Behavioral Health Coordinating Council (SBHCC)	Texas Health and Human Services
Texas Interagency Council for the Homeless (TICH)	TDHCA
Texas Coordinating Council for Veteran Services	Texas Veterans Commission
Weatherization Assistance Program Planning Advisory Committee (WAP PAC)	TDHCA

TDHCA's workgroups and coordination groups for which it is the lead agency are discussed in this section, listed alphabetically.

Colonia Residents Advisory Committee (C-RAC)

C-RAC is a committee of colonias residents appointed by the TDHCA Governing Board, which advises the Department on the needs of colonias residents and the types of programs and activities, which should be undertaken through the Colonia Self-Help Center (CSHC) Program. In consultation with C-RAC and the units of local government that administers the CSHC Program, the Department designates up to five colonias in each county as eligible beneficiaries of the CSHC Program. Each county nominates two candidates to be members of the C-RAC who are residents of a colonia in the county the member represents to serve on the committee for four years. The C-RAC reviews CSHC

Program proposals and may make recommendations on contracts for the CHSC Program to the Department before the proposal is considered for an award by the TDHCA Governing Board.

Disability Advisory Workgroup (DAW)

TDHCA believes that consultation with community advocates, funding recipients, potential applicants for funding, and subject matter experts from other state agencies is an essential prerequisite to the development of effective policies, programs and rules. Providing services and housing to persons with disabilities presents unique challenges and opportunities. In order to augment TDHCA's formal public comment process, a workgroup is utilized, convened as the need arises, affording staff the opportunity to interact with and receive input more informally and in greater detail from various stakeholders and to get feedback on designing and planning more successful programs for persons with disabilities. TDHCA hosts the DAW to gather input on how TDHCA's programs can most effectively serve persons with disabilities. These ad hoc meetings are open attendance and advertised through the TDHCA website, social media, and email lists. Anyone may join TDHCA email lists by visiting http://maillist.tdhca.state.tx.us/list/area.html;jsessionid=A8FD9EC72AC7F397B4591205EA8DF27F?lui=f9mu0g2g&mContainer=2&mOwner=G382s2w2r2p.

Housing and Health Services Coordination Council (HHSCC)

HHSCC is codified in Texas Government Code §2306.1091. The purpose of HHSCC is to increase state efforts to offer Service-Enriched Housing (SEH) through increased coordination of housing and health services. HHSCC seeks to improve interagency understanding and increase the number of staff in state housing and health services agencies that are conversant in both housing and health services.

HHSCC is composed of 17 members: eight members appointed by the Governor, and nine State agency representative members. The Executive Director of TDHCA serves as the HHSCC Chair and TDHCA staff supports HHSCC activities. A list of HHSCC members can be found on TDHCA's website here:https://www.tdhca.texas.gov/housing-and-health-services-coordination-council-hhscc.

Council members meet quarterly and provide direction to the staff to prepare a Biennial Report of Findings and Recommendations that is submitted to the Legislative Budget Board and the Office of the Governor on August 1 each even numbered year. This Report along with a Biennial Plan is available to the public on the TDHCA website at https://www.tdhca.texas.gov/hhscc-reports. Meetings are open to the public. Notice is given to the public in the *Texas Register*, on TDHCA's Web Site, through an email list, and social media. Anyone may join TDHCA email lists by visiting this site: http://maillist.tdhca.state.tx.us/list/area.html;jsessionid=A8FD9EC72AC7F397B4591205EA8DF27F?lui=f9mu0g2g&mContainer=2&mOwner=G382s2w2r2p.

Texas Interagency Council for the Homeless (TICH)

The TICH was created in 1989 to coordinate the State's homeless resources and services, and its charge was reinforced by the 84th Texas Legislature (2015) Senate Bill (SB) 607. The TICH consists of representatives from nine state agencies that serve persons who are experiencing homelessness or are at-risk of homelessness. Membership also includes representatives appointed by the Office of the Governor, the Lieutenant Governor and the speaker of the house. The TICH receives no direct funding and has no full-time staff, but receives facilitation and advisory support from TDHCA. The TICH's major mandates include:

- evaluating and helping coordinate the delivery of services for persons experiencing homelessness in Texas;
- increasing the flow of information among service providers and appropriate authorities;
- providing technical assistance to TDHCA in assessing the need for housing for people with special needs; and
- maintaining a central resource and information center for persons experiencing homelessness.

The TICH submits annual progress reports to the governing bodies of the agencies represented on the council. All previous annual reports are available off the TICH website at: https://www.tdhca.texas.gov/texas-interagency-council-homeless-tich

Weatherization Assistance Program Planning Advisory Committee (WAP PAC)

The Weatherization Assistance Program Policy Advisory Council (PAC) is a four member council which represents organizations and agencies by providing balance, background, and sensitivity with respect to solving the problems of low-income persons, including weatherization and energy conservation problems.

For each program's state plan (i.e., LIHEAP, DOE WAP, and CSBG), the network of subrecipients as well as the public are invited to participate and comment on each plan to make improvements to each of the programs. Public participation can occur in writing or verbally at a public hearing.

Additionally, the PAC currently has four slots and is representative of organizations and agencies and provides balance, background, and sensitivity with respect to solving the problems of low-income persons, including weatherization and energy conservation problems.

The PAC meets annually at the end of the public hearing period to discuss the DOE plan and comments received. Two of the slots, filled by the PAC members from Combined Community Action and the Greater East Texas Community Action Program, represent the low-income, elderly, and disabled population. The third slot, filled by the PAC member from the Health and Human Services Commission, represents the low-income, elderly and persons with disabilities. A fourth slot representing Native Americans is occupied by a member of the Ysleta Del Sur Pueblo Tigua Indian Reservation.

PARTICIPATION IN TDHCA PROGRAMS

Texas is economically, geographically, and demographically diverse. In recognition of the state's diverse housing needs, TDHCA establishes its criteria for distributing funds based on the priorities laid-out in TDHCA's governing statute. It is incumbent upon TDHCA to increase the public's awareness of available funding opportunities so that its funds will reach those in need across the state.

Below are the approaches taken by TDHCA to achieve this end.

- Throughout the year, TDHCA staff reaches out to interested parties at informational workshops, roundtables, conferences, and real estate, lending, and property events across the state to share information about TDHCA programs. Organizations interested in becoming affordable housing providers are actively encouraged to contact TDHCA for further technical assistance in accessing TDHCA programs.
- TDHCA's Board Meeting materials can be found on TDHCA's website at the following link https://tdhca.legistar.com/Calendar.aspx. Members of the public can find meeting details, meeting transcripts, meeting agendas, Board Books, Supplemental Board Books, and videos of board meetings. Members of the public may sign up for email updates related to TDHCA Board Meetings via TDHCA mailing lists in the footer on https://www.tdhca.texas.gov or at the link found below.
- Members of the public can submit complaints about properties and programs and learn more about TDHCA's complaint process at the following link https://www.tdhca.texas.gov/tdhca-complaint-process.

- Members of the public can find information on Public Information Requests (PIR) at the following link https://www.tdhca.texas.gov/public-information-act. Public Information Requests can be submitted to open.records@tdhca.texas.gov.
- The Division of Policy and Public Affairs performs two key functions through two intertwined sections: legislative affairs and communications/marketing. The Legislative Affairs section is TDHCA's main link between the Department and the Office of the Governor, members of the Texas Legislature and Texas Congressional delegation, state and federal agencies, and housing and community service organizations throughout the state. It is responsible for assisting the Department's leadership in the development and implementation of policy related to legislative mandates. The Communications/Marketing section is responsible for producing news releases and outreach and educational materials, responding to inquiries from the news media and coordinating TDHCA's social media activities.
- The Public Comment Center is designed to enhance public participation by making the public comment process easier and more transparent for those interested in commenting on Department rules and programs. The Public Comment Center can be found at https://www.tdhca.texas.gov/tdhca-public-comment-center.
- The TDHCA website, through its provision of timely information to consumers, is one of the Department's most successful outreach tools. It is also a key resource for affordable housing and community services programs, and fair housing information and resources. The Help for Texans online database provides a statewide resource for individuals and households seeking assistance. The Help for Texans online database provides contact information for housing and housing-related programs funded or operated by TDHCA and other housing service providers. Help for Texans is available at https://www.tdhca.texas.gov/help-for-texans.
- TDHCA also operates voluntary email distribution lists, where subscribed individuals and entities can receive email updates on general TDHCA information, program-specific announcements, compliance related communications, and trainings. TDHCA maintains a Fair Housing email list to encourage public participation from community-based, legal aid, fair housing enforcement, housing advocacy, and other external groups. The email list also provides a way for individuals who are not a member of a stakeholder organization to learn about and engage with Fair Housing topics.
- TDHCA uses online forums and surveys to encourage topical discussions and gather feedback on proposed policies, rules, plans, reports, or other activities. Forums and/or surveys have been used to gather input on the Housing Tax Credit Program's Qualified Allocation Plan, the Regional Allocation Formula, the legislatively required Report on Homelessness Among Veterans, the proposed policy changes for the Amy Young Barrier Removal Program, and the rules for a variety of TDHCA programs.
- TDHCA is involved with a wide variety of committees and workgroups, listed in the Community Involvement section at the beginning of this chapter, which serve as valuable resources to gather input from people working at the local level. These groups share information on affordable housing needs and available resources so that TDHCA can prioritize these needs.
- Department staff will continue to engage stakeholders, including developers, residents, nonprofits, advocates, and other governmental entities, throughout FY 2026.

Opportunities for engagement will include both online discussion forums and public roundtables and hearings (virtually as needed). For example, the Multifamily Finance Division staff will engage stakeholders especially as it relates to writing the 2026 multifamily rules for the Multifamily Direct Loan and Housing Tax Credit programs. In addition to creating an online forum in which stakeholders can register their opinions on ideas and on questions posted by staff, Multifamily Finance Division staff will continue to hold public roundtables, where particular aspects of the rules can be discussed in an open setting.

PUBLIC PARTICIPATION IN PROGRAM PLANNING

The Department values and relies on community input to direct resources to meet its goals and objectives. In an effort to provide the public with an opportunity to more effectively give input on the Department's policies, rules, planning documents, and programs, the Department holds round tables, public hearings, and program workshops throughout the year. Furthermore, TDHCA's Governing Board accepts public comment on program and policy agenda items at monthly Board Meetings. The Board offers an opportunity for comment to be heard on any topic at the end of each Board meeting.

The Department ensures that all programs follow the public participation and public hearing requirements as outlined in the Texas Government Code and in federal program requirements. Hearing locations are accessible to all who choose to attend and are held at times accessible to both working and non-working persons. TDHCA staff coordinates translation services, the provision of auxiliary aids, and other accommodations as requested to ensure equal access and opportunity to the public. The Department maintains voluntary email distribution lists, which it uses to notify all interested parties of public hearing and public comment periods. Additionally, pertinent information is posted as an announcement in the *Texas Register*, on TDHCA's website, Twitter feed, and Facebook page. The Department seeks to ensure the involvement of individuals of lower incomes in the allocation of funds and in the planning process by organizing regular meetings that include community-based institutions and consumers, workgroups, and councils listed in the Action Plan. Participation and comments are encouraged and can be submitted either at a public hearing or in writing via mail, fax, or email.

Preparation of the SLIHP

Tex. Gov't Code §2306.0722 mandates that the Department meet with various organizations concerning the prioritization and allocation of the Department's housing resources prior to preparation of the SLIHP. As this is a working document, there is no time at which the SLIHP is static. Throughout the year, research was performed to analyze housing needs across the State. Focus meetings were held to discuss ways to prioritize funds to meet specific needs, and public comment was received at program-level public hearings as well as at Governing Board Meetings.

The Department met with various organizations concerning the prioritization and allocation of the Department's resources and all forms of public input were taken into account in its preparation. Several program areas conducted virtual workgroups, roundtables, online forums, and public hearings in order to receive input that impacted policy and shaped the direction of TDHCA programs.

PUBLIC COMMENT PERIOD AND PUBLIC HEARING

A 30-day public comment period for the SLIHP was held from Friday, January 16, 2026, through Monday, February 16, 2026, at 5:00 p.m. Austin local time. A public hearing was held on Tuesday, February 10, 2026, at 2:00 p.m. Stephen F. Austin Building, Room 172, 1700 N. Congress Ave, Austin, Texas 78701. A 30 day public comment period for the SLIHP Rule was +held from Friday, February 6 to Sunday, March 8 at 5:00 pm Austin local time.

Public Comments

The Department received 26 comments from three sources, Texas Housers (Housers), Disability Rights Texas (DRT), and Pure Justice which are summarized below:

Comment 1: Texas Housers requested that TDHCA add links to the Public Participation section that were previously included in the 2025 SLIHP. This includes links that were previously in the Participation in TDHCA Programs subsection as well as links to the TDHCA mailing list and public comment center.

Department Response 1: Staff has included the requested links, which were accidentally omitted from the 2026 draft SLIHP.

Comment 2: Texas Housers requested that TDHCA add text to the Housing Report section that briefly describes ABEST Performance Measures and includes a link to their location on TDHCA's website.

Department Response 2: Staff has added the requested text and added a link to the location of the ABEST performance measures in the Progress in Meeting TDHCA Housing and Community Service Goals subsection of the Housing Report Section.

Comment 3: Texas Housers commented that TDHCA should look at other means of ensuring that the public knows that these resources are available and can easily access them.

Department Response 3: Staff believes that the program links provided in the SLIHP's Action Plan section are an adequate source of information for the public. Outside of those links more information can be found on the TDHCA website which is located at https://www.tdhca.texas.gov/. The public is also able to access the Department's Help for Texans tool to identify resources.

Comment 4: Texas Housers commented that TDHCA should present special populations data by race and ethnicity where possible.

Department Response 4: While staff understands the commenter's request we believe that this would be outside of the SLIHP's scope and that TDHCA has satisfied the requirements listed in Tex. Gov't Code Sec. 2306.0721(c)(1) of the SLIHP statute which states, the SLIHP must include "an estimate and analysis of the housing needs of the following populations in each uniform state service region" while Sec. 2306.0721(c)(1)(B) includes "individuals with special needs" which is a term that is defined in Sec. 2306.511. The data used for this

section is publicly available for further analysis by third parties. No changes will be made to the 2026 SLIHP in response to this comment.

Comment 5: Texas Housers commented that "TDHCA should report data on Texans with Housing Choice Vouchers (HCVs) in addition to Texans in public housing as a special needs population."

Department Response 5: While staff appreciates the commenter's request, Special Needs Populations are defined in Tex. Gov't Code Sec. 2306.511. This definition does not include Housing Choice Voucher recipients as a special needs population. No change will be made to the 2026 SLIHP in response to this comment.

Comment 6: Texas Housers requested that in the Annual Housing Report section TDHCA distinguish which dollars are from federal sources and which are from state sources.

Department Response 6: Staff may consider incorporating this change in future SLIHP documents to distinguish between federal, state and non-federal/state funding. No change will be made to the 2026 SLIHP in response to this comment.

Comment 7: Texas Housers requested that TDHCA provide an analysis of tenants receiving government assistance to the full Housing Sponsor Report.

Department Response 7: Staff may consider incorporating an analysis of tenants receiving government assistance in future Housing Sponsor Report documents. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 8: Texas Housers requested that TDHCA break down the government assistance data in the report to specify how many households receive each type of listed assistance in the Housing Sponsor Report.

Department Response 8: Staff may consider breaking down government assistance data by type in future Housing Sponsor Report documents. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 9: Texas Housers requested that in the Housing Sponsor Report TDHCA provide additional detail on special needs populations served to clarify the relationship between the number of units that have been adapted for special needs and the actual special needs tenants.

Department Response 9: The Department does not keep track of units modified or adapted by a property to accommodate persons with disabilities outside of the 5/2 rule that requires 5% of units to be accessible to tenants with mobility impairments and 2% of units to be accessible to tenants with visual or auditory impairments. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 10: Texas Housers requested that TDHCA add an analysis of cost burden at LIHTC properties by comparing tenant income to unit rent amounts in the Housing Sponsor Report.

Department Response 10: Staff may consider adding an analysis of cost burden at LIHTC properties in future Housing Sponsor Report documents. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 11: Texas Housers requested that TDHCA note and link to the Housing Sponsor Report data dashboard in the SLIHP's description of the Housing Sponsor Report.

Department Response 11: Staff will attempt to include a link to the Housing Sponsor Report data dashboard in the final published version of the 2026 SLIHP.

Comment 12: Texas Housers requested that TDHCA include additional specific and useful information to guide and encourage public involvement in Department decisions.

Department Response 12: A number of resources can be found on the TDHCA website that guide public involvement which is located at https://www.tdhca.texas.gov/ and in particular on TDHCA's calendar which can be found at https://www.tdhca.texas.gov/calendar. The Department continues to disseminate information through our listservs which can be joined at the following link also found on the TDHCA website: http://maillist.tdhca.state.tx.us/list/area.html;jsessionid=316FFF372951456DBE9443102828E69C?lui=f9mu0g2g&mContainer=2&mOwner=G382s2w2r2p.

Comment 13: Disability Rights Texas requested that TDHCA include a list of relevant acronyms at the beginning of each section to help people understand the critical information included in the SLIHP.

Department Response 13: Staff recognizes that the SLIHP does contain many acronyms and for this reason the SLIHP includes Appendix E which lists each acronym in the SLIHP. No change will be made to the 2026 SLIHP in response to this comment.

Comment 14: Disability Rights Texas notes several broken links in the document.

Department Response 14: Staff will ensure every link in the document is working prior to final publication of the Plan.

Comment 15: Disability Rights Texas requested that TDHCA provide more in-depth summaries of any information that readers are being directed to outside of the SLIHP to reduce reliance on external sources and ensure that everybody has equal access to information.

Department Response 15: Staff has expanded the summaries of several items linked outside of the SLIHP including data sources that are relevant to the Special Populations subsection in the Housing Analysis section. These can be found under Data Sources and Limitations on page 10 of the SLIHP.

Comment 16: Disability Rights Texas requested that TDHCA provide a more in-depth analysis of people with disabilities (mental, physical, and developmental) and analysis of the housing needs of people who are legally responsible for someone in the "individual with special needs" population to provide an accurate report and fulfill the requirements of §2306.511.

Department Response 16: Tex. Gov't Code §2306.511 provides a definition of Individuals with Special Needs and does not provide specific requirements of the Department. Staff may include available data on persons with disabilities (mental, physical, and developmental) to the extent available in the 2027 SLIHP. Regarding caregiver demographic information the Department is not aware of any reliable source data that is regularly updated. DRTx referenced the Housing Pulse Survey; staff are aware of the Housing Pulse survey but this data source was discontinued in early 2025.

Comment 17: Disability Rights Texas requested that TDHCA collect data on household type as part of the "units constructed or adapted for special needs" in the Housing Sponsor Report to more accurately educate people and policies on the needs of households with special needs in Texas.

Department Response 17: All data in the HSR related to persons with special needs or disability is self-reported. Staff understands this can cause confusion when looking at individual data points where reporting errors by both individuals and the properties cause some results to be obscured. No change will be made to the 2026 Housing Sponsor Report in response to this comment.

Comment 18: Pure Justice encouraged TDHCA to collaborate more closely with local county agencies and gather feedback directly from stakeholders that work with those most impacted by low-income-housing issues and homelessness.

Department Response 18: TDHCA does seek input from stakeholders through notifying interested parties through the Department's listserv of rules, plans and policies. No change will be made to the 2026 SLIHP in response to this comment.

Comment 19: Pure Justice requested that TDCHA strategically build and develop more housing units to avoid a housing crisis that would affect the state's most vulnerable households: low-income elderly folks and young families. Pure Justice encouraged TDHCA to actively develop affordable and resilient units for this growing demographic.

Department Response 19: TDHCA is committed to increasing the supply of housing units and is strategically doing so through its many programs. No change will be made to the 2026 SLIHP in response to this comment.

Comment 20: Pure Justice requested the Department implement new forward-thinking strategies that could prevent a foreseen avoidable housing crisis in the final iteration of the SLIHP (or other documents produced by the Department) that lays out a near-future strategy for addressing impending obstacles.

Department Response 20: TDHCA is equally committed to avoiding a housing crisis and is actively deploying all of its resources to doing so through its many programs. No change will be made to the 2026 SLIHP in response to this comment.

Comment 21: Pure Justice suggested that a future study by their organization that examines what factors might be exacerbating youth homelessness specifically should then inform TDCHA's policies and programs that serve homeless youth.

Department Response 21: The Department looks forward to receiving the study. No change will be made to the 2026 SLIHP in response to this comment.

Comment 22: Pure Justice requested the SLIHP's scope of analysis must be widened to determine individuals currently in carceral facilities, especially those who are low-income and disabled.

Department Response 22: Staff believes this is outside the scope of the intended purpose of the SLIHP as a document; additionally the Department has no access to such data sources. No change will be made to the 2026 SLIHP in response to this comment.

Comment 23: Pure Justice noted a typo on pg. 43 of the 2026 SLIHP where 778.2 is shown instead of 78.2.

Department Response 23: Staff appreciates this correction and has corrected the typo.

Comment 24: Pure Justice suggested that TDHCA positively affirm fair housing for system-impacted people through specific policies — like including LIHTC incentives for landlords to rent to returning citizens, expanding eviction diversion for justice-involved households, or conducting fair housing testing at subsidized properties across each of the state's service regions. Pure Justice encouraged TDHCA to take more comprehensive steps toward expanding housing access for tenants involved with the criminal-legal system as a part of its strategy to ensure affordable and safe housing for low-income Texans.

Department Response 24: The Department does take steps in several of its programs to assist or encourage system-impacted persons. The Department currently operates a Reentry Housing Program Pilot that provides rental assistance to individuals exiting justice involved settings. No change will be made to the 2026 SLIHP in response to this comment.

Comment 25: Pure Justice Requested that TDHCA have readily available answers to frequently asked questions (FAQs) about fair housing matters from tenant background screening software issues (AI-tool related and otherwise), retaliation from landlords and applicants' privacy rights during lease application processes. Pure Justice also requests that there should also be an option for Texans to speak to a real staff member about these issues through the week.

Department Response 25: The Department is not a legal resource and cannot provide legal assistance to the public. The Department's Housing Resource Center does distribute legal aid resources and other housing resources to members of the public that contact the Housing Resource Center by phone at 1-800-525-0657, by email at info@tdhca.texas.gov or by mail at P.O. BOX 13941, Austin, TX 78711-3941. No change will be made to the 2026 SLIHP in response to this comment. TDHCA will consider posting a list of Frequently Asked Questions about fair housing matters for tenants.

Comment 26: Pure Justice requested additional details about the Reentry Task Force to reflect the status of TDCHA's current work to address barriers to housing access for justice-involved people and increase supply for these community members.

Department Response 26: The Reentry Task Force is supported by the Texas Department of Criminal Justice (TDCJ); questions related to work of the task force should be directed to TDCJ at 512-475-3250 or https://www.tdcj.texas.gov/directory/index.html. No change will be made to the 2026 SLIHP in response to this comment.

SECTION 7

2026-2027 Colonia Action Plan



SECTION 7: 2026-2027 COLONIA ACTION PLAN

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.0721:

A biennial action plan for colonias, which discusses housing and community development needs in the colonias, describes TDHCA's policy goals, and summarizes the strategies and programs designed to meet these goals and describes projected outcomes to support the improvement of living conditions of colonia residents as required by Tex. Gov't Code §2306.0721(c)(12)(A-B).

- This section is organized as follows:
- Policy Goals
- Overview
- Population and Poverty
- Housing
- Colonia Beneficiaries
- Colonia Self-Help Centers
- Office of Colonia Initiatives

POLICY GOALS

In 1996, TDHCA established the Office of Colonia Initiatives (OCI) to administer and coordinate efforts to enhance living conditions in colonias along the 150-mile Texas-Mexico border region. OCI's fundamental goal is to improve the living conditions of colonia residents and to educate the public regarding the services offered by the Department.

The OCI was created to do the following:

- Expand housing opportunities to colonia residents living along the Texas-Mexico border.
- Increase knowledge and awareness of programs and services available through the Department.
- Implement initiatives that promote improving the quality of life of colonia residents and border communities.
- Train and increase the capacity of organizations that serve the targeted colonia population.
- Develop cooperative working relationships between other state, federal and local organizations to leverage resources and exchange information.
- Promote comprehensive planning of communities along the Texas-Mexico border to meet current and future community needs.

OVERVIEW

The US-Mexico border region has hundreds of rural subdivisions called colonias, which are characterized by high levels of poverty and substandard living conditions. Several different definitions of colonias are used by various funding sources and agencies due to differing mandates. Generally, these definitions include the concepts that colonias are rural and lacking services such as

public water and wastewater systems, paved streets, drainage and safe and sanitary housing. Colonias are mostly unincorporated communities located along the US-Mexico border in the states of California, Arizona, New Mexico and Texas, with the vast majority located in Texas.

Many colonias have been in existence for more than 50 years. A few colonia developments began as small communities of farm laborers employed by a single rancher or farmer while others originated as town sites established by land speculators as early as the 1900s. A majority of the colonias, however, emerged in the 1950s as developers discovered a large market of aspiring homebuyers who could not afford to purchase in cities or who did not have access to conventional financing mechanisms.

POPULATION AND POVERTY

An estimated 500,000 people live in 2,294 colonias in Texas, of which more than 40% live below the poverty line, and an additional 20% live at or just above the poverty line (Federal Reserve Bank of Dallas, April 2015). Additional information regarding colonia population estimates can be found in the Housing Analysis section of this document (Section 2). Based on a 2014 assessment by the Texas Office of the Secretary of State's Colonia Initiatives Program, six Texas counties (El Paso, Maverick, Webb, Starr, Hidalgo, and Cameron) have the largest population of colonias and are home to an estimated 369,500 people (Texas Office of the Secretary of State, 2014). Population numbers in this assessment were validated in several ways: by 2010 census data, by city and county figures, and (in some cases) by colonia ombudspersons conducting site visits.

The American Community Survey's 2016-2020 data placed the median household income for Texas at $63,826. Median household income for the Texas-Mexico border counties range under the statewide figure greatly, from $22,716 in Presidio County, to $50,296 in Webb County. Median Owner-occupied home values for the Texas-Mexico border counties also vary greatly under the statewide figure of $187,200, from $54,500 in Hudspeth County, to $135,000 in Webb County.

The particular need for affordable housing in the border region can be largely attributed to the poverty level of the rapidly growing population. Counties along the Texas-Mexico border shoulder some of the highest poverty rates in the state. According to 2016-2020 American Community Survey, the poverty level in the State of Texas is 14.2%, while the four counties with the greatest number of colonias have the following poverty rates: Zapata 24.3%, Willacy 22.7%, Starr 30.8%, and Hidalgo 25.5%.

HOUSING

Many colonias are located along the border region, usually beyond the city limits. The classic hallmarks of colonias include limited infrastructure and a high level of substandard housing, including self-built homes, structures not primarily intended for residential use, and homes with extensions and modifications, often added on a self-help basis, which may not be secure or safe. Since 1995, colonias are required to have infrastructure per the State's model subdivision rules. These post-1995 colonias are often larger subdivisions, although they share some of the worst housing characteristics in common with the colonias expansion of the 1980s (Ward et al., 2012).

Owner-builder construction in the colonias faces even more obstacles. First, federal rules, such as those that govern the HOME Investment Partnerships Program, prohibit the use of affordable housing funds to acquire land unless the affordable structure is built within 12 months. Second,

lenders are typically reluctant to lend funds for owner-builder construction because these borrowers may have little or no collateral. Third, owner-builders may not be sufficiently skilled and may end up building substandard housing without appropriate supervision or guidance. Thus, Colonia Self-Help Centers are afforded the opportunity to participate in the Texas Bootstrap Loan Program, and the OCI will provide direct guidance and technical assistance in the application and administration of these funds for the Centers.

COLONIA BENEFICIARIES

The following table displays the total number of beneficiaries served by the Department's Colonia Self-Help Center (SHC) Program for open contracts as of July 2025. This data is reported by participating counties and provides a representation of the acute need for housing-related assistance. Each administrator conducts its own needs assessment, holds a public hearing and establishes the activities to be performed under the Colonia SHC Program. Approximately 87% of beneficiaries are of low- to moderate-income. OCI anticipates that the number of beneficiaries served in the table below will be similar throughout the remainder of the 2026-2027 biennium.

Colonia Self-Help Centers Open Contracts as of July 2025

County	Total Population Beneficiaries	Moderate-Income Beneficiaries
Cameron/Willacy	3,955	2,986
El Paso	3,513	3,513
Hidalgo	1,750	1,750
Maverick	8,996	5,133
Nueces	1,145	1,070
Starr	0	0
Val Verde	4,938	4,938
Webb	11,682	11,682
Total	35,979	31,072

The activities performed under the Colonia SHC Program include homeownership classes, operating a tool lending library, construction skills classes, solid waste cleanup campaigns, technology access, utility connections, rehabilitation, reconstruction and new construction. OCI anticipates that the percentages of funding by activity in the table below will be similar throughout the remainder of the 2026-2027 biennium.

Colonia Self-Help Center Activities for Open Contracts as of July 2025

Activity	Funding	Percentage
Administration	$1,433,487	15%
Construction	$7,175,000	75%
Public Service	$948,092	10%
Total	$9,556,579	100%

TDHCA, through its OCI, administers the Colonia Self-Help Center (SHC) program designed to improve the lives of colonia residents. This action plan outlines how the CSHC program and various initiatives are being implemented for FY 2026 and 2027.

FY 2026–FY 2027 Colonia Self-Help Center Funding

Program	Funding for FY 2025	Funding for FY 2026	Estimated Funding for FY 2027
Colonia Self-Help Center Program	$1,779,457	$2,235,349	$1,779,457

COLONIA SELF-HELP CENTERS

Tex. Gov't Code §§2306.581 - §2306.590, as amended, direct TDHCA to establish Colonia SHCs in Cameron/Willacy, Hidalgo, Starr, Webb, and El Paso, and Nueces counties. The Colonia Self-Help Center Program also allows the Department to establish a Colonia SHC in a county designated as an economically distressed area, such as in Maverick and Val Verde counties. Each county identifies five colonias to receive concentrated assistance. The operation of the Colonia SHCs may be managed by a local nonprofit organization, local community action agency, local unit of government, or local public housing authority that has demonstrated the capacity to operate a center.

The Colonia SHCs provide concentrated on-site technical assistance to low- and very low-income individuals and families. Assistance includes housing, community development, infrastructure improvements, outreach and education housing rehabilitation; new construction; surveying and platting; construction skills training; tool library access for self-help construction; housing finance; credit and debt counseling; infrastructure constructions and access; contract for deed conversions; and capital access for mortgages to improve the quality of life for colonia residents. The OCI provides technical assistance to the counties and Colonia SHCs.

The Colonia SHC Program serves 40 colonias. The total number of beneficiaries for all SHCs is approximately 25,057 residents. The Department contracts with the counties, who then subcontract with nonprofit organizations to administer the Colonia SHC Program or specific activities offered under the Program. The counties oversee the implementation of contractual responsibilities and ensure accountability. County officials conduct a needs assessment to prioritize needed services within the colonias and then publish a Request for Proposal (RFP) in search of capable entities to provide these services.

The Colonia Resident Advisory Committee (C-RAC) is a committee of colonia residents appointed by the TDHCA Governing Board which advises the Department on the needs of colonia residents and the types of programs and activities which should be undertaken by the Colonia SHCs. In consultation with C-RAC and the appropriate unit of local government, the Department designates up to five colonias in each county to receive concentrated attention from the Colonia SHCs. Each county nominates two colonia residents who reside in colonias from the same county as the Colonia SHC to serve on the committee. The C-RAC reviews the county proposals and may make recommendations on contracts before they are considered for award by the Board.

The operations of the Colonia SHCs are funded by HUD through the Texas Community Development Block Grant (CDBG) Program 2.5% set-aside, which is approximately $1.7 million per year. The CDBG funds are transferred to the Department through a memorandum of understanding with the Texas Department of Agriculture. Only units of local government are eligible to receive CDBG funds and the Department enters into contracts with each participating unit of general local government to implement the Colonia SHC Program. The Department provides administrative and general oversight

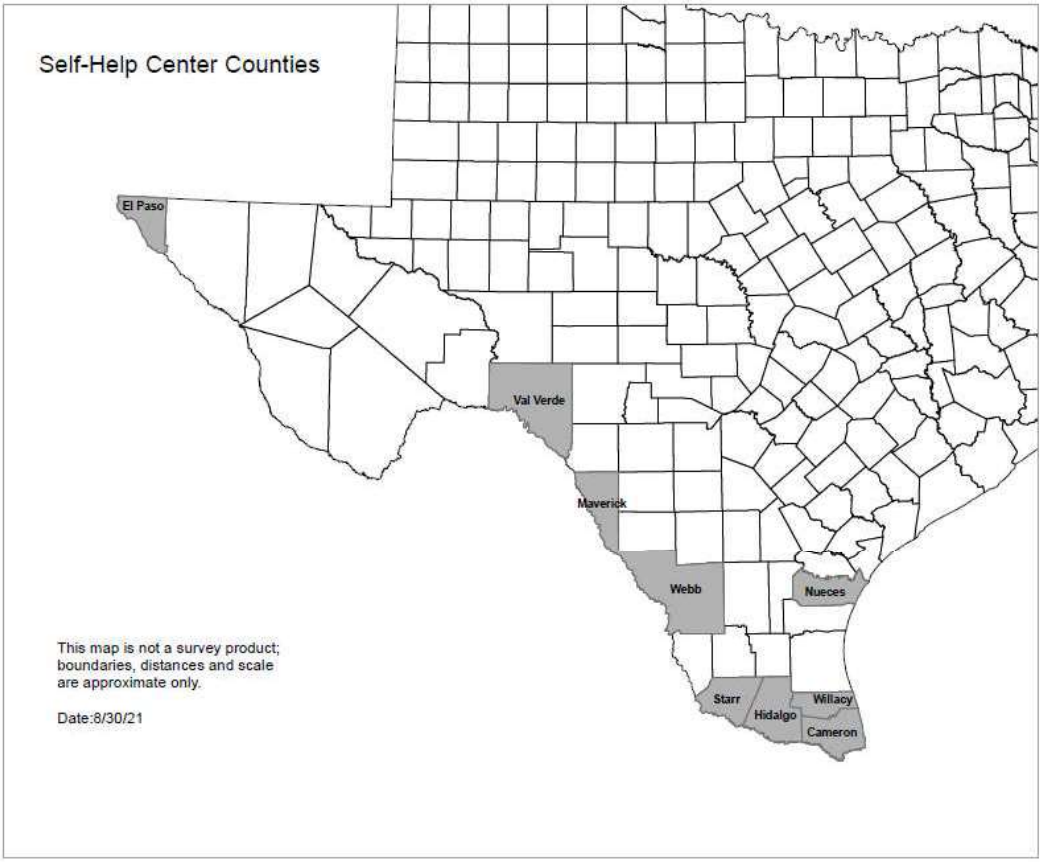
to ensure programmatic and contract compliance. Colonia SHCs are encouraged to seek funding from other sources to help them achieve their goals and performance measures.

OFFICE OF COLONIA INITIATIVES

OCI includes dedicated staff who work closely with CSHCs and other organizations along the Texas-Mexico border to act as a liaison between nonprofit organizations and units of local government. The OCI provides technical assistance to nonprofits, for-profits, units of local government, community organizations and colonia residents along the 150-mile Texas-Mexico border region.

For organizations, this includes providing guidance on program rules, reviewing funding draw submissions, analyzing policies and procedures, conducting workshops and trainings, performing inspections, reviewing loan applications and assuring general compliance with any program requirements. For colonia residents, this includes providing information and resources related to TDHCA programs and referrals to other housing programs, social services, manufactured housing, debt and financial counseling, legal, homeownership and directory assistance to other local, state and national programs. Lastly, the OCI and the Colonia SHCs will provide 3,600 targeted technical assistance to individual colonia residents through the Colonia SHC Program as a whole.

Colonia Self-Help Centers



SECTION 8

Texas State Affordable Housing Corporation Annual Action Plan



SECTION 8: TSACH 2026 ANNUAL ACTION PLAN

TEXAS STATE AFFORDABLE HOUSING CORPORATION

2026 ANNUAL ACTION PLAN

Adopted February 17, 2026 by

Texas State Affordable Housing Corporation

Board of Directors

TEXAS STATE AFFORDABLE HOUSING CORPORATION 2026 ANNUAL ACTION PLAN

INTRODUCTION

This plan is prepared in accordance with Texas Government Code, Section 2306.566, which requires the Texas State Affordable Housing Corporation ("TSAHC") to develop a plan to address the state's housing needs. Texas Government Code, Section 2306.0721(g) requires TSAHC's Annual Action Plan to be included in the State Low Income Housing Plan ("SLIHP") prepared by the Texas Department of Housing and Community Affairs ("TDHCA").

TSAHC OVERVIEW

The Texas State Affordable Housing Corporation, created in 1994 at the direction of the Texas State Legislature, is a self-sustaining nonprofit entity. TSAHC's enabling legislation can be found in Texas Government Code, Chapter 2306, Subchapter Y, Sections 2306.551 et seq.

TSAHC's office is located in Austin, Texas. A five-member volunteer Board of Directors, appointed by the Governor of Texas, oversees the policies and business of TSAHC. None of TSAHC's programs or operations are funded through the State's budget appropriations process.

TSAHC is statutorily authorized to issue mortgage revenue bonds and other tax-exempt bonds to finance the purchase and creation of affordable housing. TSAHC also has the authority to use loans from banks, private mortgage companies, nonprofit organizations and other financial institutions to assist primarily low, very low, and extremely low- income Texans. Over the course of its history, TSAHC has utilized approximately $4.99 billion in single family bonding authority and approximately $2.05 billion in multifamily private activity bonds.[1] Bond issuances are used to finance the creation and preservation of affordable multifamily housing and the following home buyer programs:

- Homes for Texas Heroes Home Loan Program
- Home Sweet Texas Home Loan Program
- Mortgage Credit Certificate Program

[1] 2025 TSAHC bond activity includes the closing of $287,000,000 in Mortgage Credit Certificates and $23,500,000 in Multifamily Private Activity Bonds.

Using its statutory purpose and powers as guidance, TSAHC has developed the following additional programs, services, and initiatives to help meet the need for affordable housing in Texas:

- Home Buyer and Financial Education
- Texas Housing Impact Fund, Including Affordable Housing Partnership
- Affordable Communities of Texas
- Asset Oversight and Compliance
- Single Family Rental Program
- Multifamily Rental Program
- Texas Foundations Fund, Including Grants for Disaster Recovery
- Housing Connection
- Texas Supportive Housing Institute and Permanent Supportive Housing Symposium
- Initiatives designed to address specific housing issues

TSAHC MISSION AND OBJECTIVE

In 2024, TSAHC updated our mission and vision statements to guide our programs and services and better represent who we are as an organization. TSAHC's new mission is to facilitate, preserve, and expand affordable housing opportunities for Texans. TSAHC accomplishes this mission by helping developers build housing for working families and helping Texans achieve and sustain the dream of homeownership and improve their financial situation. TSAHC's programs and initiatives reflect our new vision that every Texan will have a place to call home.

As Texas' population grows and the housing industry changes, the programs and services TSAHC administers continue to evolve and expand to meet these changing dynamics. TSAHC remains committed to the populations it has historically served but is also active in responding to new challenges like creating supportive housing developments for Texas' most vulnerable residents, preserving housing in rural areas, expanding housing opportunities for Texans with complex health needs, expanding the availability of estate planning, helping Texans rebuild after natural disasters, and helping Texans remain stably housed during difficult financial times.

TSAHC's objective in 2026 is to serve the evolving housing needs of Texans by implementing innovative solutions through its current programs and adapting those programs where necessary

to respond to changes in the housing market. TSAHC also remains committed to launching new programs and initiatives to better achieve our mission.

PROGRAM DESCRIPTIONS AND IMPLEMENTATION PLANS

HOMEOWNERSHIP PROGRAMS

Over the last decade, research has consistently shown that homeownership has a positive impact on the socioeconomic status of a household and their community. The most recent data from the Federal Reserve highlights the economic benefits of homeownership, as the median household wealth of a homeowner is $396,200, while the average wealth of a renter is $10,400.[2]

In addition to financial benefits, there are social benefits to homeownership. Stable housing created by homeownership can lead to better educational achievement, health benefits, reduced crime, and improved civic participation.[3]

TSAHC currently administers the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs, which provide 30-year fixed-rate mortgage loans, tax credits, and down payment assistance to low and moderate-income families and individuals.

The Homes for Texas Heroes Home Loan Program was established by the Legislature in 2003 for the purpose of making mortgage loans with down payment assistance to:

- Public School Classroom Teachers
- Public School Teacher's Aides
- Public School Librarians
- Public School Nurses
- Public School Counselors
- Faculty Members of an Allied Health or Professional Nursing Program
- Paid Firefighters
- Emergency Medical Services Personnel
- Peace Officers
- Corrections Officers
- Juvenile Corrections Officers
- County Jailers
- Veterans and Active-Duty Military Personnel
- Public Security Officers

In 2006, TSAHC created the Home Sweet Texas Home Loan Program to serve home buyers not eligible for the Homes for Texas Heroes Home Loan Program. The Home Sweet Texas Home Loan Program serves Texans of all professions.

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[2] Source: "Changes in U.S. Family Finances from 2019 to 2022," Federal Reserve Board, https://www.federalreserve.gov/publications/files/scf23.pdf October 2023

[3] Source: "Social Benefits of Homeownership and Stable Housing," Richard J. Rosenthal Center for Real Estate Studies, October 2017

Down Payment Assistance Options

TSAHC offers down payment assistance (DPA) through both the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs because a primary barrier for prospective buyers is accumulating sufficient funds for a down payment.[4]

This problem has worsened recently as increasing rents, stagnant wages, and persistent inflation make it harder to save money and transition into homeownership. This is having a profound impact on middle-income households who are increasingly becoming rent cost-burdened and having a difficult time making the leap from renting to homeownership.[5]

Additionally, the median home price in Texas is $330,000 as of September 2025, similar to the median home price of $340,000 at the end of 2024. For context, the median home price in Texas was $335,000 at the end of 2023, $330,490 at the end of 2022, and $320,900 at the end of 2021.[6] Home values in Texas continue to remain high, underscoring the need for home buying assistance across the state.

To ensure low and moderate-income Texans can continue to achieve the dream of homeownership, TSAHC increased the income limits for our Homes for Texas Heroes and Home Sweet Texas Home Loan Programs from 115% of the area median family income to 125% of the area median family income in October 2021.[7]

TSAHC's down payment assistance continues to be available on a first-come, first-served basis and is provided either in the form of a grant that does not require repayment or a three- year deferred forgivable second lien. The products TSAHC offers are always contingent on market conditions and interest rate trends, and TSAHC consistently explores opportunities to expand and improve the assistance options we offer. For example, in spring 2025 TSAHC launched a 0% down payment assistance (DPA) product to provide an additional option to borrowers who are interest rate sensitive but do not need assistance with their down payment. TSAHC also began offering temporary buydowns on conventional loans in February 2025, later making them available for all TSAHC loan types in June. In mid-December, permanent interest rate buydowns also became available on TSAHC's loan products.

Home buyers must meet income and purchase price limits set by federal guidelines, while demonstrating creditworthiness and meeting standard mortgage underwriting requirements. Home buyers must also occupy the purchased home as their primary residence. Homebuyer education is a program requirement as well (explained more below). The programs are accessible to eligible borrowers by directly contacting a participating mortgage lender.

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[4] Source: "Elevated Home Prices and Mortgage Rates, Limited Inventory are Home Buying Barriers, According to Realtors® and Prospective Home Buyers Across Races and Ethnicities," https://www.nar.realtor/newsroom/elevated-home-prices-and-mortgage-rates- limited-inventory-are-home-buying-barriers, September 14, 2023

[5] Source: "Want to Buy a Home? Saving for a Down Payment Is Harder Than Ever, https://www.cnet.com/personal-finance/want-to-buy-a-home-saving-for-a-down-payment-is-harder-than-ever/ , October 30, 2024

[6] Source: https://www.recenter.tamu.edu/data/housing-activity/, accessed October 28, 2025.

[7] The income limits for the Mortgage Credit Certificate program continue to be set at 115% AMFI per federal guidelines.

Homeownership Programs Financing Mechanisms

TSAHC traditionally funds its mortgage loans with down payment assistance in two ways: by issuing mortgage revenue bonds available under its statutory authority, and by pooling loans on a regular basis and selling the mortgage-backed securities (known in the industry as the TBA program). TSAHC funded mortgage loans with down payment assistance solely through the TBA program in 2025.

Mortgage Credit Certificate Program

In 2008, TSAHC established the Mortgage Credit Certificate (MCC) program as another way to assist first-time home buyers. The MCC program is made possible under IRS rules that allow the conversion of single-family mortgage revenue bonds into MCCs. TSAHC's MCC program serves the same populations eligible for the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs; however, the program is only available to first-time home buyers (defined as those who have not owned a home in the past three years).

Under the MCC program, the home buyer can take a portion of the annual interest paid on the mortgage loan as a federal income tax credit. An MCC has the potential of saving the home buyer thousands of dollars over the life of the loan. And although the MCC program is not a home loan program, TSAHC requires the home buyer to obtain a fixed-rate mortgage loan. Home buyers can combine the MCC program with down payment assistance provided under the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs.

The MCC option was previously available either as a stand-alone MCC issuance or an issuance that is combined with DPA. Unlike TSAHC's down payment assistance programs, the MCC program is subject to funding availability. Recently, there have been some disruptions to MCC availability because of limited funding. In November 2023, TSAHC temporarily suspended the MCC program in response to limited bond funding availability.

In April 2024, TSAHC relaunched the MCC program in combination with down payment assistance options. Texas home buyers can access an MCC credit rate of 15% to save money on their income taxes each year for the life of their mortgage loan.

The standalone MCC product remains suspended for the foreseeable future. However, TSAHC's 0% DPA option allows home buyers who do not need down payment assistance to still access TSAHC's MCC program.

Home Buyer Education Requirement

Every home buyer who utilizes one of TSAHC's homeownership programs must complete an approved home buyer education course offered by a provider listed on the Texas Financial Toolbox website.[8] The providers listed are generally nonprofit organizations or government entities who are either HUD-approved or certified to provide home buyer education.

TSAHC requires home buyer education to ensure households are well prepared for the responsibilities of owning a home. Research by the U.S. Department of Housing and Urban Development (HUD) revealed that home buyer education empowers individuals with the ability to make better financial decisions, understand their home buying options, improve their credit, save more money, and lower housing costs.[9]

Moreover, according to that same HUD publication, home buyer education can help mortgage borrowers avoid delinquencies and defaults. The HUD paper references the 2014 National Foreclosure Mitigation Counseling program that analyzed 240,000 loans and found that borrowers that took home buyer education were three times more likely to get a loan modification to avoid default.

2025 Homeownership Programs Activity Synopsis

In 2025, TSAHC's home buyer programs helped 9,557 households with their home purchase through down payment assistance, an MCC, or both. In comparison, TSAHC assisted 8,725 households in 2024, 11,219 households in 2023, and 10,420 households in 2022. To date, TSAHC has served nearly 126,359 households under our homeownership programs.

In 2025, TSAHC continued its work alongside a network of partners as part of the Harris County Homeownership Collaborative (HCHC), aiming to create 5,000 new homeowners of color by 2025. HCHC's work is supported by a Wells Fargo grant that provides funding annually for four years.

In partnership with the Community Foundation of the Texas Hill Country and Connective, TSAHC also launched a new DPA program for families and individuals displaced by the July 4th flooding in Kerr County and Comfort, Texas. The program was launched in November 2025 and will provide up to $145,000 in down payment assistance (based on income) on top of TSAHC's traditional DPA options, with an additional $30,000 for households that are first-time buyers, veterans or active military. TSAHC will administer up to $4 million in DPA through this program over the next few years.

2026 Implementation Plan

As the home buying market remains cool during a high interest rate environment, we continue to adjust internally to respond to the changing market conditions. For example, TSAHC has expanded our efforts to market and promote our programs in areas of the state where our volume isn't as

[8] Texas Financial Toolbox, http://www.texasfinancialtoolbox.com/home-buyer-education

[9] Source: Evidence Matters, "The Evidence on Homeownership Education and Counseling," Spring 2016

robust. We intend to carry out this marketing effort to recruit new lenders, establish new connections, and make inroads with home buyers in those regions.

In 2026, TSAHC will also continue offering "Overcoming the Down Payment Hurdle" courses throughout the state to share information about our programs in new and existing markets. These courses allow us to meet mortgage lenders, REALTORS®, and other industry professionals in the markets they work in and strengthen our existing connections or make new ones. We conducted approximately 88 of these classes in 2025, reaching over 2,700 REALTORS®.

In 2026, TSAHC will continue to engage the Lender Advisory Council on ways to improve our programs, stay abreast of any changes or developments in the mortgage industry, and adjust to meet the needs of Texas' home buyers.

TSAHC continues to spread awareness about our programs and share knowledge about the industry through podcasts and monthly Facebook live events. Since our podcast launched in 2020, we've produced 45 episodes[10] dedicated to home buying issues, homeownership topics and other housing industry related content. In 2026, we will continue producing podcast segments and holding Facebook live events. TSAHC is also currently in the process of redesigning its website, hoping to better communicate our programs and educational resources to lenders, REALTORS® and home buyers. This redesign process is anticipated to be completed in early 2026. We will continue to explore other ways to promote our programs through social media and other communications channels.

TSAHC will also continue to explore changes to the MCC program depending upon bond funding availability and market conditions. We remain committed to offering a suite of home buying products even as interest rates continue to climb to the highest levels in years. We evaluate the market daily and respond accordingly with the best options possible to ensure Texans always have assistance available to fulfill their dream of homeownership.

HOME BUYER EDUCATION AND FINANCIAL EDUCATION

Connecting Consumers with High Quality Housing and Financial Counselors

In 2012, TSAHC created the Texas Financial Toolbox (www.texasfinancialtoolbox.com) to give consumers an easy way to find nonprofit organizations or government entities that can help them achieve their financial and homeownership goals through home buyer education, credit counseling, or financial education.

Whether consumers want to learn how to better manage their money, find out if they're ready for homeownership, understand the home buying process and the programs that are available to help them buy a home, or learn how to avoid foreclosure, the Texas Financial Toolbox is a great place to start. Information about home buyer programs, home buyer education classes, financial education, and foreclosure prevention is available, all searchable by city. This is a unique tool TSAHC believes is providing essential information to Texas consumers.

[10] https://www.buzzsprout.com/1048519

In 2018, TSAHC expanded the Toolbox resource by creating a Loan Comparison Calculator[11] to help potential home buyers compare the different loan types and down payment assistance options offered by TSAHC. This tool is also available on TSAHC's website www.tsahc.org.

The Toolbox also includes a step-by-step guide to help families and individuals gain a better understanding of the home buying process.

Housing Connection Training

TSAHC has offered home buyer and financial education training to Texas housing nonprofits since 2012. From 2012-2017, TSAHC administered the Texas Statewide Homebuyer Education Program (TSHEP), a housing and financial counselor training program, on behalf of the Texas Department of Housing and Community Affairs. In 2017, TSAHC decided to expand the scope of the training provided and opted not to continue our role as administrator of TSHEP.

In 2018, TSAHC introduced the Housing Connection training program. The Housing Connection training built upon the success of TSHEP by offering not only housing and financial counselor training but also training for nonprofits interested in affordable housing development.

The program's goal is to help both affordable housing and counseling organizations access trainings, promote themselves, and build capacity for their organizations and programs.

Our training partner that offers and delivers the courses is NeighborWorks America, a congressionally chartered nonprofit organization that supports community development across the country. In 2025, we offered the following courses: (1) Shared Equity Housing: Creative Models to Preserve Affordable Homeownership, and (2) Homebuyer Education Methods: Training the Trainer.

In 2025, 46 housing professionals representing 28 organizations and 22 cities received training through Housing Connection. Thanks to philanthropic support from our network of financial institutions, mortgage lenders and REALTORS®, and a new grant from the Mortgage Grant Fund, TSAHC was able to offer the training courses free of charge and provide hotel scholarships to participants traveling from out of town. The training workshop was generously hosted by the Federal Reserve Bank of Dallas at their San Antonio location.

To date, 920 individuals representing 415 organizations across Texas have attended trainings provided by TSAHC through either TSHEP (2012-2017) or Housing Connection (2018-2024). Additionally, TSAHC has provided more than $181,745 in hotel scholarships to participants.

2026 Implementation Plan

In 2026, TSAHC will once again provide a variety of courses for housing counselors and nonprofit housing professionals. The course selection and training location will be guided by feedback from past and prospective participants. TSAHC will continue to make the training as affordable as possible by raising public and private funds to subsidize the costs of attending.

[11] http://www.texasfinancialtoolbox.com/mortgage-calculator

TSAHC will also utilize the website redesign process to reimagine and rebuild the Texas Financial Toolbox resource to ensure it continues to provide the most up to date information to Texas consumers.

TEXAS HOUSING IMPACT FUND

The Texas Housing Impact Fund (THIF) helps provide safe, decent, and affordable housing with an emphasis on serving rural and underserved communities by providing flexible financing options to affordable housing developers.

Leveraging investments from multiple sources, TSAHC is able to provide flexible short-term and long-term affordable housing financing to developers through the THIF. This funding model has enabled TSAHC to steadily grow the fund over time, with applications for new loans accepted on an ongoing basis, provided there is funding available for the program.

To date, the THIF has financed the construction or rehabilitation of 253 single family homes and 5,311 rental units for low and moderate-income households. These numbers include units currently under construction.

TSAHC currently offers three types of loans:

- Permanent financing loans
- Revolving lines of credit
- Construction loans

Single Family Construction/Rehabilitation

Homeownership continues to be the primary means by which lower-income households create stability and build wealth for the future. As mentioned above, the average household wealth of a homeowner is $396,200, while the average household wealth of a renter is $10,400.

However, due to continued high home prices, many Texans cannot afford to purchase a home in their communities. For example, according to the Real Estate Center at Texas A&M University, as of August 2025, the median home price in Texas was $335,000.[12] Home prices have dropped slightly in the past year statewide, with Austin experiencing the largest decline in home prices at -2.8% and the other urban areas (Dallas-Fort Worth, Houston, San Antonio) experiencing -1.0%, -0.7%, and -0.9% declines, respectively.[13] Despite these slight adjustments, however, homeownership remains out of reach for many low and moderate-income households.

[12] Source: https://trerc.tamu.edu/article/texas-housing-insight/, accessed October 31, 2025.
[13] Source: https://trerc.tamu.edu/article/texas-housing-insight/, accessed October 31, 2025.

By financing the construction or rehabilitation of single-family homes that are affordable to well-qualified low and moderate-income home buyers, the THIF is helping families and individuals achieve the dream of homeownership and build household wealth.

Multifamily Construction/Rehabilitation

TSAHC also recognizes that not all families and individuals are ready to become homeowners. Access to affordable rental housing is what is most important to these households. By funding the construction of affordable rental units, the THIF helps households access affordable rental homes without sacrificing other basic needs, such as food, education, or medical care.

In 2025, TSAHC provided THIF financing to help rehabilitate or build 292 affordable rental units.

Affordable Housing Partnership

TSAHC launched the Affordable Housing Partnership (AHP) program in 2020 as part of the THIF suite of loan products. Thanks to a partnership with the Texas Health and Human Services Commission, TSAHC offers deferred forgivable loans to developers in Bexar, Dallas, Harris, and Travis counties to subsidize the construction of affordable, accessible, and community-integrated units designated for residents with long-term health needs.

Texas Housing Impact Fund Loan Production

Loan Production	2025	2003 - 2024
Loans Approved	6	69
# of Single Family Homes Built or Under Construction	2	295
# of Rental Units	292	4,608
Amount of Loan Funds Approved	$7,120,000[14]	$52,232,453

2026 Implementation Plan

TSAHC plans to continue to provide flexible lines of credit to developers that address our funding priorities. These loan products, leveraged with TSAHC's access to lower cost land through its Affordable Communities of Texas (ACT) land bank, will enable developers to continue to build homes that are affordable. TSAHC forecasts sustained demand for THIF loans into calendar year 2026, as all funds for FY2026 have been awarded. TSAHC expects further funding to be made available in the latter half of 2026, once fiscal year 2027 begins.

[14] Texas Housing Impact Fund loans are a revolving line of credit for single-family construction awarded to Legacy CDC and for loans for the rehabilitation or creation of multifamily units for Delara Chase, Envoy64, Irving Lofts, Landmark on Cypress, Landmark on Pine, and Sagebrush 2025.

TSAHC plans to continue to explore lending opportunities to address housing needs for underserved populations including disaster impacted areas, small urban and rural markets, and urban areas that are rapidly changing and risk losing affordable housing.

TSAHC will continue to grow the fund by pursuing grants, program related investments or equity equivalent investments from foundations, banks, and other lenders and investors.

TSAHC will also continue to publish an annual Texas Housing Impact Fund Investment Report to document the statewide impact of the program. This report enhances TSAHC's efforts to market the Texas Housing Impact Fund to developers and potential investors.

AFFORDABLE COMMUNITIES OF TEXAS PROGRAM

TSAHC created the Affordable Communities of Texas (ACT) Program, a land bank and land trust program, in 2008 to stabilize communities experiencing high rates of foreclosure. TSAHC works in partnership with 38 nonprofit and for-profit affordable housing organizations across the state to acquire and redevelop foreclosed homes, vacant land, and tax foreclosed properties to make these homes available for sale or rent to low-income families.

Over its history, TSAHC has created 564 homes and 429 rental units (using a Joint Venture structure) for extremely low, very low, low, and moderate-income Texans. The ACT Program has a current portfolio of 41 lots and homes, and there are two active components of the program distinguished by source of funding and targeted use of properties[15]:

- ACT Land Banking – This is TSAHC's general land banking program that includes properties that are either purchased by TSAHC or donated to TSAHC. Properties are redeveloped for affordable housing. If a property is not suitable for redevelopment (i.e., poor location, high cost of redevelopment, or other extenuating circumstances), the property is sold, and the funds are reinvested in the ACT Program.
- ACT Land Trust – Properties acquired are intended to be held in perpetuity by TSAHC. Homes built or redeveloped on land trust sites may be rented or sold to qualified low- income households.

[15] There are two dormant components of the ACT program – the ACT Veterans Initiative Program and the Neighborhood Stabilization Program. These programs ended because every property in these programs was either redeveloped and sold or sold outright.

Affordable Communities of Texas Portfolio

Program/Initiative	Acquisitions 2025	Sales 2025	Current Portfolio	Current Asset Value
ACT Land Banking / Land Trust	12	5	41	$23,942,815

In 2025, TSAHC completed the Park on 14th, a multifamily rental development in Plano, Texas. This development offers 62-units of affordable multifamily rental homes and is part of our ACT land trust.

2026 Implementation Plan

The ACT Program will continue to play an integral role in TSAHC's overall affordable housing strategy. TSAHC intends to increase efforts to expand our portfolio of ACT land bank properties by forming partnerships to acquire foreclosed and vacant properties and working directly with local and regional governments where possible.

For properties already in our land bank, we will continue working with our network of local partner developers to redevelop and sell those properties. TSAHC is exploring funding opportunities offered by federal, state and local resources to subsidize construction costs and ensure the sales prices remain affordable to low and moderate-income households.

TSAHC continues to explore the implementation of additional land trust mechanisms that allow TSAHC to deliver homeownership opportunities to low- to moderate-income home buyers and deeper levels of affordable rental housing.

MULTIFAMILY PRIVATE ACTIVITY BOND PROGRAM

TSAHC uses its statutory authority to issue tax-exempt multifamily private activity bonds (PAB) to help affordable housing developers construct or preserve multifamily rental units. As a conduit issuer, TSAHC is allocated 10 percent of Texas' multifamily PAB cap each year.

TSAHC makes available to developers its multifamily PAB allocation through an annual Request for Proposal application process. To be considered for multifamily PAB financing, multifamily developments must meet specific housing needs identified each year by TSAHC's Board of Directors. In 2025, those housing needs were:

- At-Risk Preservation and Rehabilitation of Existing Affordable Units
- Housing in Rural and Smaller Urban Markets
- Senior and Service Enriched Housing Developments
- Housing in Areas with Disaster Declarations

In 2025, TSAHC closed on $23,500,000 in multifamily PABs to construct or rehabilitate 150 affordable rental units in Central Texas.[16]

2026 Implementation Plan

TSAHC anticipates continued interest and growth in our PAB program due to the high number of affordable housing units needed to meet statewide demand. For example, the most recent research conducted by the National Low Income Housing Coalition found that, in Texas, there are only 41 units that are affordable for every 100 households that earn 50% or less of the average median income.[17]

The demand for affordable housing is reflected in the number of TSAHC PAB projects that are either currently induced, pending closing or under review. We anticipate demand for PABs will remain high into 2026 and beyond.

TSAHC will also explore how to create more permanent supportive housing (PSH) units either through PABs or other financing structures. The creation of additional PSH developments continues to be a priority for TSAHC and will be covered in detail later in this plan.

ASSET OVERSIGHT AND COMPLIANCE

Asset oversight and compliance monitoring of multifamily properties financed through multifamily private activity bonds is required by many bond issuers, including TSAHC. We also require asset oversight and compliance monitoring of multifamily properties financed through our THIF. TSAHC believes these reviews are one of the best ways to ensure properties provide ongoing safe, quality affordable housing to their residents.

Asset Oversight

As part of the asset oversight review process, staff performs an annual inspection of each property, monitors each property's financial and physical health, and provides suggestions for improvement to property owners and managers. Staff completes a report of each property and submits its reports to property owners, managers, and other stakeholders. The reports are also available on TSAHC's website.

These visits are typically on-site, physical inspections, but because of the COVID-19 pandemic and subsequent safety concerns, TSAHC has performed a hybrid of virtual and in-person visits for the past five years. For both types of reviews, TSAHC requires property management agents to provide property reports. For virtual reviews, we also require photos of the property.

In 2025, TSAHC performed asset oversight reviews for 46 properties, totaling 6,490 units.

[16] The development that received funding through our PAB program is Cairn Point at Montopolis.

[17] Source: "The Gap: A Shortage of Affordable Homes," The National Low Income Housing Coalition, March 2025

Compliance

As part of the compliance review process, staff review tenant files annually to ensure that property owners and managers are following the federal affordability requirements relating to the tax-exempt status of the bonds. Completed compliance reports are submitted to property owners, managers, and other stakeholders and are available on TSAHC's website. In addition, TSAHC manages an online reporting system that allows property managers to complete their monthly compliance reporting online.

Each month, staff monitors whether property owners and managers are providing the required number of affordable units to income-eligible households and whether high-quality resident services are being provided. Monthly compliance monitoring helps TSAHC ensure that property owners and managers are meeting all program requirements.

In 2025, TSAHC performed compliance reviews for 45 properties, totaling 6,554 units. These properties are financed either through PABs or THIF financing. TSAHC will continue to ensure that staff are well-equipped to handle the demands of adding a significant number of properties and units to the asset and compliance review portfolio over the past year and into 2026.

2026 Implementation Plan

In 2026, TSAHC staff will continue to conduct site visits in a manner that best protects the health and safety of our staff, as well as staff and residents at properties in our asset and compliance portfolio.

TSAHC will also continue to review and update its policies and procedures as industry trends and changes in policy dictate. TSAHC will continue to closely monitor the financial health and physical condition of properties in its portfolio and offer specific strategies for improvement.

SINGLE FAMILY RENTAL PROGRAM

The cost of living in Austin and around Texas steadily remained high, primarily due to inflation and high rental rates. The average monthly rent was $1,662 as of October 2025,[18] which is simply unaffordable for many low- to moderate-income Austin families.

In May 2013, TSAHC created the Single Family Rental Program to provide eligible low-income families with affordable, below-market rental homes in high-opportunity neighborhoods in the Austin Metropolitan Statistical Area (MSA).

Homes available through the program are located in areas with higher than average median incomes, with access to good schools and other services nearby. The program has received an extraordinary number of applications from low-income families and individuals interested in renting a home available under the program.

[18] Source: https://https://www.rentcafe.com/average-rent-market-trends/us/tx/austin/, accessed October 31, 2025

The program offers individuals and families that earn at or below 80% of the area median family income the opportunity to rent a home at prices significantly less than market rate. TSAHC screens each applicant for rental, credit, and criminal history and to verify income eligibility.

Given the success of the program and the ongoing need for affordable rental opportunities in other areas of the state, TSAHC expanded the program to San Antonio in 2019, the Dallas-Fort Worth metroplex in 2022, and Flint, Texas in 2023. Since the expansion, TSAHC has purchased eight single-family homes in the San Antonio MSA, 10 in the DFW metroplex, and 22 in Flint, Texas.

Combined, the Single-Family Rental Program now provides 63 rental homes across Flint and the Austin, San Antonio, and Dallas-Fort Worth MSAs.

2026 Implementation Plan

TSAHC does not intend to expand this program in 2026. We will instead focus our 2026 activities on maintaining our existing rental portfolio. TSAHC will also explore how to offer homeownership opportunities to tenants who are interested in purchasing a home in the future.

MULTIFAMILY RENTAL PROGRAM

In July 2015, TSAHC expanded its rental program by acquiring the Rollins Martin apartment complex in East Austin. Built in 1998, the Rollins Martin apartment complex was originally financed as part of the federal low-income housing tax credit (LIHTC) program. It consists of 15 three-bedroom apartment units, all of which are affordable for families earning at or below 60% of the area median family income.

The apartment complex is located in a rapidly developing neighborhood of East Austin that is quickly becoming unaffordable to its long-time lower-income residents. In 2023, the average rent in the neighborhood was $1,478, while over 15% of the neighborhood's residents were living below the poverty level.[19] By maintaining affordability in the rapidly changing neighborhood, TSAHC is meeting a critical housing need for the community.

TSAHC has also made substantial improvements to the Rollins Martin apartment complex. Since 2015, TSAHC has completed the following repairs and improvements: installed new appliances, tankless water heaters, and HVAC for each unit; installed new roofing, new outdoor trash receptacles, a bike rack, surveillance system, and a fence for the property; expanded doors for the laundry area in each unit; replaced all staircases; added additional security features to the locks on each unit's door; upgraded the surveillance system; replaced all siding and windows; added new paint, lighting, doors, mailboxes and signage; and completely renovated all 15 units.

In 2021, TSAHC also reconstructed the dumpster enclosure area to create more recycling space and poured a semicircular driveway to make it easier for trash trucks to access and leave the dumpster area safely. In addition, TSAHC built an ADA accessible sidewalk and pad for the common

[19] Source: https://housingworksaustin.org/wp-content/uploads/2024/12/District01_2023_FNL_print.pdf, accessed October 31, 2025

area between buildings 3 and 4. In 2022, we completed renovations in seven units and performed extensive repairs on the roof.

TEXAS FOUNDATIONS FUND

History of the Texas Foundations Fund

TSAHC created the Texas Foundations Fund (TFF) to improve housing conditions for very low- income Texas households, with an emphasis on assisting underserved populations. TSAHC defines very low-income households as households earning at or below 50% of the area median family income.

Through TFF, TSAHC partners with nonprofit organizations across Texas to support quality programs that address the critical housing needs of very low-income families and individuals. Selected partners receive grants to support their housing services. Since 2008, TSAHC has awarded over $11.6 million in grants.

The housing services listed below are eligible for support through TFF:

- Home repairs and accessibility modifications in owner-occupied homes.
- Services at supportive housing communities.
- Housing and financial counseling services.

TSAHC selected these services by conducting a survey asking its partner housing organizations to identify the greatest housing needs of the very low-income Texans they serve. TSAHC also conducts follow-up surveys every few years to confirm that the services funded by the Texas Foundations Fund are still critically needed by very low-income Texans.

TSAHC funds TFF awards primarily with earned revenue from its other housing programs. TSAHC's Board of Directors determines the amount available for each funding round. Prior to each application cycle, TSAHC publishes TFF Guidelines for public comment, giving stakeholders the opportunity to provide feedback prior to submitting a funding proposal.

Prior to 2016, the Foundations Fund was a competitive grant process. For the three award cycles that followed (2016 – 2021), it was a non-competitive application process. Nonprofits that met eligibility criteria partnered with TSAHC for a two-year term in a matching grant structure. In 2022, TSAHC once again updated its funding structure to remove the matching grant requirement, amend the audit requirements for small organizations, add housing and financial counseling services as an eligible activity, and utilize applicants' budget size to determine grant amounts.

2025 Funding Cycle

In 2025, to better align staff resources and ensure adequate funding available to applicants, TSAHC made two important changes to the TFF application cycle. First, TSAHC shifted the application window towards the beginning of the calendar year rather than in mid-April. Second, TSAHC began accepting applications on a rolling basis until all funds were awarded. TSAHC provided a total of $1,250,000 in grant funding to 85 organizations in 2025, with awards ranging from $10,000 to $25,000, depending on organizational budget size.

2026 Implementation Plan

In 2026, we intend to open the application window towards the beginning of the calendar year again. TSAHC plans to accept grant applications on a rolling basis in 2026, accepting applications until funding runs out. While we do not anticipate making substantive changes to the guidelines, we will continue to explore changes to improve the administration of the program.

GRANTS FOR DISASTER RECOVERY

Housing and Economic Assistance to Rebuild Texas (HEART)

On August 23, 2017, Hurricane Harvey made landfall along the Texas coast, inflicting catastrophic damage to Southeast Texas, the Gulf Coast region, the greater Houston area, and the Coastal Bend area. In response to this catastrophic event, TSAHC partnered with Enterprise Community Partners to create a grant program to provide critical home repair funding, programmatic support, and technical assistance for nonprofits providing ongoing relief efforts to the impacted areas with an emphasis on providing relief outside of the Harris County area.

The program, entitled Housing and Economic Assistance to Rebuild Texas (HEART), launched in April 2018 thanks to a generous financial commitment from the Rebuild Texas Fund, a joint initiative of the OneStar Foundation and the Michael & Susan Dell Foundation. Other funding was provided by the Meadows Foundation, the Center for Disaster Philanthropy, BBVA and a commitment from TSAHC's Board.

The program awarded $2,555,000 to 39 nonprofits providing housing-related assistance to low-income households directly affected by Hurricane Harvey.

Winter Storm Uri Response

In February 2021, Winter Storm Uri ravaged Texas, bringing prolonged below freezing temperatures and record snowfall to many parts of the state.

In March 2021, the TSAHC Board of Directors approved a special funding round of the Texas Foundations Fund program to respond to this event and made $300,000 available to organizations providing home repairs for affected households in the most severely impacted areas. TSAHC provided grant funding to 15 organizations that provided home repairs to 236 households between April and August 2021 through this special funding round.

Texas Foundations Fund – Disaster Recovery

These twin natural disasters motivated TSAHC to create a standing program within TFF in 2022 that is earmarked specifically for disaster recovery activities. That way, funds can be made available in the immediate aftermath of a disaster, allowing organizations to more swiftly respond to disasters in their communities.

A total of $250,000 in disaster recovery funding was made available for the FY2025 grant year. The Disaster Recovery program provided relief funds to 10 nonprofit organizations that provided critical repairs for wildfires in Hill County and for damage caused by Hurricane Beryl in several counties along the Texas Gulf Coast. All $250,000 in funding for FY2025 was committed towards the disaster recovery efforts of our nonprofit grantees.

2026 Implementation Plan

TSAHC's Board of Directors approved the FY2026 Disaster Recovery Guidelines in August 2025. In response to the series of devastating flood events in July 2025, TSAHC's Board of Directors approved increasing the total grant funding available for the program to $350,000. Like in previous years, the maximum award for an organization is $30,000.

In October 2025, TSAHC's Board approved an amendment to the FY2026 guidelines to allow TSAHC to make an exception for applications from nonprofit organizations that have never received grant funding through the Texas Foundations Fund or HEART programs. This change gives TSAHC the ability to respond to disasters across all areas of the state, particularly in Texas' rural areas, where our network of existing grantees is not as robust.

SUPPORTIVE HOUSING INITIATIVES

Partnership with Texas Health and Human Services Commission (HHSC)

In 2016, TSAHC expanded its efforts to address supportive housing needs beyond grant funding provided through the Texas Foundations Fund. We accomplished this by partnering with the Texas Health and Human Services Commission (HHSC) through the Centers for Medicare & Medicaid Services Innovation Accelerator Program (IAP).

The IAP launched in August 2017 and concluded in April 2018 with two outcomes. First, public and private partnerships developed between the Medicaid and housing systems to better address the housing and supportive services needs of the Medicaid recipient population.

Second, HHSC and TSAHC created a state action plan that seeks to foster additional community living opportunities for Texans with ongoing health needs.

As part of implementing the state action plan, TSAHC conducted a series of permanent supportive housing (PSH) workshops in 2019 for nonprofits and other interested parties who wish to create or preserve PSH units. These one-day workshops provided an overview of the financing of PSH developments and the implementation of supportive services at those developments.

Texas Supportive Housing Institute

Building upon the success of the PSH workshops, TSAHC launched the Texas Supportive Housing Institute in September 2020, which provides technical assistance to nonprofits, developers, service providers, and property managers interested in creating and operating supportive housing in their

communities. The training is conducted by the Corporation for Supportive Housing (CSH), and TSAHC has successfully hosted Institutes with 4-6 development teams in 2020, 2021, 2022, and most recently in 2024.

In 2024, TSAHC and CSH selected six development teams to participate in the 2024 Institute, which was offered using a hybrid model of in person and virtual sessions. The Institute began with a three-day kickoff event in Austin to welcome teams from Austin, Brownsville, Dallas, Denton, Marshall, and San Antonio. The 2024 Institute concluded in March 2025 with final presentations from all the teams that completed the Institute. This cohort is projected to create 488 units of permanent supportive housing.

Permanent Supportive Housing Symposium

In 2023, TSAHC took a brief pause on providing the Institute and instead launched a Permanent Supportive Housing Symposium for two primary reasons. First, opportunities to share best practices and how to apply lessons learned in the supportive housing space are lacking in Texas. And second, due to past iterations of the Institute, we have a pipeline of new developers, service providers, and property managers operating in supportive housing who need further education and training beyond what the Institute provides.

Based upon that, we hosted our first Permanent Supportive Housing Symposium on November 6-8, 2023, in Austin. Nearly 200 individuals attended the Symposium, representing developers, property managers, service providers, health professionals, homelessness response organizations, and other health and housing organizations.

We hosted our second Permanent Supportive Housing Symposium on November 4-5, 2025. The Symposium offered three tracks focusing on supportive housing design and development, financing for development and supportive services, and operations and service delivery, as well as a tour of supportive housing developments around Austin and a Permanent Supportive Housing Academy training, offered in partnership with CSH.

2026 Implementation Plan

TSAHC intends to host another iteration of our Texas Supportive Housing Institute in 2026. While the previous Institute was open to developers statewide, TSAHC plans to focus this Institute specifically on the Dallas/Fort Worth metro area, which will enable us to better leverage local resources and align the Institute instruction with local initiatives.

Going forward, TSAHC plans to continue rotating its offerings, hosting Institutes in even numbered years and Symposiums in odd numbered years. Together, these training opportunities will provide continuing education for PSH developers while also developing a pipeline of projects for future Institutes.

General Homelessness Activities

TSAHC continues to support other efforts addressing homelessness. This includes Advisory Member representation on the Texas Interagency Council for the Homeless (TICH) and serving as liaison between the TICH and United States Interagency Council on Homelessness. In addition, TSAHC sponsors the annual Texas Conference on Ending Homelessness hosted by the Texas Homeless Network. TSAHC also provides grant support to the Texas Homeless Network to develop a data collection system and improve data collection and sharing capabilities among homeless service providers.

OTHER INITIATIVES

Partnership with TxDOT

In summer 2020, TSAHC was approached by the Texas Department of Transportation (TxDOT) to administer grant funding to support affordable housing initiatives in communities affected by TxDOT's North Houston Highway Improvement Project (NHHIP).

The NHHIP is a multi-billion dollar transportation project that will expand and realign sections of Interstate I-45 in North Houston, impacting several communities (known as super-neighborhoods). These super-neighborhoods are comprised primarily of low-income and minority residents. TxDOT is providing $30 million to support affordable housing initiatives in these communities in addition to the individual compensation provided to homeowners, renters and businesses that are displaced by the project.

TxDOT approached TSAHC due to our prior experience providing grant funding through the Texas Foundations Fund and HEART programs, both of which have supported nonprofits serving the communities affected by the NHHIP.

TSAHC received initial approval from our Board of Directors in October 2020 to move forward with discussions with TxDOT and draft an agreement outlining the use of the funds. Those discussions were paused in early 2021 due to legal proceedings that put the NHHIP on hold. The legal proceedings concluded in early 2023, allowing TSAHC to resume those contract discussions with TxDOT which extended into and were finalized in 2024.

In 2024, TSAHC selected a consultant through a Request for Proposal process to develop a comprehensive housing needs assessment of the impacted communities and ultimately a Housing Revitalization Plan to guide the distribution of the grant funds. TSAHC received the needs assessment from its consultant in November 2025, the first component of the Housing Revitalization Plan. The remainder of the plan will be completed by May 2026. TSAHC intends to begin executing the plan and distributing the grant funds by the end of 2026.

APPENDIX A

Legislative Requirements for the State of Texas Low Income Housing Plan and Annual Report



APPENDIX A: LEGISLATIVE REQUIREMENTS FOR THE STATE OF TEXAS LOW INCOME HOUSING PLAN AND ANNUAL REPORT

SEC. 2306.072. ANNUAL LOW INCOME HOUSING REPORT

(a) Not later than March 18 of each year, the director shall prepare and submit to the board an annual report of the department's housing activities for the preceding year.

(b) Not later than the 30th day after the date the board receives and approves the report, the board shall submit the report to the governor, lieutenant governor, speaker of the House of Representatives, and member of any legislative oversight committee.

(c) The report must include:

(1) a complete operating and financial statement of the department;

(2) a comprehensive statement of the activities of the department during the preceding year to address the needs identified in the state low income housing plan prepared as required by Section 2306.0721, including:

(A) a statistical and narrative analysis of the department's performance in addressing the housing needs of individuals and families of low and very low income;

(B) the ethnic and racial composition of individuals and families applying for and receiving assistance from each housing-related program operated by the department;

(C) the department's progress in meeting the goals established in the previous housing plan, including goals established with respect to the populations described by Section 2306.0721(c)(1); and

(D) recommendations on how to improve the coordination of department services to the populations described by Section 2306.0721(c)(1);

(3) an explanation of the efforts made by the department to ensure the participation of individuals of low income and their community-based institutions in department programs that affect them;

(4) a statement of the evidence that the department has made an affirmative effort to ensure the involvement of individuals of low income and their community-based institutions in the allocation of funds and the planning process;

(5) a statistical analysis, delineated according to each ethnic and racial group served by the department, that indicates the progress made by the department in implementing the state low income housing plan in each of the uniform state service regions;

(6) an analysis, based on information provided by the fair housing sponsor reports required under Section 2306.0724 and other available data, of fair housing opportunities in each housing development that receives financial assistance from the department that includes the following information for each housing development that contains 20 or more living units:

(A) the street address and municipality or county in which the property is located;

(B) the telephone number of the property management or leasing agent

(C) the total number of units, reported by bedroom size;

(D) the total number of units, reported by bedroom size, designed for individuals who are physically challenged or who have special needs and the number of these individuals served annually;

(E) the rent for each type of rental unit, reported by bedroom size;

(F) the race or ethnic makeup of each project;

(G) the number of units occupied by individuals receiving government-supported housing assistance and the type of assistance received;

(H) the number of units occupied by individuals and families of extremely low income, very low income, low income, moderate income, and other levels of income;

(I) a statement as to whether the department has been notified of a violation of the fair housing law that has been filed with the United States Department of Housing and Urban Development, the Commission on Human Rights, or the United States Department of Justice; and

(J) a statement as to whether the development has any instances of material noncompliance with bond indentures or deed restrictions discovered through the normal monitoring activities and procedures that include meeting occupancy requirement or rent restrictions imposed by deed restriction or financing agreements;

(7) a report on the geographic distribution of low income housing tax credits, the amount of unused low income housing tax credits, and the amount of low income housing tax credits received from the federal pool of unused funds from other states; and

(8) a statistical analysis, based on information provided by the fair housing sponsor reports required by Section 2306.0724 and other available date, of average rents reported by county.

SEC. 2306.0721. LOW INCOME HOUSING PLAN

(a) Not later than March 18 of each year, the director shall prepare and submit to the board an integrated state low income housing plan for the next year.

(b) Not later than the 30th day after the date the board receives and approves the plan, the board shall submit the plan to the governor, lieutenant governor, and the speaker of the house of representatives.

(c) The plan must include:

(1) an estimate and analysis of the size and the different housing needs of the following populations in each uniform state service region:

(A) individuals and families of moderate, low, very low, and extremely low income;

(B) individuals with special needs;

(C) homeless individuals;

(D) veterans;

(E) farmworkers;

(F) youth who are aging out of foster care;

(G) Homeless youth, as defined by Section 2306.1101, and other individuals older than 18 years of age and younger than 25 years of age who are homeless; and

(H) elderly individuals;

(2) a proposal to use all available housing resources to address the housing needs of the populations described by Subdivision (1) by establishing funding levels for all housing-related programs;

(3) an estimate of the number of federally assisted housing units available for individuals and families of low and very low income and individuals with special needs in each uniform state service region;

(4) a description of state programs that govern the use of all available housing resources;

(5) a resource allocation plan that targets all available housing resources to individuals and families of low and very low income and individuals with special needs in each uniform state service region;

(6) a description of the department's efforts to monitor and analyze the unused or underused federal resources of other state agencies for housing-related services and services for homeless individuals and the department's recommendations to ensure the full use by the state of all available federal resources for those services in each uniform state service region;

(7) strategies to provide housing for individuals and families with special needs in each uniform state service region;

(8) a description of the department's efforts to encourage in each uniform state service region the construction of housing units that incorporate energy efficient construction and appliances;
(9) an estimate and analysis of the housing supply in each uniform state service region
(10) an inventory of all publicly and, where possible, privately funded housing resources, including public housing authorities, housing finance corporations, community housing development organizations, and community action agencies;
(11) strategies for meeting rural housing needs;
(12) a biennial action plan for colonias that:
(A) addresses current policy goals for colonia programs, strategies to meet the policy goals, and the projected outcomes with respect to the policy goals;
(B) includes information on the demand for contract-for-deed conversions, services from self-help centers, consumer education, and other colonia resident services in counties some part of which is within 150 miles of the international border of the state;
(13) a summary of public comments received at a hearing under this chapter or from another source that concern the demand for colonia resident services described by Subdivision (12); and
(13-a) information regarding foreclosures of residential property in this state, including the number and geographic location of those foreclosures.

(d) The priorities and policies in another plan adopted by the department must be consistent to the extent practical with the priorities and policies established in the state low income housing plan.

(e) To the extent consistent with federal law, the preparation and publication of the state low income housing plan shall be consistent with the filing and publication deadlines required of the department for the consolidated plan.

(f) The director may subdivide the uniform state serve regions as necessary for purposes of the state low income housing plan.

(g) The department shall include the plan developed by the Texas State Affordable Housing Corporation under Section 2306.566 in the department's resource allocation plan under Subsection (c)(5).

SEC. 2306.0722. PREPARATION OF PLAN AND REPORT

(a) Before preparing the annual low income housing report under Section 2306.072 and the state low income housing plan under Section 2306.0721, the department shall meet with regional planning commissions created under Chapter 391, Local Government Code, representatives of groups with an interest in low income housing, nonprofit housing organizations, managers, owners, and developers of affordable housing, local government officials, residents of low income housing, and members of the Colonia Resident Advisory Committee. The department shall obtain the comments and suggestions of the representatives, officials, residents, and members about the prioritization and allocation of the department's resources in regard to housing.
(b) In preparing the annual report under Section 2306.072 and the state low income housing plan under Section 2306.0721, the director shall:
(1) coordinate local, state, and federal housing resources, including tax exempt housing bond financing and low income housing tax credits;
(2) set priorities for the available housing resources to help the neediest individuals;
(3) evaluate the success of publicly supported housing programs

(4) survey and identify the unmet housing needs of individuals the department is required to assist;
(5) ensure that housing programs benefit an individual without regard to the individual's race, ethnicity, sex, or national origin;
(6) develop housing opportunities for individuals and families of low and very low income and individuals with special housing needs;
(7) develop housing programs through an open, fair, and public process;
(8) set priorities for assistance in a manner that is appropriate and consistent with the housing needs of the populations described by Section 2306.0721(c)(1);
(9) incorporate recommendations that are consistent with the consolidated plan submitted annually by the state to the Unites States Department of Housing and Urban Development;
(10) identify the organizations and individuals consulted by the department in preparing the annual report and state low income housing plan and summarize and incorporate comments and suggestions provided under Subsection (a) as the board determines to be appropriate;
(11) develop a plan to respond to changes in federal funding and programs for the provision of affordable housing;
(12) use the following standardized categories to describe the income of program applicants and beneficiaries:
    i. 0 to 30 percent of area median income adjust for family size;
    ii. more than 30 to 60 percent of area median income adjusted for family size;
    iii. more than 60 to 80 percent of area median income adjusted for family size;
    iv. more than 80 to 115 percent of area median income adjusted for family size; or
    v. more than 115 percent of area median income adjusted for family size;
(13) use the most recent census data combined with existing data from local housing and community service providers in the state, including public housing authorities, housing finance corporations, community housing development organizations, and community action agencies; and
(14) provide the needs assessment information compiled for report and plan to the Texas State Affordable Housing Corporation.

SEC. 2306.0723. PUBLIC PARTICIPATION REQUIREMENTS

The Department shall consider the annual low income housing report to be a rule and in developing the report shall follow rulemaking procedures required by Chapter 2001.

SEC. 2306.0724. FAIR HOUSING SPONSOR REPORT

(a) The Department shall require the owner of each housing development that receives financial assistance from the Department and that contains 20 or more living units to submit an annual fair housing sponsor report. The report must include the relevant information necessary for the analysis required by Section 2306.072(c)(6). In compiling the information for the report, the owner of each housing development shall use data current as of January 1 of the reporting year.
(b) The Department shall adopt rules regarding the procedure for filing the report.
(c) The Department shall maintain the reports in electronic and hard-copy formats readily available to the public at no cost.
(d) A housing sponsor who fails to file a report in a timely manner is subject to the following sanctions, as determined by the Department:
    (1) denial of a request for additional funding; or

(2) an administrative penalty in an amount not to exceed $1,000, assessed in the manner provided for an administrative penalty under Section 2306.6023.

APPENDIX B

Housing Analysis Regional Tables



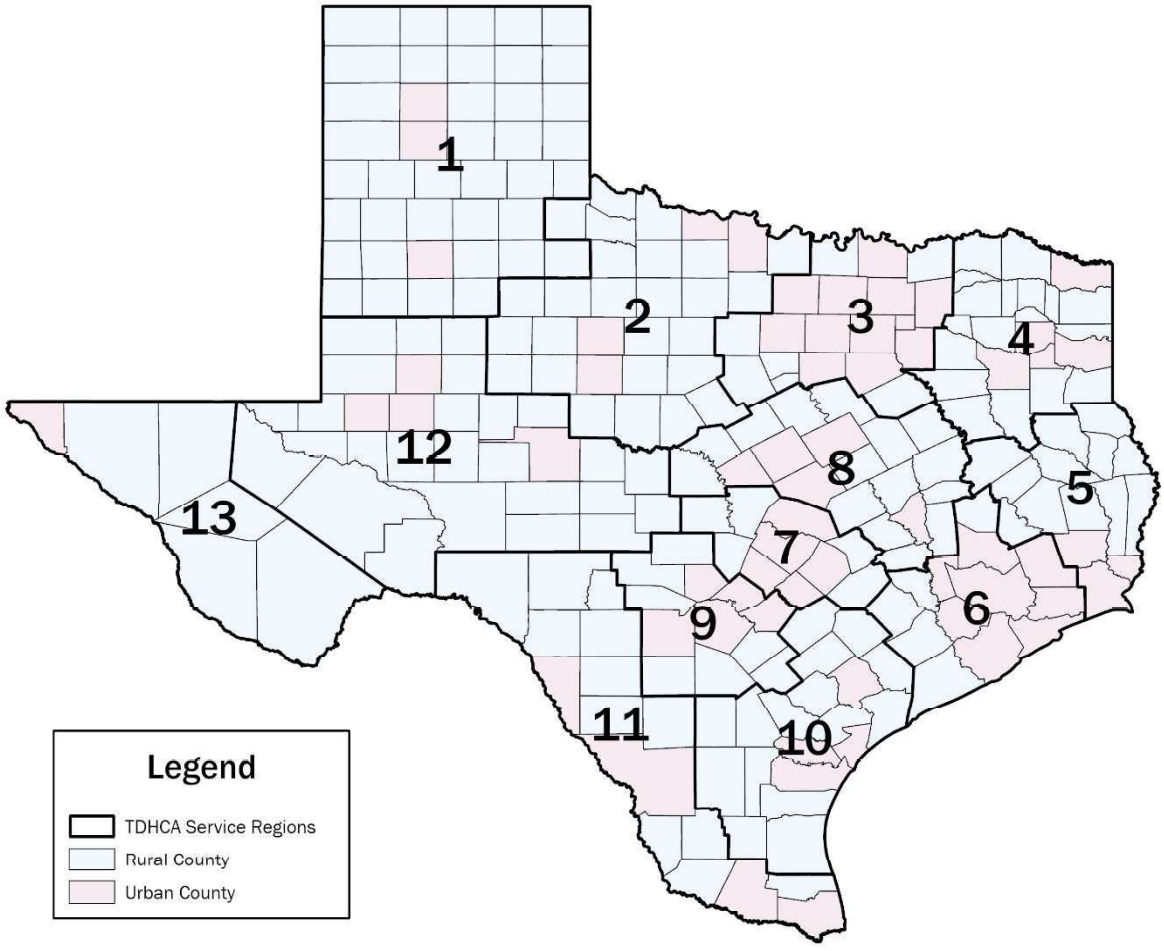
APPENDIX B: HOUSING ANALYSIS REGIONAL TABLES

The following notes apply to all Housing Analysis Regional Tables.

- Due to limitations of available data, only civilian, non-institutionalized persons with a disability are counted for each region's persons with disability population count. Statistics for total civilian non-institutionalized population are pulled from the 2019-2023 ACS, Table S1810 and available at the state or county level on the Census Bureau's data website (https://data.census.gov/).
- The figures reported for Persons with HIV/AIDS do not include those unaware of their HIV infection, or those who tested positive for HIV solely through an anonymous HIV test. In addition, 3,946 counted in Texas Department of Criminal Justice facilities, Federal Prison facilities, and Federal Immigration and Customs Enforcement facilities are not attributed to a geographic area and are only present in the total statewide figure.
- Veteran populations are compared to civilian population 18 years old and over. Statistics for total civilian population 18 years and over are pulled from the 2019-2023 ACS, Table S2101 and available at the state or county level on the Census Bureau's data website (https://data.census.gov/).
- Housing units reported in the 'Other' category under Physical Housing Characteristics of Housing Units can include any living quarters occupied as a housing unit that does not fit in the other categories. Examples that fit in the 'Other' category are houseboats, railroad cars, campers and vans.

For reference, a map and list of all Texas counties grouped by region with urban/rural designation has been included preceding the Housing Analysis Regional Tables.

TDHCA Service Regions



TDHCA Counties by Region with 2026 Urban/Rural Designation

Region 1	Region 2	Region 3	Region 4	Region 5	Region 6	Region 7	Region 8	Region 9	Region 10	Region 11	Region 12	Region 13
Armstrong	Archer	Collin	Anderson	Angelina	Austin	Bastrop	Bell	Atascosa	Aransas	Cameron	Andrews	Brewster
Bailey	Baylor	Cooke	Bowie	Hardin	Brazoria	Blanco	Bosque	Bandera	Bee	Dimmit	Borden	Culberson
Briscoe	Brown	Dallas	Camp	Houston	Chambers	Burnet	Brazos	Bexar	Brooks	Edwards	Coke	El Paso
Carson	Callahan	Denton	Cass	Jasper	Colorado	Caldwell	Burleson	Comal	Calhoun	Hidalgo	Concho	Hudspeth
Castro	Clay	Ellis	Cherokee	Jefferson	Fort Bend	Fayette	Coryell	Frio	DeWitt	Jim Hogg	Crane	Jeff Davis
Childress	Coleman	Erath	Delta	Nacogdoches	Galveston	Hays	Falls	Gillespie	Duval	Kinney	Crockett	Presidio
Cochran	Comanche	Fannin	Franklin	Newton	Harris	Lee	Freestone	Guadalupe	Goliad	La Salle	Dawson	
Collingsworth	Cottle	Grayson	Gregg	Orange	Liberty	Llano	Grimes	Karnes	Gonzales	Maverick	Ector	
Crosby	Eastland	Hood	Harrison	Polk	Matagorda	Travis	Hamilton	Kendall	Jackson	Real	Gaines	
Dallam	Fisher	Hunt	Henderson	Sabine	Montgomery	Williamson	Hill	Kerr	Jim Wells	Starr	Glasscock	
Deaf Smith	Foard	Johnson	Hopkins	San Augustine	Walker		Lampasas	Medina	Kenedy	Uvalde	Howard	
Dickens	Hardeman	Kaufman	Lamar	San Jacinto	Waller		Leon	Wilson	Kleberg	Val Verde	Irion	
Donley	Haskell	Navarro	Marion	Shelby	Wharton		Limestone		Lavaca	Webb	Kimble	
Floyd	Jack	Palo Pinto	Morris	Trinity			Madison		Live Oak	Willacy	Loving	
Garza	Jones	Parker	Panola	Tyler			McLennan		McMullen	Zapata	Martin	
Gray	Kent	Rockwall	Rains				Milam		Nueces	Zavala	Mason	
Hale	Knox	Somervell	Red River				Mills		Refugio		McCulloch	
Hall	Mitchell	Tarrant	Rusk				Robertson		San Patricio		Menard	
Hansford	Montague	Wise	Smith				San Saba		Victoria		Midland	
Hartley	Nolan		Titus				Washington				Pecos	
Hemphill	Runnels		Upshur								Reagan	
Hockley	Scurry		Van Zandt								Reeves	
Hutchinson	Shackelford		Wood								Schleicher	
King	Stephens										Sterling	
Lamb	Stonewall										Sutton	
Lipscomb	Taylor										Terrell	
Lubbock	Throckmorton										Tom Green	
Lynn	Wichita										Upton	
Moore	Wilbarger										Ward	
Motley	Young										Winkler	
Ochiltree												
Oldham												
Parmer												
Potter												
Randall												
Roberts												
Sherman												
Swisher												
Terry												
Wheeler												
Yoakum												

Legend:
Urban County
Rural County

Region 1		Rural	Urban	Total	Source
Individuals		293,894	575,058	868,952	2019-2023 ACS, DP05
Households	Owner	73,041	130,797	203,838	2019-2023 ACS, DP04
	Renter	30,404	91,369	121,773	
Elderly Persons (65 years+)		46,345	79,875	126,220	2019-2023 ACS, DP05
Persons with Disabilities		39,063	73,161	112,224	2019-2023 ACS, S1810
Persons with HIV/AIDS		266	1063	1,329	Texas DSHS, 2022
Incidents of Family Violence		1,324	7,410	8,734	Texas DPS, 2025
Veterans		11,728	28,610	40,338	2019-2023 ACS, S2101
Youth Aging out of Foster Care		21	45	66	Texas DFPS, 2025
Individuals Below 125% Poverty		58,797	114,575	173,372	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	11,287	30,470	41,757	2018-2022 CHAS, 8
	30-50%AMFI	12,174	25,775	37,949	
	50-80%AMFI	19,479	37,340	56,819	
	80-100%AMFI	11,322	21,680	33,002	
	Over100%AMFI	48,288	101,025	149,313	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	300	630	930	2018-2022 CHAS, 3
	30-50%AMFI	296	544	840	
	50-80%AMFI	207	375	582	
	80-100%AMFI	165	195	360	
	Over100%AMFI	345	380	725	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	7,143	23,180	30,323	2018-2022 CHAS, 8
	30-50%AMFI	5,527	17,850	23,377	
	50-80%AMFI	4,085	13,945	18,030	
	80-100%AMFI	1,281	3,394	4,675	
	Over100%AMFI	866	4,135	5,001	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	534	1,250	1,784	2018-2022 CHAS, 10
	30-50%AMFI	695	1,139	1,834	
	50-80%AMFI	803	1,688	2,491	
	80-100%AMFI	502	925	1,427	
	Over100%AMFI	1,381	1,780	3,161	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	129,694	246,738	376,432	2019-2023 ACS, DP04
	1unit	105,736	173,290	279,026	
	2units	2,025	6,950	8,975	
	3or4units	3,323	8,362	11,685	
	5to19units	4,462	23,186	27,648	
	20+units	1,564	19,576	21,140	
	Mobile home	12,345	15,027	27,372	
	Other	239	347	586	
Housing Occupancy	Occupied Units	103,445	222,166	325,611	2019-2023 ACS, DP04
	Vacant Units	26,249	24,572	50,821	
	Total	5,461	12,842	18,303	
Subsidized Multifamily Units	TDHCA Units	1,737	5,811	7,548	TDHCA Central Database, 2025
	HUD Units	633	1,367	2,000	HUD, 2024
	PHA Units	999	418	1,417	HUD, 2024
	USDA Units	927	71	998	USDA, 2025
	HCVs	1,165	5,175	6,340	HUD, 2024
Foreclosures		88	582	670	ATTOM, 2025

Region 2		Rural	Urban	Total	Source
Individuals		248,160	304,471	552,631	2019-2023 ACS, DP05
Households	Owner	71,267	70,875	142,142	2019-2023 ACS, DP04
	Renter	24,981	42,705	67,686	
Elderly Persons (65 years+)		51,272	46,413	97,685	2019-2023 ACS, DP05
Persons with Disabilities		45,660	42,488	88,148	2019-2023 ACS, S1810
Persons with HIV/AIDS		228	410	638	Texas DSHS, 2022
Incidents of Family Violence		1,550	2,378	3,928	Texas DPS, 2025
Veterans		14,856	22,150	37,006	2019-2023 ACS, S2101
Youth Aging out of Foster Care		22	42	64	Texas DFPS, 2025
Individuals Below 125% Poverty		45,320	52,827	98,147	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	10,205	13,750	23,955	2018-2022 CHAS, 8
	30-50%AMFI	12,715	12,485	25,200	
	50-80%AMFI	16,460	19,065	35,525	
	80-100%AMFI	10,323	11,880	22,203	
	Over100%AMFI	43,540	54,185	97,725	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	386	464	850	2018-2022 CHAS, 3
	30-50%AMFI	374	180	554	
	50-80%AMFI	292	345	637	
	80-100%AMFI	123	119	242	
	Over100%AMFI	303	199	502	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	6,706	9,860	16,566	2018-2022 CHAS, 8
	30-50%AMFI	5,655	7,815	13,470	
	50-80%AMFI	3,614	6,289	9,903	
	80-100%AMFI	1,026	2,164	3,190	
	Over100%AMFI	1,102	2,000	3,102	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	152	450	602	2018-2022 CHAS, 10
	30-50%AMFI	293	372	665	
	50-80%AMFI	514	560	1,074	
	80-100%AMFI	189	264	453	
	Over100%AMFI	1,311	884	2,195	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	122,939	129,459	252,398	2019-2023 ACS, DP04
	1unit	96,316	96,524	192,840	
	2units	3,603	3,566	7,169	
	3or4units	2,851	4,999	7,850	
	5to19units	3,032	11,698	14,730	
	20+units	1,831	5,683	7,514	
	Mobilehome	14,691	6,753	21,444	
	Other	615	236	851	
Housing Occupancy	OccupiedUnits	96,248	113,580	209,828	2019-2023 ACS, DP04
	VacantUnits	28,242	16,159	44,401	
Subsidized Multifamily Units	Total	7,415	7,827	15,242	
	TDHCAUnits	1,797	2,970	4,767	TDHCA Central Database, 2025
	HUDUnits	566	746	1,312	HUD, 2024
	PHAUnits	2671	1151	3,822	HUD, 2024
	USDAUnits	1353	222	1575	USDA, 2025
	HCVs	1,028	2,738	3,766	HUD, 2024
Foreclosures		84	355	439	ATTOM, 2025

Region 3		Rural	Urban	Total	Source
Individuals		278,605	7,947,543	8,226,148	2019-2023 ACS, DP05
Households	Owner	75,222	1,731,960	1,807,182	2019-2023 ACS, DP04
	Renter	28,187	1,147,243	1,175,430	
Elderly Persons (65 years+)		53,582	951,094	1,004,676	2019-2023 ACS, DP05
Persons with Disabilities		40,798	803,371	844,169	2019-2023 ACS, S1810
Persons with HIV/AIDS		321	34,684	35,005	Texas DSHS, 2022
Incidents of Family Violence		1,530	57,241	58,771	Texas DPS, 2025
Veterans		16,602	333,827	350,429	2019-2023 ACS, S2101
Youth Aging out of Foster Care		7	158	165	Texas DFPS, 2025
Individuals Below 125% Poverty		47,874	1,117,297	1,165,171	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	10,800	301,825	312,625	2018-2022 CHAS, 8
	30-50%AMFI	10,965	302,175	313,140	
	50-80%AMFI	16,630	467,715	484,345	
	80-100%AMFI	9,705	293,835	303,540	
	Over100%AMFI	50,810	1,378,550	1,429,360	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	294	7,125	7,419	2018-2022 CHAS, 3
	30-50%AMFI	119	4,335	4,454	
	50-80%AMFI	338	3,996	4,334	
	80-100%AMFI	133	1,693	1,826	
	Over100%AMFI	373	5,549	5,922	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	7,640	234,500	242,140	2018-2022 CHAS, 8
	30-50%AMFI	6,155	221,690	227,845	
	50-80%AMFI	6,139	210,424	216,563	
	80-100%AMFI	1,419	68,465	69,884	
	Over100%AMFI	2,569	77,943	80,512	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	580	21,324	21,904	2018-2022 CHAS, 10
	30-50%AMFI	469	24,328	24,797	
	50-80%AMFI	608	28,994	29,602	
	80-100%AMFI	376	14,658	15,034	
	Over100%AMFI	1,749	31,813	33,562	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	120,799	3,091,029	3,211,828	2019-2023 ACS, DP04
	1unit	88,511	2,040,477	2,128,988	
	2units	2,377	39,077	41,454	
	3or4units	2,551	106,225	108,776	
	5to19units	4,624	380,464	385,088	
	20+units	3,687	420,243	423,930	
	Mobilehome	18,649	101,005	119,654	
	Other	400	3,538	3,938	
Housing Occupancy	OccupiedUnits	103,409	2,879,203	2,982,612	2019-2023 ACS, DP04
	VacantUnits	17,390	211,826	229,216	
Subsidized Multifamily Units	Total	4,955	152,381	157,336	
	TDHCAUnits	1,445	84,066	85,511	TDHCA Central Database, 2025
	HUDUnits	826	8,905	9,731	HUD, 2024
	PHAUnits	660	4786	5,446	HUD, 2024
	USDAUnits	786	2928	3714	USDA, 2025
	HCVs	1,238	51,696	52,934	HUD, 2024
Foreclosures		218	7,482	7,700	ATTOM, 2025

Region 4		Rural	Urban	Total	Source
Individuals		597,208	566,643	1,163,851	2019-2023 ACS, DP05
Households	Owner	166,556	137,954	304,510	2019-2023 ACS, DP04
	Renter	54,882	66,838	121,720	
Elderly Persons (65 years+)		119,536	96,168	215,704	2019-2023 ACS, DP05
Persons with Disabilities		99,063	79,172	178,235	2019-2023 ACS, S1810
Persons with HIV/AIDS		1,372	1,428	2,800	Texas DSHS, 2022
Incidents of Family Violence		3,042	4,516	7,558	Texas DPS, 2025
Veterans		38,907	29,980	68,887	2019-2023 ACS, S2101
Youth Aging out of Foster Care		23	21	44	Texas DFPS, 2025
Individuals Below 125% Poverty		116,059	105,308	221,367	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	28,825	21,655	50,480	2018-2022 CHAS, 8
	30-50%AMFI	28,905	20,045	48,950	
	50-80%AMFI	41,090	27,840	68,930	
	80-100%AMFI	23,140	18,085	41,225	
	Over100%AMFI	117,370	88,955	206,325	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	1,482	564	2,046	2018-2022 CHAS, 3
	30-50%AMFI	928	325	1,253	
	50-80%AMFI	664	414	1,078	
	80-100%AMFI	194	219	413	
	Over100%AMFI	773	445	1,218	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	18,788	15,240	34,028	2018-2022 CHAS, 8
	30-50%AMFI	15,194	11,835	27,029	
	50-80%AMFI	11,633	10,025	21,658	
	80-100%AMFI	2,763	3,029	5,792	
	Over100%AMFI	3,917	3,204	7,121	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	1,188	1,004	2,192	2018-2022 CHAS, 10
	30-50%AMFI	1,168	878	2,046	
	50-80%AMFI	1,782	1,140	2,922	
	80-100%AMFI	848	699	1,547	
	Over100%AMFI	3,718	1,990	5,708	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	264,273	239,027	503,300	2019-2023 ACS, DP04
	1unit	191,947	166,647	358,594	
	2units	4,993	9,212	14,205	
	3or4units	5,631	7,367	12,998	
	5to19units	7,449	15,718	23,167	
	20+units	4,332	9,815	14,147	
	Mobilehome	48,016	29,508	77,524	
	Other	1,905	760	2,665	
Housing Occupancy	OccupiedUnits	221,438	204,792	426,230	2019-2023 ACS, DP04
	VacantUnits	42,835	34,235	77,070	
	Total	12,392	14,191	26,583	
Subsidized Multifamily Units	TDHCAUnits	4,441	6,014	10,455	TDHCA Central Database, 2025
	HUDUnits	1040	1,727	2,767	HUD, 2024
	PHAUnits	1895	311	2,206	HUD, 2024
	USDAUnits	2630	828	3458	USDA, 2025
	HCVs	2,386	5,311	7,697	HUD, 2024
Foreclosures		470	591	1,061	ATTOM, 2025

Region 5		Rural	Urban	Total	Source
Individuals		374,422	396,058	770,480	2019-2023 ACS, DP05
Households	Owner	101,680	99,748	201,428	2019-2023 ACS, DP04
	Renter	40,801	47,495	88,296	
Elderly Persons (65 years+)		72,079	61,900	133,979	2019-2023 ACS, DP05
Persons with Disabilities		71,200	59,733	130,933	2019-2023 ACS, S1810
Persons with HIV/AIDS		760	1,223	1,983	Texas DSHS, 2022
Incidents of Family Violence		2,388	4,558	6,946	Texas DPS, 2025
Veterans		23,246	20,199	43,445	2019-2023 ACS, S2101
Youth Aging out of Foster Care		13	8	21	Texas DFPS, 2025
Individuals Below 125% Poverty		89,359	81,829	171,188	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	19,200	19,415	38,615	2018-2022 CHAS, 8
	30-50%AMFI	19,100	15,485	34,585	
	50-80%AMFI	23,910	22,230	46,140	
	80-100%AMFI	13,445	14,960	28,405	
	Over100%AMFI	59,810	71,855	131,665	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	722	475	1,197	2018-2022 CHAS, 3
	30-50%AMFI	416	169	585	
	50-80%AMFI	333	260	593	
	80-100%AMFI	50	155	205	
	Over100%AMFI	406	475	881	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	12,985	12,550	25,535	2018-2022 CHAS, 8
	30-50%AMFI	9,308	8,410	17,718	
	50-80%AMFI	6,545	6,874	13,419	
	80-100%AMFI	1,660	2,585	4,245	
	Over100%AMFI	1,423	2,359	3,782	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	1,005	639	1,644	2018-2022 CHAS, 10
	30-50%AMFI	1,111	634	1,745	
	50-80%AMFI	1,479	850	2,329	
	80-100%AMFI	617	315	932	
	Over100%AMFI	2,198	1,550	3,748	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	181,562	171,718	353,280	2019-2023 ACS, DP04
	1unit	117,794	123,952	241,746	
	2units	3,649	3,093	6,742	
	3or4units	3,663	4,640	8,303	
	5to19units	6,242	16,596	22,838	
	20+units	4,657	6,885	11,542	
	Mobilehome	44,387	15,681	60,068	
	Other	1,170	871	2,041	
Housing Occupancy	OccupiedUnits	142,481	147,243	289,724	2019-2023 ACS, DP04
	VacantUnits	39,081	24,475	63,556	
	Total	9,867	17,513	27,380	
Subsidized Multifamily Units	TDHCAUnits	3,308	6,875	10,183	TDHCA Central Database, 2025
	HUDUnits	1030	3,357	4,387	HUD, 2024
	PHAUnits	1614	783	2,397	HUD, 2024
	USDAUnits	1056	166	1222	USDA, 2025
	HCVs	2,859	6,332	9,191	HUD, 2024
Foreclosures		306	435	741	ATTOM, 2025

Region 6		Rural	Urban	Total	Source
Individuals		207,665	7,216,019	7,423,684	2019-2023 ACS, DP05
Households	Owner	51,036	1,574,451	1,625,487	2019-2023 ACS, DP04
	Renter	24,141	1,004,783	1,028,924	
Elderly Persons (65 years+)		35,831	863,496	899,327	2019-2023 ACS, DP05
Persons with Disabilities		27,372	737,073	764,445	2019-2023 ACS, S1810
Persons with HIV/AIDS		329	33,760	34,089	Texas DSHS, 2022
Incidents of Domestic Violence		1,430	65,881	67,311	Texas DPS, 2025
Veterans		10,765	260,960	271,725	2019-2023 ACS, S2101
Youth Aging out of Foster Care		3	143	146	Texas DFPS, 2025
Individuals Below 125% Poverty		42,373	1,261,603	1,303,976	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	10,630	303,315	313,945	2018-2022 CHAS, 8
	30-50%AMFI	7,690	278,360	286,050	
	50-80%AMFI	13,075	391,990	405,065	
	80-100%AMFI	7,335	244,530	251,865	
	Over100%AMFI	32,565	1,229,770	1,262,335	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	359	6,480	6,839	2018-2022 CHAS, 3
	30-50%AMFI	228	3,450	3,678	
	50-80%AMFI	175	4,120	4,295	
	80-100%AMFI	53	1,504	1,557	
	Over100%AMFI	305	5,610	5,915	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	7,240	232,535	239,775	2018-2022 CHAS, 8
	30-50%AMFI	4,240	198,295	202,535	
	50-80%AMFI	4,435	174,415	178,850	
	80-100%AMFI	1,245	54,450	55,695	
	Over100%AMFI	1,520	68,704	70,224	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	324	25,060	25,384	2018-2022 CHAS, 10
	30-50%AMFI	543	26,329	26,872	
	50-80%AMFI	735	29,435	30,170	
	80-100%AMFI	219	14,274	14,493	
	Over100%AMFI	1,234	32,759	33,993	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	90,195	2,810,923	2,901,118	2019-2023 ACS, DP04
	1unit	60,488	1,846,259	1,906,747	
	2units	1,973	34,013	35,986	
	3or4units	2,694	82,426	85,120	
	5to19units	6,122	327,095	333,217	
	20+units	3,855	393,259	397,114	
	Mobilehome	14,689	122,318	137,007	
	Other	374	5,553	5,927	
Housing Occupancy	OccupiedUnits	75,177	2,579,234	2,654,411	2019-2023 ACS, DP04
	VacantUnits	15,018	231,689	246,707	
Subsidized Multifamily Units	Total	4,187	123,418	127,605	
	TDHCAUnits	1,688	76,123	77,811	TDHCA Central Database, 2025
	HUDUnits	794	11,798	12,592	HUD, 2024
	PHAUnits	371	3085	3,456	HUD, 2024
	USDAUnits	702	2339	3041	USDA, 2025
	HCVs	632	30,073	30,705	HUD, 2024
Foreclosures		134	11,779	11,913	ATTOM, 2025

Region 7		Rural	Urban	Total	Source
Individuals		127,624	2,357,497	2,485,121	2019-2023 ACS, DP05
Households	Owner	39,848	558,660	598,508	2019-2023 ACS, DP04
	Renter	11,543	389,989	401,532	
Elderly Persons (65 years+)		33,336	275,465	308,801	2019-2023 ACS, DP05
Persons with Disabilities		20,866	233,012	253,878	2019-2023 ACS, S1810
Persons with HIV/AIDS		155	7,110	7,265	Texas DSHS, 2022
Incidents of Family Violence		691	16,475	17,166	Texas DPS, 2025
Veterans		9,189	109,728	118,917	2019-2023 ACS, S2101
Youth Aging out of Foster Care		7	34	41	Texas DFPS, 2025
Individuals Below 125% Poverty		18,057	290,650	308,707	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	4,285	102,485	106,770	2018-2022 CHAS, 8
	30-50%AMFI	4,605	92,570	97,175	
	50-80%AMFI	7,870	154,850	162,720	
	80-100%AMFI	4,895	91,455	96,350	
	Over100%AMFI	25,130	421,155	446,285	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	124	2,090	2,214	2018-2022 CHAS, 3
	30-50%AMFI	110	1,300	1,410	
	50-80%AMFI	49	1,415	1,464	
	80-100%AMFI	90	830	920	
	Over100%AMFI	234	2,020	2,254	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	2,935	82,585	85,520	2018-2022 CHAS, 8
	30-50%AMFI	2,640	69,485	72,125	
	50-80%AMFI	2,840	66,415	69,255	
	80-100%AMFI	1,144	17,725	18,869	
	Over100%AMFI	1,328	22,530	23,858	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	43	7,445	7,488	2018-2022 CHAS, 10
	30-50%AMFI	195	6,625	6,820	
	50-80%AMFI	453	7,300	7,753	
	80-100%AMFI	154	3,552	3,706	
	Over100%AMFI	663	8,239	8,902	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	67,393	1,001,295	1,068,688	2019-2023 ACS, DP04
	1unit	51,236	629,711	680,947	
	2units	1,318	22,447	23,765	
	3or4units	1,424	29,693	31,117	
	5to19units	1,758	116,378	118,136	
	20+units	1,168	157,093	158,261	
	Mobilehome	10,114	43,283	53,397	
	Other	375	2,690	3,065	
Housing Occupancy	OccupiedUnits	51,391	948,649	1,000,040	2019-2023 ACS, DP04
	VacantUnits	16,002	52,646	68,648	
	Total	2,461	64,361	66,822	
Subsidized Multifamily Units	TDHCAUnits	1,061	49,458	50,519	TDHCA Central Database, 2025
	HUDUnits	142	4,518	4,660	HUD, 2024
	PHAUnits	265	1028	1,293	HUD, 2024
	USDAUnits	562	784	1346	USDA, 2025
	HCVs	431	8,573	9,004	HUD, 2024
Foreclosures		118	1,786	1,904	ATTOM, 2025

Region 8		Rural	Urban	Total	Source
Individuals		289,642	987,438	1,277,080	2019-2023 ACS, DP05
Households	Owner	83,360	199,920	283,280	2019-2023 ACS, DP04
	Renter	26,362	157,264	183,626	
Elderly Persons (65 years+)		61,167	120,932	182,099	2019-2023 ACS, DP05
Persons with Disabilities		46,894	129,407	176,301	2019-2023 ACS, S1810
Persons with HIV/AIDS		420	1,492	1,912	Texas DSHS, 2022
Incidents of Family Violence		3,862	5,271	9,133	Texas DPS, 2025
Veterans		17,567	85,087	102,654	2019-2023 ACS, S2101
Youth Aging out of Foster Care		27	29	56	Texas DFPS, 2025
Individuals Below 125% Poverty		50,471	204,258	254,729	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	11,750	46,010	57,760	2018-2022 CHAS, 8
	30-50%AMFI	12,350	37,735	50,085	
	50-80%AMFI	17,940	56,400	74,340	
	80-100%AMFI	10,105	33,520	43,625	
	Over100%AMFI	51,215	166,545	217,760	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	422	620	1,042	2018-2022 CHAS, 3
	30-50%AMFI	255	585	840	
	50-80%AMFI	319	430	749	
	80-100%AMFI	123	254	377	
	Over100%AMFI	475	945	1,420	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	7,833	36,050	43,883	2018-2022 CHAS, 8
	30-50%AMFI	5,903	28,290	34,193	
	50-80%AMFI	4,387	26,390	30,777	
	80-100%AMFI	1,048	8,205	9,253	
	Over100%AMFI	1,491	9,455	10,946	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	413	1,755	2,168	2018-2022 CHAS, 10
	30-50%AMFI	784	1,824	2,608	
	50-80%AMFI	699	2,740	3,439	
	80-100%AMFI	481	1,672	2,153	
	Over100%AMFI	1,702	3,500	5,202	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	135,753	397,152	532,905	2019-2023 ACS, DP04
	1unit	99,270	264,344	363,614	
	2units	2,964	17,859	20,823	
	3or4units	2,877	23,361	26,238	
	5to19units	2,471	39,438	41,909	
	20+units	1,971	27,809	29,780	
	Mobilehome	25,457	23,432	48,889	
	Other	743	909	1,652	
Housing Occupancy	OccupiedUnits	109,722	357,184	466,906	2019-2023 ACS, DP04
	VacantUnits	26,031	39,968	65,999	
	Total	6,374	20,176	26,550	
Subsidized Multifamily Units	TDHCAUnits	2,093	7,689	9,782	TDHCA Central Database, 2025
	HUDUnits	400	1,815	2,215	HUD, 2024
	PHAUnits	1545	1891	3,436	HUD, 2024
	USDAUnits	1440	842	2282	USDA, 2025
	HCVs	896	7,939	8,835	HUD, 2024
Foreclosures		511	733	1,244	ATTOM, 2025

Region 9		Rural	Urban	Total	Source
Individuals		236,354	2,489,654	2,726,008	2019-2023 ACS, DP05
Households	Owner	65,778	566,914	632,692	2019-2023 ACS, DP04
	Renter	20,911	338,820	359,731	
Elderly Persons (65 years+)		50,184	334,504	384,688	2019-2023 ACS, DP05
Persons with Disabilities		35,297	357,498	392,795	2019-2023 ACS, S1810
Persons with HIV/AIDS		279	7,642	7,921	Texas DSHS, 2022
Incidence of Family Violence		1,172	21,694	22,866	Texas DPS, 2025
Veterans		17,789	187,804	205,593	2019-2023 ACS, S2101
Youth Aging out of Foster Care		11	108	119	Texas DFPS, 2025
Individuals Below 125% Poverty		38,981	438,815	477,796	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	9,040	111,155	120,195	2018-2022 CHAS, 8
	30-50%AMFI	8,730	97,170	105,900	
	50-80%AMFI	12,825	147,040	159,865	
	80-100%AMFI	8,200	87,205	95,405	
	Over100%AMFI	44,670	426,735	471,405	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	374	2,545	2,919	2018-2022 CHAS, 3
	30-50%AMFI	210	1,510	1,720	
	50-80%AMFI	170	1,390	1,560	
	80-100%AMFI	65	475	540	
	Over100%AMFI	313	2,320	2,633	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	5,870	80,780	86,650	2018-2022 CHAS, 8
	30-50%AMFI	4,435	67,710	72,145	
	50-80%AMFI	4,035	64,735	68,770	
	80-100%AMFI	1,505	19,105	20,610	
	Over100%AMFI	1,850	24,995	26,845	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	514	7,165	7,679	2018-2022 CHAS, 10
	30-50%AMFI	763	6,973	7,736	
	50-80%AMFI	695	8,545	9,240	
	80-100%AMFI	517	3,885	4,402	
	Over100%AMFI	1,928	9,909	11,837	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	101,735	987,565	1,089,300	2019-2023 ACS, DP04
	1unit	69,462	678,453	747,915	
	2units	1,487	15,725	17,212	
	3or4units	2,438	38,613	41,051	
	5to19units	2,911	116,446	119,357	
	20+units	1,865	93,880	95,745	
	Mobilehome	23,003	43,091	66,094	
	Other	569	1,357	1,926	
Housing Occupancy	OccupiedUnits	86,689	905,734	992,423	2019-2023 ACS, DP04
	VacantUnits	15,046	81,831	96,877	
Subsidized Multifamily Units	Total	3,581	63,943	67,524	
	TDHCAUnits	1,688	35,510	37,198	TDHCA Central Database, 2025
	HUDUnits	390	4,337	4,727	HUD, 2024
	PHAUnits	399	6553	6,952	HUD, 2024
	USDAUnits	562	272	834	USDA, 2025
	HCVs	542	17,271	17,813	HUD, 2024
Foreclosures		193	3,682	3,875	ATTOM, 2025

Region 10		Rural	Urban	Total	Source
Individuals		238,309	538,078	776,387	2019-2023 ACS, DP05
Households	Owner	59,234	126,748	185,982	2019-2023 ACS, DP04
	Renter	26,413	74,398	100,811	
Elderly Persons (65 years+)		41,882	87,839	129,721	2019-2023 ACS, DP05
Persons with Disabilities		36,540	79,761	116,301	2019-2023 ACS, S1810
Persons with HIV/AIDS		377	877	1,254	Texas DSHS, 2022
Incidence of Family Violence		1,480	7,317	8,797	Texas DPS, 2025
Veterans		12,258	34,981	47,239	2019-2023 ACS, S2101
Youth Aging out of Foster Care		9	18	27	Texas DFPS, 2025
Individuals Below 125% Poverty		51,531	112,867	164,398	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	12,194	26,315	38,509	2018-2022 CHAS, 8
	30-50%AMFI	9,897	22,140	32,037	
	50-80%AMFI	14,399	31,390	45,789	
	80-100%AMFI	7,518	17,605	25,123	
	Over100%AMFI	38,120	100,875	138,995	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	439	1,285	1,724	2018-2022 CHAS, 3
	30-50%AMFI	393	540	933	
	50-80%AMFI	427	545	972	
	80-100%AMFI	28	240	268	
	Over100%AMFI	382	640	1,022	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	7,540	18,830	26,370	2018-2022 CHAS, 8
	30-50%AMFI	4,806	13,334	18,140	
	50-80%AMFI	2,918	13,735	16,653	
	80-100%AMFI	651	4,290	4,941	
	Over100%AMFI	923	5,474	6,397	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	808	1,160	1,968	2018-2022 CHAS, 10
	30-50%AMFI	502	1,103	1,605	
	50-80%AMFI	1,011	2,210	3,221	
	80-100%AMFI	388	830	1,218	
	Over100%AMFI	1,391	2,785	4,176	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	108,780	238,096	346,876	2019-2023 ACS, DP04
	1unit	80,092	162,240	242,332	
	2units	2,376	6,904	9,280	
	3or4units	3,186	12,808	15,994	
	5to19units	4,015	25,877	29,892	
	20+units	2,494	13,866	16,360	
	Mobilehome	16,053	15,428	31,481	
	Other	564	973	1,537	
Housing Occupancy	OccupiedUnits	85,647	201,146	286,793	2019-2023 ACS, DP04
	VacantUnits	23,133	36,950	60,083	
Subsidized Multifamily Units	Total	6,962	15,077	22,039	
	TDHCAUnits	1,923	6,313	8,236	TDHCA Central Database, 2025
	HUDUnits	853	2,665	3,518	HUD, 2024
	PHAUnits	1426	965	2,391	HUD, 2024
	USDAUnits	908	350	1258	USDA, 2025
	HCVs	1,852	4,784	6,636	HUD, 2024
Foreclosures		626	672	1,298	ATTOM, 2025

Region 11		Rural	Urban	Total	Source
Individuals		209,474	1,629,614	1,839,088	2019-2023 ACS, DP05
Households	Owner	46,151	330,258	376,409	2019-2023 ACS, DP04
	Renter	19,952	167,197	187,149	
Elderly Persons (65 years+)		29,894	194,687	224,581	2019-2023 ACS, DP05
Persons with Disabilities		33,637	203,155	236,792	2019-2023 ACS, S1810
Persons with HIV/AIDS		272	3,043	3,315	Texas DSHS, 2022
Incidents of Family Violence		1,154	14,556	15,710	Texas DPS, 2025
Veterans		7,669	38,605	46,274	2019-2023 ACS, S2101
Youth Aging out of Foster Care		8	32	40	Texas DFPS, 2025
Individuals Below 125% Poverty		73,683	529,235	602,918	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	17,525	85,645	103,170	2018-2022 CHAS, 8
	30-50%AMFI	12,409	68,170	80,579	
	50-80%AMFI	13,130	76,975	90,105	
	80-100%AMFI	7,680	43,040	50,720	
	Over100%AMFI	31,880	184,325	216,205	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	618	2,490	3,108	2018-2022 CHAS, 3
	30-50%AMFI	104	1,530	1,634	
	50-80%AMFI	128	1,200	1,328	
	80-100%AMFI	195	400	595	
	Over100%AMFI	283	1,200	1,483	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	10,654	60,270	70,924	2018-2022 CHAS, 8
	30-50%AMFI	4,417	36,440	40,857	
	50-80%AMFI	2,814	21,290	24,104	
	80-100%AMFI	829	5,615	6,444	
	Over100%AMFI	518	7,025	7,543	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	1,680	13,565	15,245	2018-2022 CHAS, 10
	30-50%AMFI	1,549	9,345	10,894	
	50-80%AMFI	1,321	9,705	11,026	
	80-100%AMFI	769	5,760	6,529	
	Over100%AMFI	2,146	13,675	15,821	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	81,284	566,723	648,007	2019-2023 ACS, DP04
	1unit	60,594	383,858	444,452	
	2units	2,333	20,619	22,952	
	3or4units	2,868	28,383	31,251	
	5to19units	2,406	33,823	36,229	
	20+units	1,623	27,027	28,650	
	Mobilehome	11,273	70,774	82,047	
	Other	187	2,239	2,426	
Housing Occupancy	OccupiedUnits	66,103	497,455	563,558	2019-2023 ACS, DP04
	VacantUnits	15,181	69,268	84,449	
Subsidized Multifamily Units	Total	5,639	38,612	44,251	
	TDHCAUnits	1,665	16,842	18,507	TDHCA Central Database, 2025
	HUDUnits	356	2,944	3,300	HUD, 2024
	PHAUnits	1041	3881	4,922	HUD, 2024
	USDAUnits	533	789	1322	USDA, 2025
	HCVs	2,044	14,156	16,200	HUD, 2024
Foreclosures		60	1,921	1,981	ATTOM, 2025

Region 12		Rural	Urban	Total	Source
Individuals		182,549	459,330	641,879	2019-2023 ACS, DP05
Households	Owner	48,986	118,120	167,106	2019-2023 ACS, DP04
	Renter	16,506	59,486	75,992	
Elderly Persons (65 years+)		26,965	54,579	81,544	2019-2023 ACS, DP05
Persons with Disabilities		23,580	53,449	77,029	2019-2023 ACS, S1810
Persons with HIV/AIDS		176	485	661	Texas DSHS, 2022
Incidents of Family Violence		1,148	5,045	6,193	Texas DPS, 2025
Veterans		7,189	19,764	26,953	2019-2023 ACS, S2101
Youth Aging out of Foster Care		4	13	17	Texas DFPS, 2025
Individuals Below 125% Poverty		32,647	72,334	104,981	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	8,073	19,780	27,853	2018-2022 CHAS, 8
	30-50%AMFI	8,138	17,450	25,588	
	50-80%AMFI	10,268	27,750	38,018	
	80-100%AMFI	5,360	17,774	23,134	
	Over100%AMFI	32,715	86,465	119,180	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	172	545	717	2018-2022 CHAS, 3
	30-50%AMFI	178	445	623	
	50-80%AMFI	113	234	347	
	80-100%AMFI	14	105	119	
	Over100%AMFI	369	460	829	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	5,064	13,584	18,648	2018-2022 CHAS, 8
	30-50%AMFI	3,410	10,244	13,654	
	50-80%AMFI	2,560	11,150	13,710	
	80-100%AMFI	503	3,515	4,018	
	Over100%AMFI	569	2,940	3,509	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	466	1,070	1,536	2018-2022 CHAS, 10
	30-50%AMFI	222	1,035	1,257	
	50-80%AMFI	487	1,525	2,012	
	80-100%AMFI	194	1,019	1,213	
	Over100%AMFI	1,150	3,565	4,715	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	79,694	193,263	272,957	2019-2023 ACS, DP04
	1unit	60,965	129,399	190,364	
	2units	1,377	2,347	3,724	
	3or4units	1,682	5,608	7,290	
	5to19units	2,204	18,984	21,188	
	20+units	1,660	14,728	16,388	
	Mobilehome	11,474	20,867	32,341	
	Other	332	1,330	1,662	
Housing Occupancy	OccupiedUnits	65,492	177,606	243,098	2019-2023 ACS, DP04
	VacantUnits	14,202	15,657	29,859	
	Total	3,804	8,843	12,647	
Subsidized Multifamily Units	TDHCAUnits	1,490	4,589	6,079	TDHCA Central Database, 2025
	HUDUnits	361	1,268	1,629	HUD, 2024
	PHAUnits	757	287	1,044	HUD, 2024
	USDAUnits	560	0	560	USDA, 2025
	HCVs	636	2,699	3,335	HUD, 2024
Foreclosures		54	556	610	ATTOM, 2025

Region 13		Rural	Urban	Total	Source
Individuals		22,759	866,275	889,034	2019-2023 ACS, DP05
Households	Owner	6,460	188,705	195,165	2019-2023 ACS, DP04
	Renter	3,205	107,636	110,841	
Elderly Persons (65 years+)		5,334	111,186	116,520	2019-2023 ACS, DP05
Persons with Disabilities		4,062	115,986	120,048	2019-2023 ACS, S1810
Persons with HIV/AIDS		31	398	429	Texas DSHS, 2022
Incidents of Family Violence		41	1,092	1,133	Texas DPS, 2025
Veterans		1,245	47,304	48,549	2019-2023 ACS, S2101
Youth Aging out of Foster Care		1	18	19	Texas DFPS, 2025
Individuals Below 125% Poverty		5,839	210,926	216,765	2019-2023 ACS, S1701
Households by Income Group	0-30%AMFI	1,955	42,400	44,355	2018-2022 CHAS, 8
	30-50%AMFI	1,185	36,925	38,110	
	50-80%AMFI	1,870	49,810	51,680	
	80-100%AMFI	869	28,480	29,349	
	Over100%AMF	3,540	130,575	134,115	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0-30%AMFI	135	670	805	2018-2022 CHAS, 3
	30-50%AMFI	8	355	363	
	50-80%AMFI	23	725	748	
	80-100%AMFI	-	210	210	
	Over100%AMF	8	605	613	
Number of Households with Housing Cost Burden by Income Category	0-30%AMFI	1,125	30,605	31,730	2018-2022 CHAS, 8
	30-50%AMFI	488	23,740	24,228	
	50-80%AMFI	169	21,455	21,624	
	80-100%AMFI	130	6,535	6,665	
	Over100%AMFI	60	6,110	6,170	
Number of Households Experiencing Overcrowding by Income Category	0-30%AMFI	79	2,795	2,874	2018-2022 CHAS, 10
	30-50%AMFI	123	2,960	3,083	
	50-80%AMFI	14	3,545	3,559	
	80-100%AMFI	44	1,105	1,149	
	Over100%AMF	84	5,550	5,634	
Physical Housing Characteristics for Housing Units (Number of Units in Structure)	Total	13,214	317,665	330,879	2019-2023 ACS, DP04
	1unit	9,124	226,738	235,862	
	2units	228	7,929	8,157	
	3or4units	553	14,130	14,683	
	5to19units	363	31,891	32,254	
	20+units	300	18,436	18,736	
	Mobilehome	2,518	18,201	20,719	
	Other	128	340	468	
Housing Occupancy	OccupiedUnits	9,847	292,580	302,427	2019-2023 ACS, DP04
	VacantUnits	3,367	25,085	28,452	
	Total	689	28,545	29,234	
Subsidized Multifamily Units	TDHCAUnits	235	14,599	14,834	TDHCA Central Database, 2025
	HUDUnits	0	6,993	6,993	HUD, 2024
	PHAUnits	85	25	110	HUD, 2024
	USDAUnits	146	24	170	USDA, 2025
	HCVs	223	6,904	7,127	HUD, 2024
Foreclosures		3	315	318	ATTOM, 2025

APPENDIX C

Racial and Ethnic Composition of Households and Individuals Receiving Assistance through Community Affairs Programs or Homelessness Programs

APPENDIX C: RACIAL AND ETHNIC COMPOSITION OF HOUSEHOLDS AND INDIVIDUALS RECEIVING ASSISTANCE THROUGH COMMUNITY AFFAIRS PROGRAMS OR HOMELESSNESS PROGRAMS

TDHCA's Community Affairs programs and Homelessness programs allocate funding to subrecipient entities with service areas that span two or more uniform TDHCA state service regions, so racial data for these programs are reported by entity rather than by region. For the purpose of this report, all counties served will be grouped by subrecipients.

Due to the data reporting techniques of the Weatherization Assistance Program (WAP), Comprehensive Energy Assistance Program (CEAP) and Community Services Block Grant (CSBG) race and ethnicity are combined into one category, and Asian and Native Hawaiian/Other Pacific Islander are also combined into one category. Note that some entities may have served a slightly different set of counties under different contracts and may have served the same county in different periods within the fiscal year.

Negative amounts in the following tables reflect adjustments from figures previously submitted from Subrecipients to TDHCA in monthly and annual performance reports.

Racial and Ethnic Composition of Households Receiving WAP Assistance by Subrecipient Statewide, SFY 2025

WAP Subrecipient	Counties Served	Expended	Households Served	American Indian/Alaskan Native	Asian/Pacific Islander	Black	White	Unknown	Other	Hispanic
Alamo Area Council of Governments	ATASCOSA,BANDERA,BEXAR,COMAL,FRIO,GILLESPIE,GUADALUPE,KARNES,KENDALL,KERR,MEDINA,WILSON	$398,898.83	21	0	0	5	16	0	0	38
BakerRipley	HARRIS	$2,948.00	101	0	9	57	22	0	13	12
Brazos Valley Community Action Programs	BRAZOS,BURLESON,GRIMES,LEON,MADISON,MONTGOMERY,ROBERTSON,WALKER,WALLER,WASHINGTON	$-	4	0	0	3	1	0	0	0
City of Fort Worth	TARRANT	$-	25	0	0	15	8	0	2	11
Combined Community Action, Inc.	AUSTIN,BASTROP,BLANCO,CALDWELL,COLORADO,FAYETTE,FORT BEND,HAYS,LEE	$36,817.22	22	0	0	14	8	0	0	5
Community Action Corporation of South Texas	BROOKS,CAMERON,DUVAL,HIDALGO,JIM HOGG,JIM WELLS,KENEDY,KLEBERG,SAN PATRICIO,STARR,WEBB,WILLACY,ZAPATA	$126,975.75	3	0	0	0	1	0	2	88
Community Council of South Central Texas, Inc.	BREWSTER,CRANE,CULBERSON,DIMMIT,EDWARDS,HUDSPETH,JEFF DAVIS,KINNEY,LA SALLE,MAVERICK,PECOS,PRESIDIO,REAL,TERRELL,UVALDE,VAL VERDE,ZAVALA	$35,871.77	2	0	0	0	2	0	0	22
Concho Valley Community Action Agency	COKE,COLEMAN,CONCHO,CROCKETT,IRION,KIMBLE,MCCULLOCH,MENARD,REAGAN,RUNNELS,SCHLEICHER,STERLING,SUTTON,TOM GREEN	$-	2	0	0	0	2	0	0	11
Crossroads Community Action	ARANSAS,BEE,BRAZORIA,CALHOUN,DE WITT,GOLIAD,GONZALES,JACKSON,LAVACA,LIVE OAK,MATAGORDA,MCMULLEN,REFUGIO,VICTORIA,WHARTON	$91,698.20	3	0	0	1	2	0	0	3

Economic Opportunities Advancement Corporation of PR XI	BOSQUE,ELLIS,FALLS,FREESTONE,HILL,JOHNSON,LIMESTONE,MCLENNAN,NAVARRO	$-	22	0	0	5	17	0	0	1
El Paso Community Action Program, Project Bravo, Inc.	EL PASO	$205,839.92	37	0	0	0	37	0	0	0
Greater East Texas Community Action Program (GETCAP)	ANDERSON,ANGELINA,CHAMBERS,CHEROKEE,GALVESTON,GREGG,HARDIN,HARRISON,HENDERSON,HOUSTON,JASPER,JEFFERSON,KAUFMAN,LIBERTY,NACOGDOCHES,NEWTON,ORANGE,PANOLA,POLK,RUSK,SABINE,SAN AUGUSTINE,SAN JACINTO,SHELBY,SMITH,TRINITY,TYLER,UPSHUR,VAN ZANDT,WOOD	$-	45	0	0	25	18	0	2	2
Hill Country Community Action Association, Inc.	BELL,BURNET,CORYELL,ERATH,HAMILTON,LAMPASAS,LLANO,MASON,MILAM,MILLS,SAN SABA,SOMERVELL,WILLIAMSON	$-	15	0	0	2	13	0	0	0
Nueces County Community Action Agency	NUECES	$-	3	0	0	2	1	0	0	5
Panhandle Community Services	ARMSTRONG,BRISCOE,CARSON,CASTRO,CHILDRESS,COLLINGSWORTH,DALLAM,DEAF SMITH,DONLEY,GRAY,HALL,HANSFORD,HARTLEY,HEMPHILL,HUTCHINSON,LIPSCOMB,MOORE,OCHILTREE,OLDHAM,PARMER,POTTER,RANDALL,ROBERTS,SHERMAN,SWISHER,WHEELER	$-	20	0	0	5	15	0	0	20
Rolling Plains Management Corporation	ARCHER,BAYLOR,BROWN,CALLAHAN,CLAY,COMANCHE,COTTLE,EASTLAND,FOARD,HARDEMAN,HASKELL,HOOD,JACK,JONES,KENT,KNOX,MONTAGUE,PALO PINTO,PARKER,SHACKELFORD,STEP	$-	118	0	0	8	100	0	10	11

	HENS,STONEWALL,TAYLOR,THROCKMORTON,WICHITA,WILBARGER,WISE,YOUNG									
South Plains Community Action Association, Inc.	BAILEY,COCHRAN,CROSBY,DICKENS,FLOYD,GARZA,HALE,HOCKLEY,KING,LAMB,LUBBOCK,LYNN,MOTLEY,TERRY,YOAKUM	$70,600.75	10	0	0	1	8	0	1	10
Texoma Council of Governments	BOWIE,CAMP,CASS,COLLIN,COOKE,DELTA,DENTON,FANNIN,FRANKLIN,GRAYSON,HOPKINS,HUNT,LAMAR,MARION,MORRIS,RAINS,RED RIVER,ROCKWALL,TITUS	$-	18	0	0	7	11	0	0	0
Travis County	TRAVIS	$-	14	0	2	5	5	0	2	5
West Texas Opportunities, Inc.	ANDREWS,BORDEN,DAWSON,ECTOR,FISHER,GAINES,GLASSCOCK,HOWARD,LOVING,MARTIN,MIDLAND,MITCHELL,NOLAN,REEVES,SCURRY,UPTON,WARD,WINKLER	$-	0	0	0	0	0	0	0	2

*The WAP program does not report race and ethnicity separately. This may result in a lower number of Hispanic households served reported.

Racial and Ethnic Composition of Households Receiving CEAP Assistance by Subrecipient Statewide, FY 2025

CEAP Subrecipient	Counties Served	Expended	Households Served	American Indian/Alaskan Native	Asian/Pacific Islander	Black	Hispanic	White	Other
Aspermont Small Business Development Center, Inc.	HASKELL,JONES,KENT,KNOX,STONEWALL,THROCKMORTON	$912,760.28	317	1	2	57	226	249	8
BakerRipley	BRAZORIA,GALVESTON,HARRIS	$25,786,313.00	14,380	37	1,228	9,346	1,050	2,597	1,172
Bexar County Community Resources	BEXAR	$9,702,701.78	1,819	-	19	1,063	5,950	556	181
Brazos Valley Community Action Programs	BRAZOS,BURLESON,GRIMES,LEON,MADISON,MONTGOMERY,ROBERTSON,WALKER,WALLER,WASHINGTON	$5,525,037.75	6,901	27	57	4,341	1,178	2,476	-
City of Fort Worth	TARRANT	$5,344,994.89	2,959	23	112	1,943	219	725	156
City of Lubbock	LUBBOCK	$1,909,515.75	853	6	8	589	697	220	30
Combined Community Action, Inc.	AUSTIN,BASTROP,COLORADO,FAYETTE,FORT BEND,LEE	$1,788,419.65	1,327	2	20	695	-	572	38
Community Action Corporation of South Texas	BEE,BROOKS,CAMERON,DUVAL,JIM WELLS,SAN PATRICIO,WILLACY	$6,394,127.95	90	6	1	15	4,024	27	41
Community Action Inc. of Central Texas	BLANCO,CALDWELL,HAYS	$1,137,718.07	1,073	6	7	155	-	869	36
Community Council of	ATASCOSA,BANDERA,BREWSTER,CO	$6,450,317.54	713	11	5	125	3,567	546	26

South Central Texas, Inc.	MAL,CULBERSON, DIMMIT,EDWARDS ,FRIO,GILLESPIE,G UADALUPE,HUDSP ETH,JEFF DAVIS,KARNES,KE NDALL,KERR,KINN EY,LA SALLE,LIVE OAK,MAVERICK,M CMULLEN,MEDINA ,PRESIDIO,REAL,U VALDE,VAL VERDE,WILSON,ZA VALA								
Community Services of Northeast Texas, Inc.	BOWIE,CAMP,CAS S,DELTA,FRANKLI N,HOPKINS,LAMA R,MARION,MORRI S,RAINS,RED RIVER,TITUS	$2,996,392.57	1,783	10	2	1,224	14	527	20
Concho Valley Community Action Agency	COKE,CONCHO,CR OCKETT,IRION,KIM BLE,MENARD,REA GAN,SCHLEICHER, STERLING,SUTTON ,TOM GREEN	$2,051,024.29	721	-	1	104	523	593	23
Cornerstone Community AA	BROWN,CALLAHA N,COLEMAN,COMA NCHE,EASTLAND, MCCULLOCH,RUN NELS	$1,082,237.49	460	3	8	51	173	384	14
Crossroads Community Action	ARANSAS,CALHOU N,DE WITT,GOLIAD,GON ZALES,JACKSON,L AVACA,REFUGIO,VI CTORIA	$1,150,044.16	1,228	7	8	359	-	821	33

Dallas County Department of Health and Human Services	DALLAS	$13,758,615.87	9,010	21	169	7,127	-	1,654	39
Economic Action Committee of The Gulf Coast	MATAGORDA,WHARTON	$731,336.85	462	-	2	247	-	212	1
Economic Opportunities Advancement Corporation of PR XI	BOSQUE,ELLIS,FALLS,FREESTONE,HILL,LIMESTONE,MCLENNAN,NAVARRO	$2,949,867.04	1,827	6	5	1,381	287	384	51
El Paso Community Action Program, Project Bravo, Inc.	EL PASO	$7,238,252.76	344	20	24	164	7,244	90	46
Greater East Texas Community Action Program (GETCAP)	ANDERSON,ANGELINA,CHAMBERS,CHEROKEE,GREGG,HARDIN,HENDERSON,HOUSTON,JEFFERSON,KAUFMAN,LIBERTY,NACOGDOCHES,ORANGE,POLK,RUSK,SAN JACINTO,SMITH,TRINITY,VAN ZANDT,WOOD	$12,531,618.88	8,424	17	106	6,259	-	1,907	135
Hidalgo County, Texas-County of Hidalgo Community Service Agency	HIDALGO	$7,909,744.21	7,006	3	5	17	-	6,934	47

Hill Country Community Action Association, Inc.	BELL,CORYELL,HAMILTON,LAMPASAS,LLANO,MASON,MILAM,MILLS,SANSABA	$2,146,769.65	1,337	8	8	418	-	844	59
Kleberg County Human Services	KENEDY,KLEBERG	$1,308,309.86	224	-	-	36	542	164	24
Nueces County Community Action Agency	NUECES	$1,985,970.55	373	2	4	255	1,743	96	16
Opportunities for Williamson and Burnet Counties	BURNET,WILLIAMSON	$1,329,895.65	839	3	30	244	174	524	38
Panhandle Community Services	ARMSTRONG,BRISCOE,CARSON,CASTRO,CHILDRESS,COLLINGSWORTH,DALLAM,DEAFSMITH,DONLEY,GRAY,HALL,HANSFORD,HARTLEY,HEMPHILL,HUTCHINSON,LIPSCOMB,MOORE,OCHILTREE,OLDHAM,PARMER,POTTER,RANDALL,ROBERTS,SHERMAN,SWISHER,WHEELER	$3,383,598.44	1,376	25	14	475	1,202	806	56
Pecos County Community Action Agency	CRANE,PECOS,TERRELL	$706,334.73	54	-	2	7	452	45	-
Rolling Plains Management Corporation	ARCHER,BAYLOR,CLAY,COTTLE,FOARD,HARDEMAN,JACK,MONTAGUE,SHA	$3,552,299.08	1,845	11	9	593	259	1,147	85

	CKELFORD,STEPHENS,TAYLOR,WICHITA,WILBARGER,YOUNG								
South Plains Community Action Association, Inc.	BAILEY,COCHRAN,CROSBY,DICKENS,FLOYD,GARZA,HALE,HOCKLEY,KING,LAMB,LYNN,MOTLEY,TERRY,YOAKUM	$2,256,156.70	1,554	1	-	122	-	1,420	11
South Texas Development Council	JIM HOGG,STARR,ZAPATA	$580,138.81	197	-	1	-	403	196	-
Texas Neighborhood Services	ERATH,HOOD,JOHNSON,PALO PINTO,PARKER,SOMERVELL,WISE	$1,252,472.56	1,188	9	4	107	-	1,048	20
Texoma Council of Governments	COLLIN,COOKE,DENTON,FANNIN,GRAYSON,HUNT,ROCKWALL	$5,331,553.17	3,853	34	213	1,951	271	1,455	200
Travis County	TRAVIS	$6,882,067.67	3,821	31	88	2,527	2,468	966	209
Tri-County Community Action, Inc.	HARRISON,JASPER,NEWTON,PANOLA,SABINE,SAN AUGUSTINE,SHELBY,TYLER,UPSHUR	$2,220,452.44	1,912	4	1	1,380	3	489	38
Webb County Community Action Agency	WEBB	$1,897,528.28	16	-	1	2	2,285	9	4
West Texas Opportunities, Inc.	ANDREWS,BORDEN,DAWSON,ECTOR,FISHER,GAINES,GLASSCOCK,HOWARD,LOVING,MARTIN,MIDLAND,MITCHELL,NOLAN,REEVE	$3,635,185.87	1,138	9	2	531	1,749	552	44

S,SCURRY,UPTON, WARD,WINKLER	

*The CEAP program does not report race and ethnicity separately. This may result in a lower number of Hispanic households served reported.

Racial and Ethnic Composition of Individuals Receiving CSBG Assistance by Subrecipient, Statewide FY 2025

CSBG Subrecipient	Counties Served	Expended	Individuals Served	American Indian/Alaskan Native	Asian/Pacific Islander	Black	White	Other/Unknown	Hispanic	Non-Hispanic	Ethnicity Unknown
Adults and Youth United Development Association, Inc.	EL PASO	$62,716.80	45	-	-	-	-	45	38	-	-
Aspermont Small Business Development Center, Inc.	HASKELL,JONES,KENT,KNOX,STONEWALL,THROCKMORTON	$156,364.41	1,427	11	3	145	980	-	703	732	-
Brazos Valley Community Action Programs	BRAZOS,BURLESON,CHAMBERS,GRIMES,LEON,LIBERTY,MADISON,MONTGOMERY,ROBERTSON,WALKER,WALLER,WASHINGTON	$1,370,332.08	9,391	46	81	5,138	3,736	12	1,903	7,467	-
Cameron and Willacy Counties Community Projects, Inc.	CAMERON,WILLACY	$830,997.89	1,191	-	3	12	1,176	-	1,169	22	-

City of Austin, Austin Public Health	TRAVIS	$1,167,872.15	665	6	2	291	311	-	295	372	-
City of Fort Worth	TARRANT	$1,455,819.94	8,532	63	247	5,405	1,839	44	1,371	7,194	-
City of San Antonio, The Department of Human Services	BEXAR	$1,994,118.80	38,490	400	199	6,200	26,243	429	29,810	8,765	-
Combined Community Action, Inc.	AUSTIN,BASTROP,COLORADO,FAYETTE,FORT BEND,LEE,WHARTON	$543,308.11	2,586	6	44	1,321	1,071	-	610	1,976	-
Community Action Corporation of South Texas	BEE,BROOKS,DUVAL,JIM WELLS,KENEDY,KLEBERG,SAN PATRICIO	$405,907.73	11,186	10	15	54	10,946	-	10,959	228	-
Community Action Inc. of Central Texas	BLANCO,CALDWELL,HAYS	$385,977.90	2,707	24	15	393	2,112	-	1,827	883	-

Community Action Social Services & Education, Inc.	MAVERICK	$179,240.77	119	-	-	-	119	-	119	-	-
Community Council of Greater Dallas, Inc.	DALLAS	$2,410,703.34	687	-	4	421	221	11	242	432	-
Community Council of South Central Texas, Inc.	ATASCOSA,BANDERA,BREWSTER,COMAL,CULBERSON,DIMMIT,EDWARDS,FRIO,GILLESPIE,GUADALUPE,HUDSPETH,JEFF DAVIS,KARNES,KENDALL,KERR,KINNEY,LA SALLE,LIVE OAK,MCMULLEN,MEDINA,PRESIDIO,REAL,UVALDE,VAL VERDE,WILSON,ZAVALA	$854,321.19	8,075	22	9	281	7,632	-	6,816	1,259	-
Community Services of Northeast Texas, Inc.	BOWIE,CAMP,CASS,DELTA,FRANKLIN,HOPKINS,LAMAR,MARION,MORRIS,RAINS,RED RIVER,TITUS	$324,840.04	3,175	14	3	2,189	851	5	430	2,734	-

Community Services, Inc.	ANDERSON,COLLIN,DENTON,ELLIS,HENDERSON,HUNT,KAUFMAN,NAVARRO,ROCKWALL,VAN ZANDT	$1,394,385.75	857	2	1	316	405	96	138	619	-
Concho Valley Community Action Agency	COKE,CONCHO,CROCKETT,IRION,KIMBLE,MENARD,REAGAN,SCHLEICHER,STERLING,SUTTON,TOM GREEN	$268,408.03	2,848	1	1	200	2,476	-	1,894	955	-
Cornerstone Community AA	BROWN,CALLAHAN,COLEMAN,COMANCHE,EASTLAND,MCCULLOCH,RUNNELS	$112,272.68	1,651	4	6	140	1,400	6	530	1,116	-

Crossroads Community Action	ARANSAS,CALHOUN,DEWITT,GOLIAD,GONZALES,JACKSON,LAVACA,REFUGIO,VICTORIA	$288,076.46	2,619	12	8	633	1,823	4	1,598	1,016	-
Economic Action Committee of The Gulf Coast	MATAGORDA	$146,043.74	1,011	-	3	532	465	2	418	627	-
Economic Opportunities Advancement Corporation of PR XI	BOSQUE,FALLS,FREESTONE,HILL,LIMESTONE,MCLENNAN	$529,872.63	6,093	6	4	3,920	1,751	89	1,339	4,719	-
El Paso Community Action Program, Project Bravo, Inc.	EL PASO	$1,269,745.54	15,053	57	29	419	14,376	-	14,431	662	-

Family Service Association of San Antonio, Inc.	ATASCOSA,BANDERA,BEXAR,COMAL,DIMMIT,FRIO,KARNES,KENDALL,LA SALLE,MEDINA,REAL,UVALDE,WILSON,ZAVALA	$129,419.57	62	-	-	-	62	-	62	-	-
Greater East Texas Community Action Program (GETCAP)	ANGELINA,CHEROKEE,GREGG,HOUSTON,NACOGDOCHES,POLK,RUSK,SAN JACINTO,SMITH,TRINITY,WOOD	$629,885.51	18,399	40	168	13,719	3,723	-	1,344	17,093	-
Guadalupe Economic Services Corp	LUBBOCK	$533,019.95	612	17	7	243	276	3	375	235	-
Gulf Coast Community Services Association, Inc.	BRAZORIA,GALVESTON,HARRIS	$6,420,909.16	4,922	34	51	2,977	1,441	10	1,626	3,288	-

Hidalgo County, Texas-County of Hidalgo Community Service Agency	HIDALGO	$1,805,990.48	19,078	12	5	74	18,871	-	18,851	282	-
Hill Country Community Action Association, Inc.	BELL,CORYELL,HAMILTON,LAMPASAS,LLANO,MASON,MILAM,MILLS,SAN SABA	$572,429.69	2,823	12	6	989	1,579	-	837	2,004	-
Nueces County Community Action Agency	NUECES	$292,716.72	1,488	1	-	150	1,322	1	1,259	229	-
Opportunities for Williamson and Burnet Counties	BURNET,WILLIAMSON	$251,485.31	2,670	21	61	814	1,305	108	881	1,626	-
Opportunity Center for the Homeless	EL PASO	$105,154.70	184	-	-	-	184	-	182	2	-
Panhandle Community Services	ARMSTRONG,BRISCOE,CARSON,CASTRO,CHILDRESS,COLLINGSWOR	$604,014.11	8,508	82	58	1,666	6,329	-	4,261	4,251	-

	TH,DALLAM,DEAF SMITH,DONLEY,GRAY,HALL,HANSFORD,HARTLEY,HEMPHILL,HUTCHINSON,LIPSCOMB,MOORE,OCHILTREE,OLDHAM,PARMER,POTTER,RANDALL,ROBERTS,SHERMAN,SWISHER,WHEELER										
Pecos County Community Action Agency	CRANE,PECOS,TERRELL	$79,495.15	1,450	-	6	16	1,419	-	1,279	167	-
Rolling Plains Management Corporation	ARCHER,BAYLOR,CLAY,COTTLE,FOARD,HARDEMAN,JACK,MONTAGUE,SHACKELFORD,STEPHENS,TAYLOR,WICHITA,WILBARGER,YOUNG	$359,775.28	4,927	28	12	1,337	2,493	17	1,577	3,189	-

South East Texas Regional Planning Commission	HARDIN,JEFFERSON,ORANGE	$483,420.13	383	2	1	210	154	-	38	344	-
South Plains Community Action Association, Inc.	BAILEY,COCHRAN,CROSBY,DICKENS,FLOYD,GARZA,HALE,HOCKLEY,KING,LAMB,LYNN,MOTLEY,TERRY,YOAKUM	$207,479.94	3,839	2	-	274	3,494	-	3,010	829	-
South Texas Development Council	JIM HOGG,STARR,ZAPATA	$154,740.72	1,205	-	-	-	1,205	-	1,203	2	-
Tender Loving Care Center for Children	HARDIN,JEFFERSON,ORANGE	$90,146.06	19	-	-	18	1	-	-	-	-
Texas Native Health	COLLIN, DALLAS, DENTON, ELLIS, HOOD, JOHNSON, KAUFMAN, PARKER,ROCKW	$22,086.31	-	-	-	-	-	-	-	-	-

	ALL,TARRANT,WISE										
Texas Neighborhood Services	ERATH,HOOD,JOHNSON,PALO PINTO,PARKER,SOMERVELL,WISE	$472,020.89	8,479	50	29	905	5,689	785	1,232	6,470	-
Texoma Council of Governments	COOKE,FANNIN,GRAYSON	$300,825.32	9,921	68	379	5,177	3,452	116	1,059	8,830	-
Tri-County Community Action, Inc.	HARRISON,JASPER,NEWTON,PANOLA,SABINE,SAN AUGUSTINE,SHELBY,TYLER,UPSHUR	$344,856.76	3,674	10	1	2,536	946	-	142	3,538	-
Webb County Community Action Agency	WEBB	$443,505.97	3,442	-	6	8	2,916	510	2,907	26	-
West Texas Opportunities, Inc.	ANDREWS,BORDEN,DAWSON,ECTOR,FISHER,GAINES,GLASSCOCK,HOWARD,LOVING,MARTIN,MIDLAND,MITCHELL,NOLAN,REEVES,SCURRY,UPTON,WARD,WINKLER	$722,422.07	8,148	12	2	1,360	6,297	-	5,498	2,657	-

Racial and Ethnic Composition of Individuals Receiving ESG Assistance by Subrecipient Statewide, FY 2025

ESG Subrecipient	Counties Served	Amount Drawn*	Beneficiaries	American Indian/Alaskan Native	Asian	Black	Native Hawaiian /Pacific Islander	White	Race Unknown	Hispanic	Non Hispanic
Advocacy Outreach	BASTROP	$181,564.32	270	4	1	111	3	142	10	90	170
Alliance of Community Assistance Ministries, Inc.	FORT BEND, HARRIS, MONTGOMERY	$227,521.03	101	-	-	74	-	27	-	27	74
Ark-Tex Council of Governments	CASS, HOPKINS, FRANKLIN, BOWIE, LAMAR, RED RIVER, TITUS, DELTA	$83,480.40	35	-	-	28	-	7	-	-	35
Austin Street Center	COLLIN, DALLAS	$310,980.52	2,089	12	13	1,334	5	579	146	220	1,866
Austin Street Center	DALLAS	$133,596.94	1,335	4	4	851	3	376	97	215	1,118
Bay Area Turning Point, Inc.	FORT BEND, HARRIS, MONTGOMERY	$235,681.19	390	3	2	247	2	67	69	83	306
Beat AIDS Coalition Trust	BEXAR	$203,907.79	17	-	1	3	-	13	-	8	9
Bridge Steps dba The Bridge	DALLAS	$615,089.00	138	4	-	94	-	34	6	9	129
Catholic Charities of the Rio Grande Valley	CAMERON, WILLACY	$57,035.02	64	-	-	-	-	64	-	64	-
Center for Survivors of Torture	TRAVIS	$85,000.00	102	4	13	44	19	22	-	50	52
Center for Transforming Lives	TARRANT	$147,375.98	57	-	-	48	-	3	6	7	50
City House, Inc.	COLLIN, DALLAS	$68,018.00	17	-	-	13	-	4	-	-	17
City House, Inc.	DALLAS	$17,801.59	56	-	-	41	-	15	-	9	47

City of Amarillo	ARMSTRONG, RANDALL, POTTER	$133,081.42	104	-	-	21	1	82	-	18	86
Comal County Family Violence Shelter, Inc.	COMAL, GUADALUPE	$271,754.42	251	3	-	59	1	166	22	102	129
Concho Valley Community Action Agency	KIMBLE, STERLING, MENARD, SUTTON, CROCKETT, TOM GREEN, CONCHO, IRION, SCHLEICHER, COKE	$9,013.31	-	-	-	-	-	-	-	-	-
Corpus Christi Hope House, Inc.	NUECES	$76,411.00	147	-	-	20	-	127	-	82	65
Covenant House Texas	HARRIS	$158,277.18	162	1	-	132	1	28	-	15	147
Crossroads Community Action	CALHOUN, JACKSON	$61,958.76	71	-	-	27	-	43	1	22	49
Crossroads Community Action	DE WITT, GOLIAD, REFUGIO, ARANSAS, GONZALES, CALHOUN, JACKSON, VICTORIA, LAVACA	$296,522.43	288	-	-	92	-	195	1	142	146
Crossroads Community Action	REFUGIO, DE WITT, GOLIAD, ARANSAS, GONZALES, VICTORIA, CALHOUN, JACKSON, LAVACA	$53,153.05	66	-	-	21	-	45	-	24	42

Denton County Friends of the Family, Inc.	DENTON	$346,507.07	548	15	7	238	2	139	147	105	311
El Paso Human Services, Inc.	EL PASO	$202,009.37	116	3	1	20	-	92	-	82	34
Families In Crisis, Inc.	BELL	$397,828.41	1,391	12	9	762	9	580	19	179	1,212
Family Crisis Center, Inc.	CAMERON, WILLACY	$157,972.20	103	3	1	4	1	94	-	93	10
Family Violence Prevention Services, Inc.	BEXAR	$282,159.10	929	-	7	186	6	730	-	616	313
Friendship of Women, Inc.	CAMERON	$130,174.37	209	-	-	14	-	195	-	195	14
Harmony Community Development Corporation	DALLAS	$42,969.56	13	-	-	11	-	2	-	1	12
Haven for Hope of Bexar County	BEXAR	$196,594.72	4,174	35	23	960	6	970	2,180	2,048	2,052
Hope's Door	DALLAS	$15,170.49	15	-	-	9	-	6	-	3	12
HTX H.O.P.E. Haven	FORT BEND, HARRIS, MONTGOMERY	$27,701.57	759	10	12	351	4	382	-	135	624
La Posada Providencia	CAMERON, HIDALGO	$223,897.65	843	-	-	6	58	779	-	824	17
Loaves and Fishes of the Rio Grande Valley, Inc.	CAMERON, WILLACY	$120,967.06	233	-	11	18	-	204	-	156	77
Magnificat Houses, Inc.	HARRIS	$4,504.00	132	7	-	77	2	46	-	20	112
Mid-Coast Family Services, Inc.	CALHOUN, JACKSON	$-	-	-	-	-	-	-	-	-	-
Mid-Coast Family Services, Inc.	DE WITT, GOLIAD, REFUGIO, GONZALES, CALHOUN, JACKSON, VICTORIA, LAVACA	$402,144.57	809	5	8	202	1	593	-	462	347
Mid-Coast Family Services, Inc.	DE WITT, GOLIAD, REFUGIO, GONZALES,	$51,888.56	140	2	-	35	-	103	-	69	71

	VICTORIA, CALHOUN, JACKSON, LAVACA										
Mid-Coast Family Services, Inc.	JACKSON, CALHOUN	$130,276.16	260	2	1	76	-	181	-	139	121
NB Housing Partners	COMAL, GUADALUPE	$105,547.69	176	5	1	28	-	142	-	76	100
NorTex Regional Planning Commission	MONTAGUE	$2,875.79	4	1	-	-	-	3	-	-	4
NorTex Regional Planning Commission	THROCKMORTON, BAYLOR, CHILDRESS, MONTAGUE, PALO PINTO, CLAY, FOARD, HARDEMAN, ARCHER, STEPHENS, JACK, COTTLE	$105,407.32	185	-	-	91	-	94	-	39	146
NorTex Regional Planning Commission	THROCKMORTON, CHILDRESS, BAYLOR, MONTAGUE, CLAY, FOARD, HARDEMAN, PALO PINTO, ARCHER, STEPHENS, JACK, COTTLE	$13,196.45	27	3	-	11	-	13	-	2	25
NorTex Regional Planning Commission	THROCKMORTON, WICHITA, BAYLOR, CHILDRESS, MONTAGUE, CLAY, FOARD, HARDEMAN,	$15,597.83	35	-	-	13	-	22	-	7	28

	PALO PINTO, STEPHENS, ARCHER, JACK, COTTLE										
Project Vida	EL PASO	$152,271.97	89	-	1	13	-	75	-	71	18
Randy Sams Outreach Shelter	CASS, HOPKINS, MARION, UPSHUR, FRANKLIN, BOWIE, MORRIS, CAMP, HARRISON, LAMAR, RED RIVER, TITUS	$136,587.37	435	3	2	141	-	276	13	13	412
SafeHaven of Tarrant County	TARRANT	$111,612.95	1,338	43	11	867	7	452	26	324	1,007
Salvation Army (Amarillo)	ARMSTRONG, RANDALL, POTTER	$15,630.89	8	3	-	5	-	1	-	5	3
Salvation Army (Arlington)	TARRANT	$140,778.18	159	1	-	135	-	24	-	10	149
Salvation Army (Coastal Bend)	SAN PATRICIO, JIM WELLS, NUECES, LIVE OAK, BEE, KLEBERG	$322,469.00	1,018	10	2	142	2	861	1	638	375
Salvation Army (Coastal Bend)	SAN PATRICIO, NUECES, JIM WELLS, LIVE OAK, KLEBERG, BEE	$11,919.05	89	-	-	13	-	76	-	45	44
Salvation Army (Fort Worth) Mabee Center	TARRANT	$254,210.77	402	1	-	251	-	150	-	65	337
Salvation Army (Houston)	FORT BEND, HARRIS, MONTGOMERY	$55,804.66	64	-	-	42	-	9	13	8	20

Salvation Army (Midland)	ANDREWS, HOWARD, WARD, ECTOR, UPTON, WINKLER, CRANE, MARTIN, DAWSON	$93,592.00	604	2	1	124	2	400	75	189	415
Salvation Army (Midland)	MIDLAND	$23,398.00	2,020	2	2	628	-	1,388	-	624	1,396
Salvation Army (Sherman)	COOKE, FANNIN, GRAYSON	$50,652.92	1,551	2	-	622	-	927	-	149	1,402
Salvation Army (Temple)	BELL	$95,980.33	380	21	2	174	2	203	-	127	253
Salvation Army (Temple)	HAMILTON, CORYELL, BELL, LAMPASAS	$411,948.02	873	29	10	410	6	444	2	204	669
Salvation Army (Waco)	MCLENNAN	$135,784.44	1,137	30	1	592	6	501	8	192	939
San Antonio Metropolitan Ministry Inc.	BEXAR	$65,785.21	30	-	-	4	-	22	4	20	10
Sarah's House	HARRIS	$289,827.90	303	-	14	155	-	125	9	94	209
Spring Branch Community Health Center	FORT BEND, HARRIS, MONTGOMERY	$23,552.77	70	-	-	40	-	20	10	30	40
Tarrant County Hands of Hope	TARRANT	$56,494.66	343	-	-	208	-	135	-	43	300
Texoma Family Shelter, Inc.	COOKE, GRAYSON	$5,574.23	23	-	-	16	-	7	-	-	23
The Bridge Over Troubled Water, Inc.	HARRIS	$129,094.40	94	-	-	45	-	49	-	29	65
The SAFE Alliance	TRAVIS	$405,211.08	478	3	1	170	-	228	76	233	235
Thrive Youth Center, Inc	BEXAR	$59,641.50	281	-	6	55	8	211	1	147	134
Transcend STEM Education	KAUFMAN, VAN ZANDT, SMITH	$88,020.19	93	8	-	65	-	20	-	8	85
Twin City Mission, Inc.	BRAZOS, BURLESON,	$202,978.55	2,642	33	2	1,200	2	1,367	41	497	2,145

	LEON, ROBERTSON, GRIMES, MILAM, MADISON										
Twin City Mission, Inc.	LEON	$3,822.53	2	-	-	-	-	2	-	1	1
Under 1 Roof	COLLIN, DALLAS	$164,240.27	149	-	-	118	-	31	-	24	125
Under 1 Roof	DALLAS	$50,082.35	37	-	-	30	-	7	-	4	33
West Houston Assistance Ministries, Inc.	HARRIS	$288,455.82	631	5	-	457	2	142	25	131	500
Youth and Family Alliance dba Lifeworks	TRAVIS	$261,849.47	56	-	-	27	-	21	8	27	28

*ESG subrecipients report based on the amount drawn. The amount of money drawn in a state fiscal year does not directly correlate to the number of individuals served during the same state fiscal year.

Racial and Ethnic Composition of Individuals Receiving HHSP Assistance by Subrecipient Statewide, FY 2025

HHSP Subrecipient	Counties Served	Expended	Individuals Served	American Indian or Alaskan Native	Asian	Black	Pacific Islander or Native Hawaiian	White	Unknown /Other	Hispanic	Non Hispanic	Ethnicity Unknown
City of Amarillo	POTTER	$33,574.42	51	1	-	13	-	37	1	12	39	-
City of Arlington	TARRANT	$248,261.20	89	-	-	74	1	14	1	-	89	-
City of Austin	WILLIAMSON, HAYS, TRAVIS	$542,453.24	862	11	6	439	5	270	180	333	512	17
City of Dallas	COLLIN, DALLAS, DENTON	$972,918.26	709	12	4	469	1	143	97	53	656	-
City of El Paso	EL PASO, HUDSPETH	$547,255.49	297	1	-	43	-	250	4	240	55	2
City of Fort Worth	PARKER, TARRANT, DENTON	$645,360.99	118	1	1	69	-	47	2	11	107	-
City of Houston	FORT BEND, HARRIS	$1,664,743.28	3,176	22	20	2,350	5	502	324	225	2,705	246
City of Plano	COLLIN	$159,881.59	29	-	-	21	-	8	-	-	29	-
City of San Antonio	BEXAR, COMAL, ATASCOSA	$203,090.33	145	3	1	46	-	93	6	76	67	2
Haven for Hope of Bexar County	BEXAR, COMAL, ATASCOSA	$998,542.00	4,116	54	36	1,189	23	1,856	1,071	2,267	1,800	49

APPENDIX D

Bibliography



APPENDIX D: BIBLIOGRAPHY

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APPENDIX E

Acronyms



APPENDIX E: ACRONYMS

ACRONYM	NAME
ABEST	Texas Legislative Budget Board's Automated Budget and Evaluation System of Texas
ACS	American Community Survey
AFFH	Affirmatively Furthering Fair Housing
AI	Analysis of Impediments to Fair Housing Choice
AIDS	Acquired Immunodeficiency Syndrome
AMFI	Area Median Family Income
AMI	Area Median Income
ARP	American Rescue Plan
AYBR	Amy Young Barrier Removal
BRB	Bond Review Board
CAA	Community Action Agencies
CAA	Consolidated Appropriations Act
CARES/CV	Coronavirus Aid, Relief, and Economic Security Act
CDBG	Community Development Block Grant
CEAP	Comprehensive Energy Assistance Program
CFD	Contract for Deed
CHAS	Comprehensive Housing Affordability Strategy
CHDO	Community Housing Development Organization
CoC	Continuum of Care
CPD	Community Planning and Development
C-RAC	Colonia Resident Advisory Committee
CRCG	Community Resource Coordination Groups
CSBG	Community Service Block Grant
DAW	Disability Advisory Workgroup
DFPS	Texas Department of Family Protective Services
DOE	U.S. Department of Energy
DSHS	Texas Department of State Health Services
EDA	Economically Distressed Areas
EDAP	Economically Distressed Areas Program
EH Fund	Ending Homelessness Fund
EHCV	Emergency Housing Choice Voucher
ELI	Extremely Low Income
ENTERP	Emergency Nutrition and Temporary Emergency Relief Program
ESG	Emergency Solutions Grant
ERA	Emergency Rental Assistance Program
FY	Fiscal Year (referring to State Fiscal Year)
FHA	Federal Housing Administration

FHAP	Fair Housing Assistance Program
FHIP	Fair Housing Initiative Program
Fannie Mae	Federal National Mortgage Association
Freddie Mac	Federal Home Loan Mortgage Corporation
FMR	Fair Market Rent
FYSB	Family and Youth Services Bureau
GOBPP	Governor's Office of Budget, Planning and Policy
HAF	Homeowner Assistance Fund
HAMFI	HUD Area Median Family Income
HANC	Homebuyer Assistance with New Construction
HB	House Bill
HBA	Homebuyer Assistance
HCV	Section 8 Housing Choice Voucher
HERA	Housing and Economic Recovery Act
HFC	Housing Finance Corporation
HH	Household
HHSCC	Housing and Health Services Coordination Council
HHSP	Homeless Housing and Services Program
HIC	Housing Inventory Count
HICP	Homeless Individual Camping Plans
HIV	Human Immunodeficiency Virus
HMIS	Homeless Management Information Systems
HOME	HOME Investment Partnerships Program
HOME-ARP	HOME American Rescue Plan
HOPWA	Housing Opportunities for Persons with AIDS
HRA	Homeowner Rehabilitation Assistance
HSR	Housing Sponsor Report
HSS	Housing Stability Services
HTC	Housing Tax Credit
HTF	Housing Trust Fund
HUD	U.S. Department of Housing and Urban Development
IA	Individual Assistance
ICE	Federal Immigration and Customs Enforcement
IND	Individual
IRS	Internal Revenue Service
JHSWG	Joint Housing Solutions Working Group
LBB	Legislative Budget Board
LEP	Limited English Proficiency
LI	Low Income
LIHEAP	Low Income Home Energy Assistance Program
LIHTC	Low Income Housing Tax Credit
LIHWAP	Low Income Household Water Assistance Program

MCC	Mortgage Credit Certificate
MCTH	My Choice Texas Home
MF Bond	Multifamily Bond
MF Direct Loan	Multifamily Direct Loan
MFTH	My First Texas Home
MI	Moderate Income
MSA	Metropolitan Statistical Areas
MSFW	Migrant Seasonal Farmworker
NHTF	National Housing Trust Fund
NOFA	Notice of Funding Availability
NOHP	Nonprofit Owner-Builder Housing Provider
NSP	Neighborhood Stabilization Program
NSP1 PI	Neighborhood Stabilization Program Round 1 Program Income
OCI	Office of Colonia Initiatives
OMB	U.S. Office of Management and Budget
PAB	Private Activity Bond
PAL	Preparation for Adult Living
PHA	Public Housing Authority
PMSA	Primary Metropolitan Statistical Area
PWD	Persons with Disabilities
PY	HUD Program Year (2/1 - 1/31)
QAP	Qualified Allocation Plan
RAF	Regional Allocation Formula
RF	Repayment Funds
RFP	Request for Proposal
SEH	Service-Enriched Housing
SAMHSA	Substance Abuse and Mental Health Services Administration
SB	Senate Bill
SBHCC	Statewide Behavioral Health Coordinating Council
Section 811 PRA	Section 811 Project Rental Assistance
SFD	Single Family Development
SFY	State Fiscal Year
SHC	Self-Help Center
SILC	Texas State Independent Living Council
SLIHP	State Low Income Housing Plan and Annual Report
TAC	Texas Administrative Code
TBRA	Tenant-Based Rental Assistance
TCAP	Tax Credit Assistance Program
TCAP RF	Tax Credit Assistance Program Repayment Funds
TDA	Texas Department Agriculture
TDCJ	Texas Department of Criminal Justice
TDHCA	Texas Department of Housing and Community Affairs

TEDP	Texas Eviction Diversion Program
TEMAP	Texas Emergency Mortgage Assistance Program
TERAP	Texas Emergency Rental Assistance Program
Texas HHS	Texas Health and Human Services
THN	Texas Homeless Network
TICH	Texas Interagency Council for the Homeless
TRRP	Texas Rent Relief Program
TSAHC	Texas State Affordable Housing Corporation
TSHEP	Texas Statewide Homebuyer Education Program
TVC	Texas Veterans Commission
TWC	Texas Workforce Commission
TWDB	Texas Water Development Board
TXHBU	Texas Homebuyer U
TX MCC	Texas Mortgage Credit Certificate
USDA	U.S. Department of Agriculture
USHHS	U.S. Department of Health and Human Services
VA	U.S. Department of Veterans Affairs
VASH	Veterans Affairs Supportive Housing
VAWA	Violence Against Women Act
VLI	Very Low Income
WAP	Weatherization Assistance Program
WAP PAC	Weatherization Assistance Program Planning Advisory Committee

APPENDIX F

Qualified Allocation Plan Development Timeline

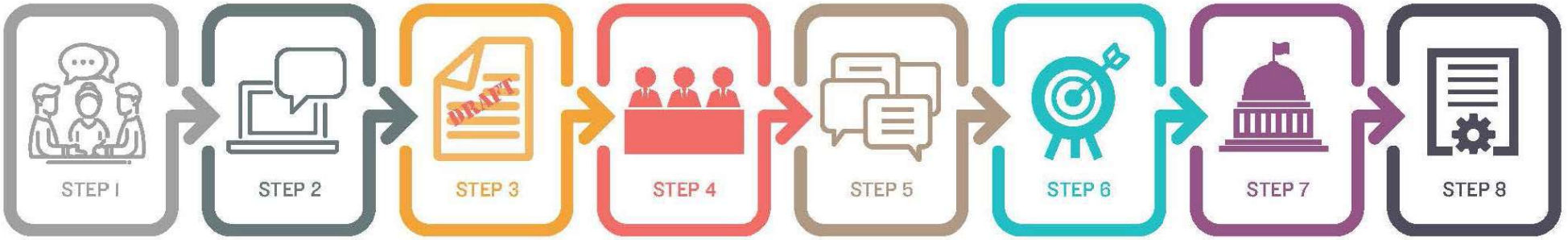


Qualified Allocation Plan
Development Timeline

The process which TDHCA uses to draft and finalize a Qualified Allocation Plan (QAP) extends throughout much of the calendar year.

The existing QAP is a product of:

- Requirements from Section 42 (U.S. Treasury Code);
- Texas Government Code, Chapter 2306; and
- Policy input collected annually during public input sessions and public comment and approved by the TDHCA governing board.



January-May
Roundtables

TDHCA conducts roundtables open to the public. Various policy topics are raised for discussion and consideration. Staff notates comment made in each roundtable.

Early August
Working Draft

A working draft of the QAP is published on the TDHCA website for discussion and consideration.

August
Final Draft

Staff considers comments made on the working draft QAP and finalizes draft version of QAP for presentation to the Board.

September
Texas Register

TDHCA staff presents draft QAP to the TDHCA rules committee and governing board for initial approval and publication in the *Texas Register* for public comment.

September-October
Public Comment

QAP open for public comment

November
TDHCA Board

TDHCA staff addresses public comment received with reasoned responses; changes may be made in response to comments received. Staff responds to all comments with final version to the TDHCA Board for its approval. Statute dictates the QAP must be sent to the Governor by Nov. 15.

November-December
Governor

Governor deliberates on QAP and either approves it, approves it as modified, or rejects it prior to December 1. The QAP is then prepared for the *Texas Register*; it becomes final 20 days after it is submitted to the Register.

December
Project Plan

Staff begins planning for the next QAP, and creates a QAP Project Plan based on public comment received on the previous QAP, issues staff has identified, and public input received at a planning roundtable.

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Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1356 **Agenda Date:** 3/6/2026 **Agenda #:** 22.

Presentation, discussion, and possible action on an order adopting new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Texas Department of Housing and Community Affairs (the Department) is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, the new rule is responsive to the passage of HB 21 (89th Reg. Session), which granted the Texas Department of Housing and Community Affairs (the Department) compliance monitoring oversight of all Housing Finance Corporation developments;

WHEREAS, HB 21 requires the Department to adopt rules necessary to implement §394.9026 and §394.9027 of Chapter 394, Texas Local Government Code;

WHEREAS, public comment was accepted from December 26, 2025, through January 26, 2026, staff received comment from 10 entities, and has prepared a reasoned response in the attached preamble; and

WHEREAS, the adoption of the new rule will be published in the *Texas Register*;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees, be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department to cause the adopted new rule of 10 TAC Subchapter J, Housing Finance Corporation Compliance Monitoring, in the form presented to this meeting, to be published in the *Texas Register* and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing, including the preparation of the subchapter specific preambles.

BACKGROUND

The Texas Department of Housing and Community Affairs (the Department) through legislative action in HB 21 (89th Reg. Session) has been tasked with the compliance monitoring oversight of all Housing Finance Corporation (HFC) multifamily residential developments. The bill requires the Department to adopt rules related to the new compliance monitoring function by January 1, 2026. At the October 2025 meeting, the Board approved a draft rule for release for public comment, but as a result of publication errors, there were inconsistencies in what was published. To ensure that public comment on the correct version was returned to

the Board for approval, a new public comment period was initiated.

The law amends Texas Local Government Code Chapter 394 to apply to all HFC multifamily residential developments that do not have low-income housing tax credits under Subchapter DD, Chapter 2306, Government Code, the Low-Income Housing Tax Credit program.

The law requires HFC multifamily residential developments to submit an audit report to the Department. The first audit reports for the HFC developments subject to the new law are required to be submitted to the Department by June 1, 2026. Subsequent reports are due to the Department no later than June 1 of each year.

On September 10, 2025, Department staff met with a group of interested parties and stakeholders on the proposed HFC rule to review, discuss and receive feedback on the proposed rule prior to the rule being presented to the TDHCA Board.

At the December 11, 2025, Board Meeting the Board approved the publication of the proposed new 10 Texas Administrative Code, Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring in the *Texas Register*.

The proposed new rule was published in the *Texas Register* and released for public comment from December 26, 2025, through January 26, 2026. Public comment was received from 10 commenters as further described in the preamble attached; the Department's reasoned response to the comment is also provided.

Behind the preamble for the proposed new adoption action, a draft of the rule is shown. To assist reviewers with understanding what has changed from the version of the rule last posted in the *Texas Register*, a black lined version of the amended section is provided, reflecting the change proposed by the Department after consideration of public comment.

Attachment 1: Preamble, including required analysis, for the adoption of new 10 TAC Subchapter J, Housing Finance Corporation Compliance Monitoring, §§10.1201 through 10.1207

The Texas Department of Housing and Community Affairs (the Department) adopts new 10 TAC Subchapter J, Housing Finance Corporation Compliance Monitoring §§10.1201 through 10.1207. The purpose of the new rule, in compliance with Tex. Gov't Code §2306.053, is to implement the requirements of HB 21 (89th Regular Legislature), which tasks the Department with the compliance monitoring oversight of all Housing Finance Corporation (HFC) multifamily residential developments. The new rule provides guidance on auditing and reporting requirements for HFC multifamily residential developments that are required to be audited no later than June 1, 2026, and the results reviewed and published by the Department.

Tex. Gov't Code §2001.0045(b) does not apply to the new rule proposed for action because it is necessary to implement the requirements of new legislation, HB 21.

The Department has analyzed this new rulemaking, and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

Mr. Bobby Wilkinson, Executive Director, has determined that, for the first five years the new rule is in effect:

1. The adopted new rule does not create or eliminate a government program but clearly outlines the audit report and monitoring requirements for Responsible Parties of Housing Finance Corporations and their Sponsors.

2. The adopted new rule will change the number of employees of the Department. The enactment of HB 21 included an appropriation for one full time employee for fiscal year 2026 to perform work associated with implementation of HB 21 and this rule.

3. The adopted new rule will require additional future legislative appropriations. The new rule is in effect because the Texas Legislature in its 89th Regular Session passed House Bill 21. The Department was appropriated an additional $228,228 per year of the biennium from General Revenue funds to implement the provisions of the legislation and received one new FTE. It is expected that the appropriation would continue in subsequent biennia to continue implementing the provisions.

4. The adopted new rule will increase fees paid to the Department. Each HFC multifamily residential development must submit an annual service fee in the amount of $35 per restricted unit, limited to the file sample size; the minimum fee shall not be less than $500.

5. The adopted new rule is creating a new regulation in order to implement the requirements of HB 21.

6. The adopted new rule will not limit or repeal an existing regulation but can be considered to "expand" the existing regulations on this activity because the adopted new rule is necessary to ensure compliance with HB 21 and for the Department to establish rules.

7. The adopted new rule will not increase nor decrease the number of individuals subject to the rule's applicability; and

8. The proposed new rule will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002. The Department, in drafting this new rule, has attempted to reduce any adverse economic effect on small or micro-business or rural communities while remaining consistent with the statutory requirements of Tex. Gov't Code, §2306.053.

1. The Department has evaluated this new rule and determined that none of the adverse effect strategies outlined in Tex. Gov't Code §2006.002(b) are applicable.

2. The Department has determined that there will be no economic effect on small or micro-businesses or rural communities because these rules apply to all Housing Finance Corporation multifamily residential developments effective May 28, 2025.

3. The Department has determined that because these rules apply only to Housing Finance Corporation multifamily residential developments there will be no economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The new rule does not contemplate nor authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the new rule as to its possible effects on local economies and has determined that for the first five years the new rule will be in effect the adopted new rule creates provisions for a new procedure for monitoring Housing Finance Corporation multifamily residential developments that are generally exempt from ad valorem taxation. There will be economic cost to these developments required to comply with the new rule because a fee will be collected by the Department to perform compliance monitoring on Housing Finance Corporations multifamily residential developments. In addition, HFCs will be required to hire third party auditors to complete the annual audits.

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Tex. Gov't Code §2001.022(a) states that this "impact statement must describe in detail the probable effect of the new rule on employment in each geographic region affected by this new rule…" Considering that no impact is expected on a statewide basis, there are no "probable" effects of the new rule on particular geographic regions.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Bobby Wilkinson, Executive Director, has determined that, for each year of the first five years the new rule is in effect, the public benefit anticipated as a result of the new rule will be to provide a new procedure of monitoring Housing Finance Corporations multifamily residential developments that are generally exempt from ad valorem taxation.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the new rule is in effect, enforcing or administering the new rule does have some foreseeable implications related to costs or revenues of the state or local government. The Department was appropriated an additional $228,228 per

year of the biennium from General Revenue funds to implement the provisions of the legislation and received one new FTE.

STATUTORY AUTHORITY. The new rule is adopted pursuant to Tex. Gov't Code, §2306.053, which authorizes the Department to adopt rules. Except as described herein the new rule affects no other code, article, or statute. The rule, as adopted, has been reviewed by legal counsel and found to be a valid exercise of the Department's legal authority.

SUMMARY OF PUBLIC COMMENTS AND STAFF REASONED RESPONSE. The Department accepted public comment between December 26, 2025, through January 26, 2026. Comment was received from 10 commenters. Comments regarding the proposed new rule were accepted in writing by mail and e-mail with comments received from:

1. Megan Cano, President, Texas Affiliation of Affordable Housing Providers (TAAHP); Chris Newton, Executive Vice President, Texas Apartment Association (TAA) and Benjamin Davis, President, Texas Chapter of National Association of Housing and Redevelopment Officials (TXNAHRO).
2. Deletta Dean, Director, Austin Housing
3. Gary Gates, State Representative, House District 28
4. Paige Mebane, Director, Coats Rose
5. Celine M Williams, President, Celine M. Willams Services
6. Cynthia L. Bast, Partner, BakerHostetler
7. Braxton Parsons, Senior Vice President, Hilltop Securities Inc.
8. Matt Vara, Mesa Assurance
9. Dianna Grey, Executive Director, Strategic Housing Finance Corporation of Travis County
10. Timothy Clark, President, Riverside Dwell, LP

Purpose and Applicability

Rule Section §10.1201

COMMENT SUMMARY: Commenter 9 appreciates confirmation that Housing Finance Corporation (HFC) multifamily residential developments with Low Income Housing Tax Credit (LIHTC) are excluded from this rule in accordance with HB 21. Commenter 2 seeks confirmation that an HFC ground lease when the borrower is not claiming a tax exemption under Chapter 394, Local Government Code is not subject to an Audit or Rent Reduction calculation. In addition, Commenter 2 states that Permanent Supportive Housing (PSH) that are not financed with Low Income Housing Tax Credits (LIHTC) that receive a partial tax exemption should be exempt from reporting since these developments serve chronically homeless individuals.

STAFF RESPONSE: Staff confirmed that HFC multifamily residential developments that are allocated LIHTC with a current Land Use Restriction Agreement (LURA) are exempt from reporting under statute and this rule. The rule cannot be revised in response to Commenter 2's requests because in accordance with HB 21, Section 394.9026(a)(10)(b) the only exception for a HFC multifamily residential development not to report that it is benefiting from a tax exemption under Chapter 394, Local Government Code, is a development that is a recipient of a LIHTC allocation. A Development not claiming an exemption is not required to report.

DEFINITIONS

Rule Section §10.1202(1)

COMMENT SUMMARY: Commenter 6 suggests the following words be deleted *"or compliance expert"* in the definition. They believe this is redundant since the definition of an Auditor includes a compliance expert.

STAFF RESPONSE: The Department accepted the recommendation and has removed the words *"or compliance expert"* from this section.

Rule Section §10.1202(2)

COMMENT SUMMARY: Commenters 1, 4 and 5 request the same modification to the definition of *"Auditor"* by striking the following words from the definition *"a business entity that primarily performs audits and."* Commenters 1, 4 and 5 state that statute is written in a manner that speaks to individual auditors as opposed to business entities. They believe that the Department is exceeding what is in statute by adding this clause. The commenters discussed the implication of this clause on the rotational requirements relating to using new independent auditors and Commenters 1 and 5 expressed concern that limiting audit firms would result in challenges for HFC Users to find auditors which could result in a cost increase due to the limited supply of auditors. Commenter 5 also recommends the term *"Auditor"* should be the same definition that is in the Public Facilities Corporation (PFC) rule.

STAFF RESPONSE: Staff has removed the words *"a business entity that primarily performs audits and"* from the Auditor definition.

Rule Section §10.1202(8) and (14)

COMMENT SUMMARY: Commenter 3 indicates there is a conflict in language regarding ownership structure between §10.1202(8) and §10.1202(14). It is suggested that definition (14) for "Multifamily Residential Development" should be revised to align with definition (8) for "Housing Finance Corporation User" and the statutory language of HB 21. Commenter 2 supports the language in the proposed rule that multiple developments meeting the requirements stipulated in §10.1202(14) will be considered as one singular Multifamily Residential Development.

STAFF RESPONSE: In response to Commenter 3, staff has revised the definition of Multifamily Residential Development in §10.1202(14) by removing *"owned by a Housing Finance Corporation,"* from the. Staff appreciates Commenter 2's support.

Rule Section §10.1202(11)

COMMENT SUMMARY: Commenter 5 recommends clarifying that the *"average annual Rent"* be a point in time average of each Unit Type and not a 12-month average of every single unit.

STAFF RESPONSE: The Department did not implement the recommendation as it deviates from the definition of Maximum Market Rent in HB 21, which states, *"the average annual rent charged."*

Rule Section §10.1202(15)

COMMENT SUMMARY: Commenter 7 suggests removing the word *"partnership"* from the definition as it could cause confusion.

STAFF RESPONSE: Staff has removed the word *"partnership"* from the definition of Regulatory Agreement.

Rule Section §10.1202(16)

COMMENT SUMMARY: Commenter 3 indicates how rent is defined deviates from HB 21 in two material ways. First, pest control fees are not excluded in HB 21 and should be counted towards max rent. Additionally, fees for utilities are recurring and should be included in the definition of rent. Commenter 5 recommends clarifying that recurring fees for utilities include trash and should not be included in the rent calculation. Commenter 1 and 4, like Commenter 5 recommends adding *"trash"* as one of the exceptions to max rent. Commenter 7 suggests a phrasing change to clarify that any fees that are optional, may be excluded from rent.

STAFF RESPONSE: Staff has accepted Commenter 3 recommendation since it aligns with the definition of *"Rent"* in HB 21. Staff did not accept the proposed changes suggested by Commenters 1, 4 and 5 since *"trash"* is specifically not excluded in the definition of rent in HB 21. Staff also did not implement phrasing changes suggested by Commenter 7 as it deviates from the text in HB 21.

Reporting Requirements

Rule Section §10.1203(1)(B)

COMMENT SUMMARY: Commenter 3 does not agree that the Department should allow an extension up to 120 days for audit submissions and believes the extension time is excessive. Commenter 3 suggests that the Department should only allow a maximum of 60 days. Commenter 4 suggests that requiring all extension requests be submitted by May 1 of each reporting year is likely to place an undue burden on HFC Users.

STAFF RESPONSE: The Department has accepted Commenter 3's suggestion to shorten the extension timeframe from 120 days to 60 days. Staff disagrees with Commenter 4 that the May 1 deadline is an undue burden, because Audit Reports are due by June 1 and HFC Users should be able to determine by May 1, if an extension is needed.

Rule Section §10.1203(1)(C)

COMMENT SUMMARY: Commenter 1 stated that the documents listed as required to be submitted with the first Audit Report may not be available for HFC multifamily residential developments that were initiated prior to HB 21. Commenter 1 also submitted a redline version of the rule with suggested proposed changes. Commenter 7 made similar suggestions to differentiate what documents were due with the first Audit Report.

STAFF RESPONSE: Staff has incorporated the formatting changes and the suggested language changes with the exception of the Commenter's suggested removal of this sentence, *"These items being submitted are the responsibility of the HFC User; if the Auditor indicates in their Audit Report that the HFC User has not provided the documents required in this subparagraph, a compliance finding will be issued."* Staff is not deleting this sentence because it is the HFC User's responsibility to comply with HB 21 and the HFC rules.

Rule Section §10.1203(1)(D)

COMMENT SUMMARY: Commenters 1 and 4 both suggested adding the exact same language to clarify when the first Audit Report is due for submission from a Development that is acquired prior to May 28, 2025, and is refinanced etc.

STAFF RESPONSE: Staff included the suggested additional language in Section 10.1203(1)(D)(iii) to add clarity on when a Development must submit their first annual Audit Report if that Development was refinanced, had a conveyance of fee or leasehold title, or was a sale or transfer of a majority of the beneficial ownership interest in a Development.

Rule Section §10.1203(3)(A)

COMMENT SUMMARY: Commenter 5 recommends that the reporting year not be required to include the full prior year, and that flexibility be added for HFC developments that are in lease up or in the process of implementing regulatory requirements. They suggest that the end date of December 31 be a recommendation, rather than a requirement.

STAFF RESPONSE: Staff did not accept the recommendation because having a reporting year end date of December 31, and which covers the full prior year, provides guidance and uniformity in Audit Reports.

Rule Section §10.1203(4)

COMMENT SUMMARY: Commenter 1 recommends that the compliance fee structure and amount of the fee be changed from $20 per Restricted Unit to $35 per Restricted Unit and be limited to the file sample size. Commenter 5 agrees with Commenter 1, that the annual compliance fee structure be limited to file sample size. Commenter 5 also suggested the fee amount be $20 per Restricted Unit.

STAFF RESPONSE: As suggested, staff has increased the fee amount per Restricted Unit, while now limiting the fee amount calculation to the sample size of units. Staff also included Commenter 5 recommendation of limiting the fee amount to the sample size but did not include the recommendation of $20 per Restricted Unit because staff accepted all of Commenter 1's suggested changes for the fee amount to be increased but limited to sample size only.

Rule Section §10.1203(5)

COMMENT SUMMARY: Commenter 3 recommends replacing the current phrase *"A copy of the summary notice"* with *"A copy of the summary of the Audit Report"* for clarity. Additionally, the reference to providing notice to "the Development" should be removed and only refer to *"Responsible Parties"* as it is more appropriate and aligns with HB 21.

STAFF RESPONSE: The Department has implemented the changes.

Rule Section §10.1203(6)(A) and (B)

COMMENT SUMMARY: Commenter 3 indicates there is a material divergence from HB 21. The proposed rule improperly expands noncompliance to Section 394.9026. Per Commenter 3, Section 9026(d) of HB 21 only directs the agency to provide an option for corrective action for a finding of noncompliance with Section 394.9026(c). Commenter 6 requests that 10.1203(6)(B) follow statute and defined terms and replace *"appropriate appraisal district"* with "Chief Appraiser" since it is not required by statute. Commenter 4 suggests adding an additional 60-day extension to the 180-day statutorily required corrective action period outlined in HB 21.

STAFF RESPONSE: Staff accepted Commenter 3 suggestions and has implemented the changes to the rule. Staff also accepted Commenter 6's revision. Staff did not incorporate Commenter 4's recommendation as it deviates from HB 21 statutory requirements and the Department does not have the authority to provide an extension for corrective action beyond 180 days.

Rule Section §10.1204(1)

COMMENT SUMMARY: Commenters 2 and 10, recommend expanding the language to clarify that bridge, or short-term (less than 5 years), would not be considered a refinancing. Commenter 9 appreciates that inclusion having already been in the rule. Commenter 7 provided an example of when a Development is refinanced and when the first Audit Report would be initially due.

STAFF RESPONSE: The Department appreciates the support from Commenters 2, 9 and 10 on the language. The current published rule included the suggestions outlined by the Commenters; it is possible that Commenters 2 and 10 were referring to the previous published version. The Department accepted the example provided by Commenter 7 and has implemented the changes.

Rule Section §10.1204(2)

COMMENT SUMMARY: Commenter 1 recommends adding the word, *"Restricted"* to Unit, to make clear that the number of files selected for review by the Auditor is limited to the number of Restricted Units, including when a Development is leasing up.

STAFF RESPONSE: The Department has implemented the change in the rule.

Rule Section §10.1204(3)(B)

COMMENT SUMMARY: Commenter 3 recommends that the Department require photographic documentation that restricted units have comparable finishes, equipment and access and that a written certification alone is insufficient. Commenter 10 recommended that *"Units"* be capitalized when referring to *"Restricted Units"* in the rule. Commentor 10 also suggested the following language be deleted, *"significant variations in floor plans and square footage will be considered non-compliance"* due to circumstances where Developments with live-work units with commercial space are utilized by residents who operate a business, and their income exceeds the affordable thresholds. These live-work units are part of the *"non-income restricted"* units on the Development and no comparable floorplans exist in the Restricted Units.

STAFF RESPONSE: As suggested by Commenter 3, staff added photographic evidence as an additional requirement in the rule. Staff did not accept Commenter 10's suggested revisions because the requirement that the income- restricted residential units in the development have the same unit finishes, equipment and access to community amenities and programs as residential units that are not income-restricted is required in HB 21.

Rule Section §10.1204(3)(C)

COMMENT SUMMARY: Commenter 10 recommends revising this section to: "*Unit Types shall be allocated proportionally across each income restricted category*." They recommend this to allow for minor discretion necessary due to rounding and instances where Unit Types cannot be exactly spread across multiple categories.

STAFF RESPONSE: Staff has not made the recommended revisions to comply most closely with HB 21.

Rule Section §10.1204(3)(D)

COMMENT SUMMARY: Commenter 5 recommends the *"Department- approved Income Certification form"* required in the rule also include the *"Verification of Income"* form as referenced in most HFC Regulatory Agreements.

STAFF RESPONSE: Staff declines to include the *"Verification of Income"* form as the form does not reflect the current statutory or rule requirements to verify and document a restricted household's income and assets.

Rule Section §10.1204(3)(D)(i)

COMMENT SUMMARY: Commenter 6 expressed appreciation for the next available unit example in the rule, but also suggested including that the HFC User can charge the household the rent at their applicable income designation. Commenter 7 suggests that very few HFCs have rents at the 160 percent level and including 160% in the example may result in additional HFC Users seeking to pursue this higher limit.

STAFF RESPONSE: Staff has accepted Commenter 6 addition to the example to make clear that households may be charged rent at their current income designation. Staff also accepted the suggestion by Commenter 7 to change the income and rent designation from 160 percent to 120 percent in the example.

Rule Section §10.1204(3)(F)

COMMENT SUMMARY: Commenter 3 requests that the website disclosure should be on the home page of the Development's website, to prevent the disclosure from being buried elsewhere and difficult to find.

STAFF RESPONSE: The rule has been revised to reference the home page of the Development's website.

Rule Section §10.1204(3)(K)(i)

COMMENT SUMMARY: Commenter 1 suggests adding *"imputed person per bedroom adjustment"* language to clarify the rent limit calculation and removing *"adjustment for family."* Commenter 3 suggest that the current language relating to adjustments for family size improperly directs an Auditor to defer to regulatory agreements when determining rent limits, rather than actual operating practices.

STAFF RESPONSE: The Department declined to make these requested revisions from Commenters 1 and 3. The Department has provided technical clarity to HFC Users and Auditors on the definition of Rent that are used in practice when adjustment for family size is unclear. Commenter 1's recommendation of using *"imputed persons per bedroom"* in lieu of *"adjustment for family size"* deviates from HB 21 and is not revised.

Rule Section §10.1204(3)(L)

COMMENT SUMMARY: Commenter 1 requested that clarifying language be added to identify that it is the HFC User that is responsible for determining the Rent Reduction comparison.

STAFF RESPONSE: Staff included the clarifying language.

Rule Section §10.1204(3)(L)(i)

COMMENT SUMMARY: Commenter 1 is requesting a change to the Rent Reduction calculation language, to use *"average of the Rent charged"* instead of *"annual Rent charged"*. Commenter 3 suggests that the allowable methodologies to determine Maximum Market Rent in a development that is one-hundred percent restricted are too broad and provide excessive discretion to the HFC User. Commenter 3 also recommends adding specific parameters to the rule for the market study and leasing survey methods, for example, it was suggested that Class C properties should not be compared to Class A properties and that Fair Market Rents are not suitable to use for small areas because they are not sufficiently localized.

STAFF RESPONSE: The Department did not accept Commenter 1 recommendation to include the term, *"average the rent charged as of December 31"* as statute does not allow for an average when calculating the difference between the annual Rent charged for each restricted unit and the estimated annual Maximum Market Rent that could be charged. While staff agrees that added specificity could be beneficial in the methodologies for estimating Maximum Market Rent, the suggestions by Commenter 3 likewise add ambiguity; some of the suggested terms, like Class C and Class A properties are not defined terms. Additionally, to add greater specificity at this point in the rulemaking process would not have allowed the public to make comment on those additions. Staff will proceed with the rule as is, but with the understanding that as the rule is implemented and Audit Reports are received, it will evaluate actual report submissions of HFC Developments that are one hundred percent restricted to identify the challenges in estimating Maximum Market Rents and if any additional parameters will be needed.

Rule Section §10.1204(3)(L)(i)(I)

COMMENT SUMMARY: Commenters 1 and 4 submitted the exact same comments and they are requesting to add new language regarding the timing of submission of the first annual Audit Report and Rent Reduction calculation for Developments that were acquired prior to May 28, 2025, which undergo refinancing etc.

STAFF RESPONSE: The Department has included the new language in the rule to add clarity to the timing of reporting requirements.

Rule Section §10.1204(3)(L)(ii)(II)

COMMENT SUMMARY: Commenters 2 and 9 appreciate that the rule addresses the treatment of voucher holders for purposes of the Rent Reduction calculation. Commenter 3 suggests that only including the tenant paid portion of rent for a voucher holder in the Rent Reduction Calculation is problematic because this would allow federal subsidies to be counted toward the requirement that 50% of property tax savings be used to lower rents and shifts responsibility for funding rent reductions from the User to the federal government.

STAFF RESPONSE: The Department staff acknowledges Commenters 2 and 9 in support of how voucher holder rent is used to calculate the rent reduction. Regarding Commenter 3's concern, staff would like to clarify that not including the voucher holder's rental assistance amount and only including the voucher holders tenant paid portion of rent results in a deeper rent saving for households. Excluding the voucher holder's rental assistance amount means it will <u>not</u> be counted toward the Development's 50% property tax saving calculation. For example, if a voucher holder tenant pays $300 per month toward their rent and the rental assistance payment of rent is $1,000, then the rental assistance payment of $1,000 per month would be excluded for purposes of calculating the Rent Reduction.

Rule Section §10.1204(3)(L)(i)(II)(-b-)

COMMENT SUMMARY: Commenter 3 suggested replacing the word *"charged"* with *"that would be charged."*

STAFF RESPONSE: Staff has made the recommended revision.

Rule Section §10.1204(3)(L)(i)(III)

COMMENT SUMMARY: Commenter 1 and Commenter 3 suggested adding clarifying language to align with statue when there are multiple taxing jurisdictions.

STAFF RESPONSE: Staff accepted the suggestion as it adds clarity to the rule.

Rule Section §10.1204(3)(L)(ii)(II)

COMMENT SUMMARY: Commenter 10 suggests deleting the first sentence of this section because the first sentence is repetitive and possibly conflicting with the definition of Rent Reduction.

STAFF RESPONSE: Staff did not incorporate this change into the rule. The sentence adds clarity, and the action required to complete the public benefit calculation.

Rule Section §10.1204(3)(L)(ii)(II)(-a-)

COMMENT SUMMARY: Commenter 5 suggests, the average rent charged for market rate units, and the average rent for restricted units should be used to reflect an accurate public benefit test. Commenter 5 indicates the maximum permitted rent for restricted units may be much higher than the average restricted rent the development is actually charging. Using the permitted rent instead of the average rent charged for restricted units may inflate the rents and not accurately reflect the Rent Reduction calculation. Commenter 10 recommends replacing *"maximum permitted Rent"* with "advertised rent" because the language penalizes a property that offers an advertised rent below what is permitted in the Regulatory Agreement. Commenter 10 also suggests the current language as drafted would be punitive and discourages affordability. Commenter 8 suggests that the first public benefit test calculation be based on when the exemption was received and not when the Development was acquired by the HFC. For example, a Development acquired in December 2024 but lacks the exemption would not have to complete the public benefit determination until 2026.

STAFF RESPONSE: The Department declines comments from Commenters 5 and 10, as HB 21 specifies that the public benefit calculation is on charged rent. The rent that could be charged on a vacant Restricted Unit is the permitted rent limit. In response to Commenter 8, staff has added an additional example to the rule in §10.1204(3)(L)(ii)(I)(-c-) regarding when a HFC development is acquired and when the HFC User must report.

Rule Section §10.1204(3)(L)(ii)(IV)(-a-)

COMMENT SUMMARY: Commenter 3 would like clear guardrails added for the escalation factor to remove unnecessary discretion.

STAFF RESPONSE: The Department appreciates Commenter 3's concerns regarding the calculation of escalation factors; however, the Department believes that most appraisal districts publish or will provide the necessary values that HFC Users needs to complete the public benefit calculation. The Department will also post the Public Benefit Test Owner Certification form along with the Summary, to ensure

transparency of its review of all aspects of the submitted Audit Reports. The Department will review all 2026 Audit Reports and based on submissions may initiate new rule making to provide more specific parameters in establishing escalation factor amounts.

Rule Section §10.1204(3)(L)(ii)(IV)(-b-) and (-c-)

COMMENT SUMMARY: Commenter 3 would like the language to prioritize the use of officially published appraisal district values when determining property tax appraisals and only reserve alternative methods for cases in which no published appraisal district valuation is provided.

STAFF RESPONSE: Staff updated the rule to reflect these changes.

Income and Rent Calculations

Rule Section §10.1205(5)

COMMENT SUMMARY: Commenter 8 requests that in lieu of verifying income and assets, that HFC Users be allowed to use the *"Verification of Income"* statement. If not fully approved, at least allow the form to be used for the 2025 tax year because collection of the full verification of income from an in-place tenant would be very challenging for Sponsors.

STAFF RESPONSE: The Department did not accept the suggested change as the *"Verification of Income"* statement referred to in some HFC Regulatory Agreements does not verify, or document required income and assets to demonstrate a household eligible for a Restricted Unit.

CHAPTER 10. UNIFORM MULTIFAMILY RULES

SUBCHAPTER J. HOUSING FINANCE CORPORATION COMPLIANCE MONITORING

§10.1201. Purpose and Applicability.

The purpose of this Subchapter is to:

(1) Establish rules governing Developments owned or sponsored by a Housing Finance Corporation (HFC) that are subject to Sections 394.9026 and 394.9027 of the Texas Local Government Code.

(2) Enable the Department to communicate with Responsible Parties and persons with an interest in the Development, regarding the results of the Audit Report.

(3) Establish qualifications for Auditors and reporting standards and formats.

(4) Implement compliance requirements, tenant protections, and affirmative marketing requirements, as required by Sections 394.9026 and 394.9027 of the Texas Local Government Code.

(5) This rule is not applicable to a Development that is a recipient of Federal Low Income Housing Tax Credits. For purposes of this rule, a recipient of Federal Low Income Housing Tax Credits is any Development or HFC User that has received a Commitment Notice, or Determination Notice for an allocation of Federal Low Income Housing Tax Credits from the Department. During the time the Development is under construction or Rehabilitation, it will be considered to be a recipient of Housing Tax Credits, unless more than five years have passed since the Commitment Notice or Determination Notice was issued and the Development Owner has not yet entered into the Land Use Restriction Agreement. Upon conclusion of the construction or Rehabilitation, the Development must have an executed Land Use Restriction Agreement (LURA) with the Department that covers all the Residential Units. Then, the Development is considered to be a recipient of Federal Low Income Housing Tax Credits for the term of the LURA between the Department and the Development Owner.

§10.1202. Definitions.

The capitalized terms or phrases used herein are defined in this title. Any other capitalized terms in the subchapter shall have the meaning defined in Chapter 2306 of the Texas Government Code, Chapter 394, Texas Local Government Code, and other state or Department rules, as applicable. Defined terms, when not capitalized, are to be read in context and construed according to common usage.

(1) Audit Report--A report required by Section 394.9027 of Texas Local Government Code completed by an Auditor ~~or compliance expert,~~ in a manner and format prescribed by the Department.

(2) Auditor--An individual who is an independent auditor~~, a business entity that primarily performs audits and/~~ or a compliance expert with an established history of providing similar audits on housing compliance matters, meeting the criteria established herein.

(3) Board--The governing board of the Texas Department of Housing and Community Affairs.

(4) Chief Appraiser--The chief appraiser of any appraisal district in which a Development is located.

(5) Department--The Texas Department of Housing and Community Affairs.

(6) Housing Choice Voucher Program--The housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437(f)).

(7) Housing Finance Corporation (HFC)--A public, nonprofit corporation created under Chapter 394, of the Texas Local Government Code. This includes an instrumentality created by the HFC.

(8) Housing Finance Corporation User or HFC User--A Housing Finance Corporation; or for a Multifamily Residential Development that is not owned directly by a Housing Finance Corporation, a public-private partnership entity or a developer or other person or entity that has an ownership interest or a leasehold or other possessory interest in a Multifamily Residential Development financed or supported by a Housing Finance Corporation.

(9) HUD--The United States Department of Housing and Urban Development.

(10) Lower Income Housing Unit--A residential unit reserved for occupancy by an individual or family earning not more than 60 percent of the area median income, adjusted for family size.

(11) Maximum Market Rent--With respect to a particular Restricted Unit Type, the average annual Rent charged for all non-income-restricted units in the Development having the same or substantially similar floor plan as the Restricted Unit Type.

(12) Middle Income Housing Unit--A residential unit reserved for occupancy by an individual or family earning not more than 100 percent of the area median income, adjusted for family size.

(13) Moderate Income Housing Unit--A residential unit reserved for occupancy by an individual or family earning not more than 80 percent of the area median income, adjusted for family size.

(14) Multifamily Residential Development--(also called Development) any residential development ~~owned by a Housing Finance Corporation~~ consisting of four or more residential units intended for occupancy as rentals, regardless of whether the units are attached or detached. If multiple Developments are owned by the same HFC with the same HFC User under one single-purpose ownership entity, are within the same jurisdictional boundaries pursuant to Section 394.031 of the Texas Local Government Code, and are bound under one Regulatory Agreement, it will be considered as one singular Multifamily Residential Development.

(15) Regulatory Agreement--A Land Use Restriction Agreement (LURA), Ground Lease, Deed Restriction, or any similar restrictive instrument that is recorded in the real property records of the county in which the Development is located or ~~a partnership~~ an agreement between the HFC and HFC User which is not recorded in the real property records.

(16) Rent--Any recurring fee or charge a tenant is required to pay as a condition of occupancy, including a fee or charge for the use of a common area, amenity, or facility reasonably associated with the residential rental property. The term does not include ~~pest control fees,~~ fees ~~for utilities (including phone, internet and cable) fees, and charges~~ for services or amenities that are optional for a tenant, such as pet fees and fees for storage or covered parking.

(17) Rent Reduction--The projected difference between the annual Rent charged for a Restricted Unit and the Maximum Market Rent that could be charged for that same unit without the income restrictions.

(18) Responsible Parties--The Housing Finance Corporation that owns or is associated with the Development, the Housing Finance Corporation User of the Development, the Texas Comptroller, and the governing body of the Sponsor.

(19) Restricted Unit--A residential unit in a Multifamily Residential Development that is reserved for or occupied by a household meeting certain income limitations established in the Regulatory Agreement, in accordance with Section 394.9026(c)(1) of Texas Local Government Code, with Rent for such unit restricted as set forth in these rules. Restricted Units may float in a Development and need not be permanently fixed.

(20) Sponsor--A municipality, county or collection of municipalities and counties that causes a corporation to be created to act in accordance with Chapter 394, of the Texas Local Government Code.

(21) Substantially Similar Floor Plan--means a Unit Type.

(22) Tax Year--Is a calendar year. For the purposes of all provisions within the rule, the terms "Tax Year" and "Calendar Year" shall have the same meaning and shall be interchangeable.

(23) Unit Type--Means the type of unit determined by the number of bedrooms.

(24) Very Low Income Housing Unit--a residential unit reserved for occupancy by an individual or family earning not more than 50 percent of the area median income, adjusted for family size.

§10.1203. Reporting Requirements.

The following reporting requirements apply to all Housing Finance Corporation (HFC) Multifamily Residential Developments claiming an ad valorem tax exemption under Section 394.905 of the Texas Local Government Code and to which Sections 394.9026 and 394.9027 of Texas Local Government Code apply, regardless of when approved or acquired.

(1) All Multifamily Residential Developments owned by an HFC as defined by this subchapter must submit an Audit Report as described in this paragraph.

(A) No later than June 1 of each year, with approved extensions as described in subparagraph (B) of this paragraph each HFC User must submit to the Department an Audit Report from an Auditor, obtained at the expense of the HFC User. The Audit Report determines whether the Multifamily Residential Development was in compliance with Sections 394.9026 and 394.9027 of the Texas Local Government Code for the immediately preceding Tax Year.

(B) Audit Report extension requests must be submitted to hfc@tdhca.texas.gov no later than May 1 of each reporting year. The request for an extension must include an explanation of the reason and the requested submission date, not to exceed ~~120~~60 days from the June 1 reporting deadline. Within seven calendar days of receiving the request, the Department will respond to the request and issue a determination of approval or denial for an extension.

(C) Prior to submission of the first Audit Report for a Development, the HFC User must provide the Auditor with a copy of the following:

(i) U~~u~~nderwriting assessment as published on the HFC website and as conducted pursuant to Section 394.905(b)(3) of Texas Local Government Code, if applicable;

(ii) ~~a copy of the~~ R~~r~~esolution or order required by Section 394.031(d) and Section 394.037(a-1)(2), if applicable;

(iii) ~~and a copy of the~~ B~~b~~oard meeting minutes, public hearing transcript or adopted resolution, or other document evidencing approval of the Development, if applicable;~~.~~

(iv) Regulatory Agreement;

(v) A one-time exemption application submitted to the Texas Comptroller's office;

(vi) The Auditor will include these with the first Audit Report. ~~Additionally, a copy of the Regulatory Agreement and a copy of the one-time exemption application submitted to the Texas Comptroller's office shall be included in the first Audit Report~~. These items being submitted are the responsibility of the HFC User; if the Auditor indicates in their Audit Report that the HFC User has not provided the documents required in this subparagraph, a compliance finding will be issued.

(D) The first Audit Report for a Development must be submitted no later than June 1 of the Tax Year following:

(i) The date of acquisition by the HFC for an occupied Development; ~~or~~

(ii) The date a newly constructed Development first becomes occupied by one or more tenants; or~~.~~

(iii) The Tax Year during which a Multifamily Residential Development acquired prior to May 28, 2025, undergoes a refinancing, a conveyance of fee or leasehold title, or a sale or transfer of a majority of the beneficial ownership interest in the Multifamily Residential Development or HFC User.

(2) A Multifamily Residential Development is not entitled to an ad valorem tax exemption for any Tax Year in which the HFC User has not timely submitted the full Audit Report by the deadline, with approved extensions as required by Section 394.9027 of the Texas Local Government Code.

(3) All Audit Reports must comply with subparagraphs (A) to (C) of this paragraph:

(A) be for at least the full prior reporting year ending December 31 and include a rent roll for the same period.

(B) include contact information for all Responsible Parties.

(C) be completed and submitted in the Department prescribed manner.

(4) The HFC User must submit an annual service fee to the Department by June 1 of each year of the greater of $~~20~~ 35 per Restricted ~~u~~Unit that is included in the sample described in §10.1204(2) of this subchapter or $500 for Developments subject to an Audit Report. This fee shall be tendered by check, money order, or via an online payment system (if provided by the Department), payable to the Texas Department of Housing and Community Affairs. This fee, when received in connection with an Audit Report, is earned and is not subject to refund.

(5) No later than 60 days after the receipt of the Audit Report, the Department will post a summary of the Audit Report on its website including a detailed description of any noncompliance with this rule found by the Auditor and indication that such notice does not constitute a final determination. A copy of the summary of the Audit Report ~~notice~~ will also be provided to ~~the Development and~~ all Responsible Parties.

(6) If noncompliance is identified by the Auditor in the Audit Report, no later than 120 days after receipt of the Audit Report by the Department, the Department will issue a monitoring report notice and make it available on the website. A copy of the monitoring report will also be provided to the Development and all Responsible Parties.

(A) The monitoring report will include a detailed description of any noncompliance with Section 394.9026(c) and at least one option for corrective action to resolve the noncompliance. The HFC User will be given 180 days from the issuance of the monitoring report notice to correct the noncompliance. At the end of the 180 days, the Department will post a final report on its website.

(B) If there is any noncompliance with Section 394.9026(c) that is not corrected within the 180-day corrective action period, the Department will notify the Responsible Parties, and Chief Appraiser~~appropriate appraisal district~~, and the Texas Comptroller in writing and recommend a loss of ad valorem tax exemption under Section 394.905 Texas Local Government Code respective to the Tax Year being Audited.

(7) The qualification of the Auditor must be submitted with each Audit Report. Qualifications must include experience auditing housing compliance, a current Certified Occupancy Specialist (COS) certification or an equivalent certification, and resume. The Auditor may not be affiliated with or related to any Responsible Parties. Additionally, a current or previous Management Agent that has or had oversight of the Development or is/was responsible for reviewing and approving tenant files does not qualify as an Auditor under these rules. HFC Users may not engage the same individual as Auditor for a particular Development for more than three consecutive years. After the third consecutive Audit Report by the same Auditor, the HFC User must engage a new Auditor for the submission of at least two annual Audit Reports before re-engaging with a prior Auditor.

(8) Audit Reports and supporting documentation and required forms must be submitted though the Departments File Serve System. To obtain access to this system the HFC User or Auditor must request access by emailing hfc@tdhca.texas.gov.

§10.1204. Audit Requirements.

Multifamily Residential Developments must comply with the Audit Report requirements identified in this section:

(1) If the Multifamily Residential Development was acquired prior to May 28, 2025, the Development must comply with all requirements by January 1, 2026, with the exception of paragraphs (3)(B), (3)(C), (3)(J), (3)(K) and (3)(L) of this section, which must be met no later than the end of the 10th Tax Year following May 28, 2025, or the end of the first Tax Year following a Tax Year in which the Development was refinanced, fee or leasehold title was conveyed or a sale or transfer of a majority of the beneficial ownership interest in the Multifamily Residential Development or HFC User occurred. For example, 1204(1): If a Development is refinanced on July 15, 2027, the tax year would be 2027, and the second tax year after refinance would be 2028; so the previous Audit Report requirements would be due on June 1, 2028. The above would no longer be exempt for Tax Year 2028 and should be included in the Audit Report submitted June 1, 2029. For purposes of this rule, refinancing of construction loans, whether by virtue of conversion from construction phase to permanent phase or replacement of construction, bridge, or short-term (less than 5 years) financing with permanent financing, will not be considered a refinancing.

(2) The Auditor must use the Department's HFC monitoring forms made available on the website. The review performed by the Auditor may be completed either onsite or electronically. Original records must be made available to the Auditor. The file sample used by the Auditor must contain at least 20% of the total number of Restricted Units for the Development, but no more than a total of fifty (50) household files. The selection of Restricted Units should include at least 75% of households that are newly moved in to the Development, but also include at least 10% of households that have recertified, or if 10% of households have not recertified, then units that have recertified. For Developments that are leasing up and not yet fully occupied the percentages reflected in this paragraph should be applied to all occupied Restricted U~~u~~nits.

(3) The Auditor will ensure Development meets the following requirements and will identify any deficiencies in the Audit Report:

(A) The HFC User will provide the Auditor with supporting documentation that the Auditor will submit with the Audit that:

(i) confirms that the Multifamily Residential Development is within its jurisdictional boundaries pursuant to Section 394.031 of the Texas Local Government Code such as a GIS boundary map, recorded legal description, local-government resolution, or other source approved by TDHCA.

(ii) confirms that a Multifamily Residential Development that is outside of the Sponsor's jurisdiction has been approved in accordance with Section 394.031(d) of Texas Local Government Code. For a Development not located within the Sponsor's jurisdictional boundaries, that was acquired on or before September 1, 2025, this requirement does not apply until January 1, 2027, after which this documentation must be submitted.

(B) The Restricted U~~u~~nits in the Development have the same unit finishes and equipment and access to community amenities and programs as residential units that are not income restricted. Minor variations in floorplans, colors, and design are acceptable deviations and will not be noted as noncompliance; significant variations in floor plans and square footage will be considered noncompliance. The Auditor may rely on a written certification and photographic evidence from the HFC User to support that a Development has equitable finishes, equipment and access to amenities and programs. Such certification must be submitted with the Audit Report.

(C) The percentage of Restricted Units in each Unit Type and each category of income restriction in the Development must be the same or greater percentage as the percentage of each Unit Type of units that are reserved in the Development as a whole.

(D) Occupants of Restricted Units are required to recertify the income of the household using a Department-approved Income Certification form at lease renewal. If a household exceeds the income limit at annual income recertification, the Available Unit Rule as outlined in Section 42(g)(2)(D) of the Internal Revenue Code will be implemented in the following manner:

(i) Where the household's income exceeds the AMI as designated, the household can be redesignated to the next AMI level in the Regulatory Agreement. The next available unit of comparable size in the Development is to be reserved for and occupied by a tenant that meets the AMI of the household that was determined to exceed the income limit. Example 1204(~~1~~2): Development Regulatory Agreement includes units at 80% and ~~160~~120%, Unit 101, a one-bedroom Unit Type, is designated as 80%. At the annual income recertification, the household income was determined to exceed 80% AMI but was less than ~~160~~120% AMI. The unit should be redesignated as ~~160~~120% at the time the determination is made

and the next available one-bedroom Unit Type in the Development must be reserved for and occupied by an 80% household. At the time of determination that the unit should be 120%, with proper notification, the household rent may increase to the new rent designation.

(ii) Where the household's income exceeds the AMI as designated and the household is designated at the highest AMI in the Regulatory Agreement, the next available unit of comparable size in the Development is to be reserved for and occupied by a tenant that meets the AMI of the household that was determined to exceed the income limit. Example 1204(3~~2~~): Development Regulatory Agreement includes units at 80% and 120~~160~~%. Unit 201, a two-bedroom Unit Type is designated as 120~~160~~%. At the annual income recertification, household income was determined to exceed 120~~160~~% AMI, the highest AMI in the Regulatory Agreement. The next two-bedroom Unit Type in the Development, must be reserved for and occupied by a 120~~160~~% household. Unit 201 retains the 120~~160~~% status until such time that the Available Unit Rule, as described here, is complied with or violated.

(E) The Development must affirmatively market available Restricted Units and non-Restricted Units to households participating in the Housing Choice Voucher program and notify local housing authorities of their acceptance of voucher program tenants. Evidence of this must be provided to include, but not be limited to, notifications to the local housing authority, advertising that may be posted at the local housing authority properties, or mailings that were sent to local housing authority households.

(F) The home page of the internet website for the Development must include information about the Development and its compliance with Section 394.9026(c)(7), Texas Local Government Code, along with its policies on the acceptance of Housing Choice Voucher holders or any other rental assistance.

(G) Multifamily Residential Developments cannot refuse to rent to an individual or family solely because the individual or family participates in a Housing Choice Voucher program.

(H) Multifamily Residential Developments cannot require a minimum income standard for individuals or families participating in a Housing Choice Voucher program that exceeds two hundred and fifty percent (250%) of the tenant portion of rent.

(I) The Auditor will review the Development's form of tenant lease, lease addendums and leasing policies to ensure the Development meets the following requirements and will report any deficiencies found in the Audit Report. Each residential lease agreement for a Restricted Unit must provide the following:

(i) The landlord may not retaliate against the tenant or the tenant's guests by taking action because the tenant established, attempted to establish, or participated in a tenant organization;

(ii) The landlord may only choose to not renew the lease if the tenant: committed one or more substantial violations of the lease; failed to provide required information on the income, composition, or eligibility of the tenant's household; or committed repeated minor violations of the lease that disrupt the livability of the Development, adversely affect the health and safety of any person or the right to quiet enjoyment of the leased premises and related Development facilities, interfere with the management of the Development, or have an adverse financial effect on the Development, including the failure of the tenant to pay rent in a timely manner.

(iii) To non-renew a lease, the landlord must serve a written notice of proposed nonrenewal on the tenant no later than the 30th day before the effective date of nonrenewal.

(iv) Tenants may not waive these protections in a lease or lease addendum.

(J) Income Restrictions. A Development seeking an ad valorem tax exemption must meet the requirements of either clause (i) or (ii) of this subparagraph.

(i) at least 10% of the residential units are reserved as Lower Income Housing Units and at least 40% of the residential units are reserved as Moderate-Income Housing Units or;

(ii) at least 10% of the residential units are reserved as Very Low-Income Housing Units and at least 40% of the residential units are reserved as Middle Income Housing Units.

(K) Rent Restrictions:

(i) Monthly Rent for Restricted Units may not exceed thirty percent (30%) of the imputed household income limitation for the unit, adjusted for family size, as determined by HUD. To determine the adjustment for family size, the Auditor will defer to the Development's Regulatory Agreement and/or other operative document. In the event that the adjustment for family size is unclear, it is the responsibility of the HFC User to provide the Auditor support that the manner in which the adjustment was applied is acceptable by the HFC.

(ii) Notwithstanding the foregoing, if a Restricted Unit is occupied by a household with a Housing Choice Voucher, and the payment standard for that voucher is less than the monthly Rent for the Restricted Unit established pursuant to clause (i) of this subparagraph, the household may be required to pay the difference between the payment standard and the monthly Rent.

(L) Rent Reduction Comparison. It the sole responsibility of HFC User to:

(i) Identify the difference between the annual Rent charged for each Restricted ~~u~~Unit and the estimated annual Maximum Market Rent that could be charged for such units if they were not restricted. For Developments where all of the Units are Restricted Units, the ~~Auditor and/or the~~ HFC User must provide evidence of reasonably comparable Maximum Market Rents, which may be based on market studies, leasing surveys, Fair Market Rents as published by HUD, or other methods acceptable to the Department.

(ii) The Audit Report shall include the following public benefit test:

(I) The Rent Reduction for all Restricted Units at the Development in the preceding Tax Year must not be less than 50% of the amount of the estimated ad valorem taxes that would have been imposed on the Development in the same Tax Year if the Development did not receive the exemption.

(-a-) For a Development acquired by an HFC the first Audit Report that will include the rent reduction test is for the first Tax Year after the acquisition Tax Year. Example 1204(43): Development acquired by an HFC on July 24, 2025. The acquisition tax year would be 2025, and the second tax year after acquisition would be 2026, so the first Audit Report would be due on June 1, 2026. The first rent reduction test would be for Tax Year 2026 on Audit Report submitted June 1, 2027.

(-b-) For newly constructed Developments the first Audit Report that will include the rent reduction test for the first Tax Year after the Tax Year in which construction first begins. Example 1204(54): An Multifamily Residential Development begins new construction on February 1, 2026. The first tenant occupies the Development on September 15, 2027. The first Audit Report is due on June 1, 2028, and must include the rent reduction test for reporting year 2027.

(-c-) For Multifamily Residential Developments acquired prior to May 28, 2025, which undergo a refinancing, a conveyance of fee or leasehold title, or a sale or transfer of a majority of the beneficial

ownership interest in the Multifamily Residential Development or HFC User, the first Audit Report that will include the rent reduction test is for the Tax Year after the occurrence undergoes such refinancing, conveyance of fee or leasehold title, or sale or transfer of a majority of the beneficial ownership interest in the Multifamily Residential Development or HFC User. Example 1204(6): For a Development that was acquired by an HFC prior to May 28, 2025, but which was refinanced on July 1, 2025, the refinancing Tax Year would be 2025, so the first Audit Report would be due on June 1, 2026. The first rent reduction test would be for Tax Year 2026 on Audit Report submitted June 1, 2027.

(II) The Rent Reduction calculation for each Restricted ~~u~~Unit must be the difference between the Maximum Market Rent for the same Unit Type and the Rent on the rent roll for the Rent for the Restricted Unit. Restricted ~~u~~Units occupied by households with Housing Choice Vouchers or rental assistance will utilize the tenant-paid portion of the Rent for the Rent Reduction calculation. Units that are vacant for any portion of the Tax Year will be considered as follows for the for the purposes of the Rent Reduction calculation:

(-a-) for a Restricted Unit the maximum permitted Rent for such unit under the Regulatory Agreement will be utilized for all months of vacancy, and

(-b-) for any market rate unit the Maximum Market Rent that would be charged for that Unit Type will be utilized in the months that the Unit was vacant.

(III) If the Rent Reduction calculation demonstrates that the Rent Reduction was less than 50% of the amount of the estimated ad valorem taxes that would have been imposed on the Development for the Tax Year, the HFC User must pay each taxing ~~authority~~ jurisdiction(s) authorized to impose ad valorem taxes applicable to the Development the pro rata share of the Rent Reduction shortfall; the pro rata amount will be based on each taxing authorities share of the combined aggregate published millage rate of all applicable taxing authorities. The Rent Reduction shortfall is an amount equal to 50% of the estimated ad valorem tax amount minus the total Rent Reduction for the Tax Year. The Auditor Report must ~~provide~~ include evidence of any payments made by the HFC User to each taxing jurisdiction(s) authorized to impose ad valorem taxes applicable to the Development. ~~the appropriate taxing authority in the Audit Report.~~

(IV) In estimating the ad valorem taxes that would have been imposed, the ~~Auditor~~ HFC User may use, but is not limited to, the following:

(-a-) For occupied Developments acquired by an HFC, estimated ad valorem taxes should generally be based on the actual taxes applicable no earlier than the ~~t~~Tax ~~y~~Year prior to the acquisition by the HFC with a stated escalation factor.

(-b-) For occupied Developments acquired by an HFC which already receive a property tax exemption, estimated ad valorem taxes ~~may~~ must be based on the public appraisal district value. In the event that the appraisal district does not provide a value, the following alternative valuation methods may be used; an independent appraisal, third-party property tax report, ~~published appraisal district value,~~ or other means acceptable to the Department.

(-c-) For new construction, estimated ad valorem taxes must ~~may~~ be based on public appraisal district value. In the event that the appraisal district does not provide a value, the following alternative valuation methods may be used; an independent appraisal, third-party property tax report, ~~published appraisal district value,~~ or other means acceptable to the Department.

(4) A Development acquired by an HFC after May 28, 2025, must comply with all requirements in this Subchapter no later than the end of the Tax Year following the year of acquisition.

(5) The Auditor must maintain monitoring records and papers for each Audit Report for three years and must provide the Department and/or the Chief Appraiser a copy of their monitoring records upon request.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1334 **Agenda Date:** 3/6/2026 **Agenda #:** 23.

Presentation, discussion, and possible action on an order adopting action on five sections of the Department's rules in 10 TAC to be amended to implement changes necessary to bring them into consistency with §1.410 Determination of Alien Status for Program Beneficiaries and directing their publication for public comment in the *Texas Register:* §6.204 Use of Funds for the Community Services Block Grant Program; §7.28 Program Participant Eligibility and Program Participant Files for the Homeless Housing and Services Program, §7.44 Program Participant Eligibility and Program Participant Files for the Emergency Solutions Grant Program; §20.4 Eligible Single Family Activities in the Single Family Programs Umbrella Rule; and §20.6 Administrator Applicant Eligibility in the Single Family Programs Umbrella Rule

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Texas Department of Housing and Community Affairs (the Department) is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, on November 6, 2025, the Board approved changes to 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries, which relates to legal status requirements for persons receiving assistance from the Department, to be released for public comment, and which will apply to all Community Affairs, Homelessness and Single Family programs;

WHEREAS, 10 TAC §1.410 provides for the requirement to perform a review for alien status for program participants, but does not specify how each program will determine a household's benefits after such determinations are made;

WHEREAS, two of the Community Affairs programs already addressed how a determination of Alien Status would be applied in their rules, but the Community Services Block Grant Program (CSBG) did not yet have such guidance, nor did the Single Family or Homelessness Programs;

WHEREAS, staff proposed amendment changes to five sections of the Department's rules that provide for how benefits will be impacted by a determination of Alien Status and because of the similar nature of these changes, these rule actions were presented to the Board in one consolidated action item; and

WHEREAS, staff drafted such amendments to the current rules, which were released for public comment from December 26, 2025, through January 26, 2026, public comment was received, and the rule actions have been amended in response to such comment and to make other technical corrections;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the actions herein in the form presented to this meeting, to be published in the *Texas Register* for

adoption, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing including any requested revisions to the preambles.

BACKGROUND

At the Board meeting of November 6, 2025, the Department's Board authorized a proposed rule action to 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries outlining the requirement that all Single Family, Community Affairs and Homelessness programs subrecipients of the Department must confirm legal alien status for program participants in order to receive assistance. That rule is currently out for public comment and will then be returned to the Board.

While 10 TAC §1.410 provides for the requirement to perform a review for alien status for program participants, it does not specify how each program will calculate benefits based on those determinations because each program is different enough in its eligible activities that such applicability needs to be tailored to the specific programs. This level of specificity already exists in rule for the Low Income Home Energy Assistance Program and the Weatherization Assistance Program. However, it was not included or contemplated in the CSBG, Homelessness and Single Family Program rules.

At the Board meeting of December 11, 2025, the Board authorized proposed rule amendments to the following five rule sections to implement such provisions:

- Community Services Block Grant Program - 10 TAC §6.204 Use of Funds
- Homeless Housing and Services Program - 10 TAC §7.28 Program Participant Eligibility and Program Participant Files
- Emergency Solutions Grant Program - 10 TAC §7.44 Program Participant Eligibility and Program Participant Files;
- Single Family Programs - 10 TAC §20.4 Eligible Single Family Activities and 10 TAC §20.6 Administrator Applicant Eligibility, both in the Single Family Programs Umbrella Rule

Because these revisions are all tied to the same issue - implementation of 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries - staff presented these in one Board Action Item. It should be noted, however, that the *Texas Register* still requires each rule to be submitted separately. Therefore, in the following pages you will see the preamble for each of the five actions, each followed by the amendment in blackline form for only that one rule reflecting only <u>any new changes</u> being recommended since the publication for public comment. Public comment was accepted from December 26, 2025, through January 26, 2026, and comment was received. The summary of comment and the Department's response is provided in each of the preambles. Additionally, in 10 TAC §20.4, after review of further guidance from HUD, reference to the Neighborhood Stabilization Program (NSP) was removed because HUD did not include NSP in its applicability of PRWORA. These rules are being adopted.

Attachment 1: Preamble, including required analysis, for adoption of amendments to §6.204 Use of Funds, which applies to the Community Services Block Grant Program

The Texas Department of Housing and Community Affairs (the Department) adopts amendments to §6.204 Use of Funds, which applies to the Community Services Block Grant Program (CSBG). The purpose of the amendment is to specify how households receiving benefits through CSBG will have those benefits determined based on the household members' legal status. 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries outlines the requirement that all Single Family, Community Affairs and Homelessness program's subrecipients of the Department must confirm legal alien status for program participants in order to receive assistance. This is to ensure that an alien who is not a qualified alien does not receive a federal public benefit.

While §1.410 provides for the requirement to perform a review for alien status for program participants, it does not specify how each distinct Department program will calculate benefits based on those determinations, because each program is different enough in its eligible activities that such applicability needs to be tailored to the specific programs. The changes in this rule provide that necessary specificity for the CSBG Program.

Tex. Gov't Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

Mr. Bobby Wilkinson has determined that, for the first five years the amendment would be in effect:

1. The amendment does not create or eliminate a government program but relates to changes to an existing activity: how benefits will be determined in a specific Department program as it relates to alien status and the implementation of 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries.
2. The amendment may require additional work that may create new employee positions, but those costs are federal eligibly reimbursable expenses under the applicable program grants. The amendment does not generate a reduction in work that would eliminate any employee positions.
3. The amendment does not require additional future legislative appropriations.
4. The amendment will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The amendment is not creating a new regulation, but clarifying an existing regulation.
6. The amendment does expand an existing regulation to provide additional requirements, however the expanded regulations are required to comply with federal law and to the extent applicable to state programs, brings state programs into consistency with federal law.
7. The amendment increases the number of individuals subject to the rule's applicability.
8. The amendment will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated the amendment and determined that the amendment will not create an economic effect on small or micro-businesses or rural communities other than to the extent that such

entities receive federal funds to operate Department programs subject to the rule. There may be several hundred entities in the state at any given time receiving funds for such programs. The added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal funds the entity is receiving for the applicable programs. No entities will bear any unreimbursable expenses to comply.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The amendment does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).
The Department has evaluated the amendment as to its possible effects on local economies and has determined that for the first five years the amendment would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the amendment is in effect, the public benefit anticipated as a result of the changed section would be a rule that provides clarity in implementing 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries. There may be limited economic costs to individuals required to comply with the amended section; a household that does not currently have access to documents that confirm their legal status may have to take steps to obtain copies of birth certificates, or other applicable documents and pay associated fees for those items.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the amendment is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

SUMMARY OF PUBLIC COMMENT. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. The Department requested comments on the rule and also requested information related to the cost, benefit, or effect of the proposed rule, including any applicable data, research, or analysis from any person required to comply with the proposed rule or any other interested person. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. Comment was received from six commenters: 1) Texas Appleseed, 2) El Paso Center for Children, 3) Texas Representative Mary E. Gonzalez, 4) Texas Housers, 5) Texas Council on Family Violence, and 6) Texas Homeless Network.

Comment Requesting for Rule to be Withdrawn
Multiple commenters requested that the rule be withdrawn.
Commenters (1), (3), (4) and (6) point out that the US Department of Housing and Urban Development (HUD) has indicated that further guidance will be released from both HUD and Department of Homeland Security (DHS) and believes it is appropriate for TDHCA to delay the adoption of this rulemaking until such expected federal HUD and DHS guidance is released.

Commenters (3), (4) and (6) note that the rules will undermine access to critical housing and homelessness services under the guise of immigration compliance and that application of these policies to the affected programs is unnecessary, burdensome and harmful to Texans in need. Commenter (4) observes that such policies would also negatively impact public health.

Commenter (1) notes that HUD had not yet issued an economic impact analysis of its guidance, and that in recent guidance the US Department of Health and Human Service (USHHS) did consider its redefining of a federal public benefit to be an economically significant regulatory action. Commenter (1) notes that they believe the amount estimated by USHHS ($100 million nationally) is likely unrealistic and the cost would be higher. They question how TDHCA determined that there would be no economic impacts in the preambles to the rule. In their comment they describe several areas of potential costs including the costs to the households to obtain the required documentation, and the costs to the organizations in time and resources to check for legal status documentation and otherwise implement the rule.

Commenters (1), (3), (4) and (6) are also concerned that the delays that will exist by having to obtain specific documentation will mean that households may be denied assistance, particularly with homeless assistance programs that are designed to address urgent and time-sensitive needs and in emergency rental assistance where a delay can result in an eviction. Commenter (4) expands on the issue of delays estimating that such verifications could take an average of 17 federal workdays.

Commenter (1) also notes that even when PRWORA was initially passed in 1996, it took several years to pass applicable rules and set up verification systems; state and local governments needed time to roll this out. They note that state and local governments should not be expected to produce verification systems that comply with regulations that do not yet exist. Commenters (3) and (4) note the administrative burden being placed on local governments, nonprofits and program operators that lack infrastructure and staffing to implement the processes.

Commenter (4) notes that according to the National Housing Law Project a benefit granting agency that improperly applies PRWORA's verification requirements could be subject to discrimination claims. They note that to their knowledge Texas is so far the only state to update rules ahead of additional guidance needed for implementation.

All of these reasons above support why commenters are requesting that the adoption of this rule be deferred until further federal guidance has been issued.

Staff Response: Staff does not recommend withdrawing or deferring the rule, as the federal guidance to date has provided sufficient guidance for the Department to proceed with this rule. While we do expect federal agencies may release further detail, we have already been directed through 2025 federal funding agreements and guidance to ensure the applicability of PRWORA. Should additional federal guidance be released that provides any greater specificity on how PRWORA should be applied to the programs, TDHCA will certainly become compliant with that guidance. The TDHCA rule changes are specific enough to reflect our adherence to the requirements of the federal funding agreements and to properly put program participants on notice, but still provide sufficient leeway for further guidance to be issued to our program participants should federal guidance be forthcoming. Further, per the HUD notice of November 26, 2025, states are not relieved from the requirements to ensure that all relevant programs are in compliance with PWRORA. HUD places the burden on TDHCA to ensure compliance with PWRORA,

even before “new guidelines” are issued by HUD. No change is recommended to the rule in response to this comment.

As it relates to the economic impact, TDHCA has revised this preamble to provide greater specificity on this issue. It should be noted that Tex. Gov’t Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law. Further, as it relates to the costs to the organizations in time and resources to check for legal status documentation and otherwise implement the rule, the added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal or state funds the entity is receiving for the applicable programs. No entities will bear any non-reimbursable expenses to comply.

Comment on the Applicability of the Rule to Survivors of Domestic Violence, Sexual Assault, Stalking, and/or Dating Violence:
Commenters (4), (5) and (6) commented that the proposed immigration and/or citizenship status verification requirements should not apply to survivors of domestic violence, sexual assault, stalking, and/or dating violence, as such requirements would conflict with the Violence Against Women Act (VAWA) and the Family Violence Prevention and Services Act (FVPSA). They request that In line with recent changes made to 10 TAC §1.410 in response to public comment, the final version of these proposed rules must explicitly exempt verification requirements for populations covered by VAWA or FVPSA to protect survivors of family violence in accordance with federal law.

Commenter (5) notes that both Federal statutes prohibit denial of assistance based on immigration and/or citizenship status and impose strong confidentiality protections to ensure survivors can safely access critical services. These commenters concluded that the rule needs to provide an explicit exemption for VAWA and FVPSA covered populations within TDHCA-funded programs. Without explicit clarification, subrecipients may interpret the rule as requiring immigration status verification for survivors of violence, which violates Federal laws.

Commenters (5) and (6) also indicates that the Family Violence Prevention and Services Act (FVPSA), the Victims of Crime Act (VOCA), and the Violence Against Women Act (VAWA) all require those in receipt of funds (ex. family violence centers) to protect personally identifiable information obtained while seeking services. Each of these federal laws prohibit grantees from disclosing a survivor's personal identifying information, unless an exception applies, which the information laid out in this proposed rule is not. Specifically, VAWA/FVPSA make clear that identifying information about victims cannot be shared without a properly issued release from the survivor or a court order. Commenter (5) notes that conditioning victims’ access to services on documentation would also have a chilling effect on service provision, deter survivors from seeking help, and conflict with programmatic obligations of confidentiality and safety planning. Commenter states that federal law pertaining to victim-services statutes contain explicit non-discrimination protections that prohibit conditioning access to services. FVPSA requires that States and subgrantees “ensure that no person is denied services because of actual or perceived immigration status.”

Commenters (5) and (6) also notes that the confidentiality provisions of VAWA and FVPSA prohibit covered programs from releasing personally identifying information without a signed and time limited release, court order, or statute requiring it and are prohibited from conditioning services on the signing of a release. Guidance from the Office on Violence Against Women (OVW) on VAWA instructs programs that these provisions apply to all operations of an entity that receives funding through OVW, even if that funding covers only a small part of their operations. The proposed TDHCA rule would require covered programs to provide personally identifying information to TDHCA or a vendor for purposes of eligibility verification, which could be seen as violating the confidentiality provisions under VAWA for any covered program; and under Texas law, Chapter 93 of the Texas Family Code establishes privilege between an advocate and a crime victim, which similarly prohibits disclosure of personal information with very limited exceptions, and applies to public and private nonprofits that provide family violence services. Commenter relays that the proposed TDHCA rule would require covered programs to provide personally identifying information to TDHCA or a vendor for purposes of eligibility verification, in violation of state law and these programs could be at risk of losing state funding.

Staff Response: Consistent with the changes made in 10 TAC §1.410 TDHCA will specify in the amended rule that the rule will not apply to VAWA or FVPSA covered populations, unless federal guidance requires it.

Exception for Nonprofits

Commenter (5) requests that exemptions for nonprofit providers should be made because survivors routinely seek supportive nonprofit services and their information should be protected.

Staff Response: The exemption for VAWA or FVPSA covered populations will be applicable to partially address this issue. Previously, interpretations regarding the verification process for PRWORA may have indicated that private nonprofit subrecipients – because they do not have direct access to the SAVE system used for verification – did not have to confirm qualified alien status at all even for federal programs covered by PRWORA. However, while PRWORA does not mandate a private nonprofit entity conduct verification, there is nothing in the statute that prohibits such an entity from conducting verification. Therefore, the rule does require that all recipients of the subject programs will be required to comply with PRWORA, and all Administrators must participate in verification within the contours of the statute.

Administrators that are nonprofit entities – including those already subject to, but not performing verifications, such as AYBR and Bootstrap - will have three options: 1) To have the Department provide the verification, directly or through a third-party contractor, which would require the Administrator to gather and transmit – but not verify - the appropriate client level information and documentation; 2) To have the Administrator voluntarily agree to participate in using the SAVE system, which is the option that creates the least delay in providing services to the clients (this option is reliant on the Department being able to revise its contract with the Department of Homeland Security); or 3) To allow the Administrator to procure a separate party to perform such verification services on their behalf. No changes are recommended to the rule in response to this comment. No change is recommended to the rule in response to this comment.

Request for Operational Guidance

Commenter (2) requested that TDHCA provide detailed implementation guidance prior to enforcement, clearly describing what constitutes emergency situations, that requirements be aligned with federal ESG

or HUD guidance. Commenter (2) requests additional clarification be made in the rule regarding the practical implementation and administrative requirements particularly for vulnerable households.

Commenter (2) asks that the amendment address Intake and eligibility workflows, including Coordinated Entry processes; Program participant file requirements and documentation standards; timeliness of assistance delivery; staff training and administrative capacity; data collection, privacy, and record retention obligations; what types of documents are acceptable; what documentation requirement will be applicable to victims of domestic trafficking or are former foster children who were never provided with copies of their birth certificates or other forms of identification; how mixed-status households should be handle; whether self-attestation will be allowed in limited or emergency circumstances; and how eligibility determinations should be documented for monitoring purposes.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide guidance as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. Federal guidance provides for what constitutes an emergency situation, but TDHCA will provide in materials, web posts, and training more granular guidance on this as well. TDHCA will also provide on its website and to subrecipients what types of documents are acceptable, what forms should be used for documenting the process has been followed, and how mixed-status households should be handled. Other than the exceptions that will be allowable for emergency assistance (federally excepted), and for populations excepted in the rule that are protected under VAWA or FVPSA, self-attestations will not be allowed. As for some of the other requested guidance, TDHCA will not guide – or limit - how any particular subrecipient decides to adjust their operations or processes to implement these requirements. For instance it is up to each subrecipient to decide how it will integrate this policy into intake and eligibility workflows and the coordinated entry process. No change is recommended to the rule in response to this comment.

Request for Phased Implementation

Commenter (2) requests that a phased implementation period be provided after final adoption. They also requested additional funding to absorb the labor costs for additional administrative burden.

Staff Response: TDHCA is unable to phase the implementation of this rule. Upon its adoption, subrecipients will be required to implement and adhere to this rule. Current subrecipients may use their administrative funds under the awards they receive to cover the costs of implementing this rule, which are fully eligible costs. No change is recommended to the rule in response to this comment.

Concern for Barriers to Access

Commenter (2) noted that they are concerned that the proposed changes could create barriers for individuals who are otherwise eligible for services but face challenges obtaining documentation due to homelessness, disability, trauma, or language barriers. They encourage TDHCA to include safeguards that ensure: Non-discriminatory intake practices and clear communication to participants about eligibility requirements.

Staff Response: All subrecipients have the ability to institute non-discriminatory intake practices, and provide clear communication to participants about eligibility requirements. No change is recommended to the rule in response to this comment.

Appeals

Commenter (4) notes that the rule says appeals will be addressed through each program's rules, but they did not see that the rules address the need for an appeals process specific to legal status verification.

Staff Response: Staff will add to the rule a requirement that each subrecipient must offer an opportunity for a household to appeal a legal status determination consistent with the appeals policy they utilize for other household eligibility appeals processes.

Training and Technical Assistance
Commenter (2) requested that TDHCA offer technical assistance and written FAQs for subrecipients, and that TDHCA clearly outline monitoring expectations related to §1.410 compliance.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide training and technical assistance, including monitoring expectations, as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. No change is recommended to the rule in response to this comment.

Conditional Assistance
Commenter (2) requests that in light of delays that are experienced in seeking documentation from households, TDHCA allow conditional or temporary assistance while documentation is obtained.
Staff Response: Benefits under these rules are not permitted to be provided to persons without PRWORA eligibility, including temporary or conditional assistance. No change is recommended to the rule in response to this comment.

STATUTORY AUTHORITY. The amendment is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the amendment affects no other code, article, or statute. The rule, as adopted, has been reviewed by legal counsel and found to be a valid exercise of the Department's legal authority.

§6.204 Use of Funds and Requirements for Establishing Household Eligibility

(a) CSBG funds are contractually obligated to Eligible Entities, and accessed through the Department's web-based Contract System. Prior to executing a Contract for CSBG funds, the Department will verify that neither the entity, nor any member of the Eligible Entity's Board is federally debarred or excluded. Unless modified by Contract, the annual allocation has a beginning date of January 1 and an end date of December 31, regardless of the Eligible Entity's fiscal year. Eligible Entities may use the funds for administrative support and/or for direct services such as: education, employment, housing, health care, nutrition, transportation, linkages with other service providers, youth programs, emergency services, i.e., utilities, rent, food, Shelter, clothing, etc.

(b) Eligible Entity shall determine Household income eligibility in compliance with §6.4 of this chapter (relating to Income Determination). The Household income eligibility level must be at or below 125% of the federal poverty level in effect at the time the customer makes an application for services.

(c) U.S. Citizen, U.S. National or Qualified Alien. Only U.S. Citizens, U.S. Nationals and Qualified Aliens are eligible to receive CSBG benefits. In accordance with §1.410(f) of this Part~~title~~ (relating to

Determination of Alien Status for Program Beneficiaries), Eligible Entities must document U.S. Citizen, U.S. National, and Qualified Alien status for each household member using the Department approved form. Populations that are documented by the Administrator as covered by the Violence Against Women Act (VAWA) or the Family Violence Prevention and Services Act (FVPSA) are excepted from having verification under this rule performed, unless required to do so under federal guidance. Administrators must include in their operational processes a means by which a household may appeal a determination of their eligibility under this subsection.
Qualified Alien status must also be verified and documented using SAVE. Household eligibility shall be determined as follows:

(1) Count income for all Household members eighteen years of age and older, including Unqualified Aliens; and

(2) Calculate Household size for determining eligibility or benefits to exclude all Unqualified Aliens.

Attachment 2: Preamble, including required analysis, for adopting amendments to §7.28 Program Participant Eligibility and Program Participant Files, which applies to the Homeless Housing and Services Program

The Texas Department of Housing and Community Affairs (the Department) adopts amendments to §7.28 Program Participant Eligibility and Program Participant Files, which applies to the Homeless Housing and Services Program (HHSP). The purpose of the amendment is to specify how households receiving benefits through HHSP will have those benefits determined based on the household members' legal status. 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries outlines the requirement that all Single Family, Community Affairs and Homelessness programs subrecipients of the Department must confirm legal alien status for program participants in order to receive assistance. This is to ensure that an alien who is not a qualified alien does not receive a federal public benefit.

While §1.410 provides for the requirement to perform a review for alien status for program participants, it does not specify how each distinct Department program will calculate benefits based on those determinations, because each program is different enough in its eligible activities that such applicability needs to be tailored to the specific programs. The changes in this action provide that necessary specificity for the HHSP Program.

Tex. Gov't Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.
Mr. Bobby Wilkinson has determined that, for the first five years the amendment would be in effect:
1. The amendment does not create or eliminate a government program but relates to changes to an existing activity: how benefits will be determined in a specific Department program as it relates to alien status and the implementation of 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries.
2. The amendment may require additional work that may create new employee positions, but those costs are federal eligibly reimbursable expenses under the applicable program grants. The amendment does not generate a reduction in work that would eliminate any employee positions.
3. The amendment does not require additional future legislative appropriations.
4. The amendment will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The amendment is not creating a new regulation, but clarifying an existing regulation.
6. The amendment does expand an existing regulation to provide additional requirements, however the expanded regulations are required to comply with federal law and to the extent applicable to state programs, brings state programs into consistency with federal law.
7. The amendment increases the number of individuals subject to the rule's applicability.
8. The amendment will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated the amendment and determined that the amendment will not create an economic effect on small or micro-businesses or rural communities other than to the extent that such entities receive federal funds to operate Department programs subject to the rule. There may be several hundred entities in the state at any given time receiving funds for such programs. The added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal funds the entity is receiving for the applicable programs. No entities will bear any unreimbursable expenses to comply.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The amendment does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).
The Department has evaluated the amendment as to its possible effects on local economies and has determined that for the first five years the amendment would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the amendment is in effect, the public benefit anticipated as a result of the changed section would be a rule that provides clarity in implementing 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries. There may be limited economic costs to individuals required to comply with the amended section; a household that does not currently have access to documents that confirm their legal status may have to take steps to obtain copies of birth certificates, or other applicable documents and pay associated fees for those items.

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All of these reasons above support why commenters are requesting that the adoption of this rule be deferred until further federal guidance has been issued.

Staff Response: Staff does not recommend withdrawing or deferring the rule, as the federal guidance to date has provided sufficient guidance for the Department to proceed with this rule. While we do expect federal agencies may release further detail, we have already been directed through 2025 federal funding agreements and guidance to ensure the applicability of PRWORA. Should additional federal guidance be released that provides any greater specificity on how PRWORA should be applied to the programs, TDHCA will certainly become compliant with that guidance. The TDHCA rule changes are specific enough to reflect our adherence to the requirements of the federal funding agreements and to properly put program participants on notice, but still provide sufficient leeway for further guidance to be issued to

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Commenter (2) requested that TDHCA provide detailed implementation guidance prior to enforcement, clearly describing what constitutes emergency situations, that requirements be aligned with federal ESG or HUD guidance. Commenter (2) requests additional clarification be made in the rule regarding the practical implementation and administrative requirements particularly for vulnerable households.

Commenter (2) asks that the amendment address Intake and eligibility workflows, including Coordinated Entry processes; Program participant file requirements and documentation standards; timeliness of assistance delivery; staff training and administrative capacity; data collection, privacy, and record retention obligations; what types of documents are acceptable; what documentation requirement will be applicable to victims of domestic trafficking or are former foster children who were never provided with copies of their birth certificates or other forms of identification; how mixed-status households should be handle; whether self-attestation will be allowed in limited or emergency circumstances; and how eligibility determinations should be documented for monitoring purposes.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide guidance as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. Federal guidance provides for what constitutes an emergency situation, but TDHCA will provide in materials, web posts, and training more granular guidance on this as well. TDHCA will also provide on its website and to subrecipients what types of documents are acceptable, what forms should be used for documenting the process has been followed, and how mixed-status households should be handled. Other than the exceptions that will be allowable for emergency assistance (federally excepted), and for populations excepted in the rule that are protected under VAWA or FVPSA, self-attestations will not be allowed. As for some of the other requested guidance, TDHCA will not guide – or limit - how any particular subrecipient decides to adjust their operations or processes to implement these requirements. For instance it is up to each subrecipient to decide how it will integrate this policy into intake and eligibility workflows and the coordinated entry process. No change is recommended to the rule in response to this comment.

Request for Phased Implementation
Commenter (2) requests that a phased implementation period be provided after final adoption. They also requested additional funding to absorb the labor costs for additional administrative burden.

Staff Response: TDHCA is unable to phase the implementation of this rule. Upon its adoption, subrecipients will be required to implement and adhere to this rule. Current subrecipients may use their administrative funds under the awards they receive to cover the costs of implementing this rule, which are fully eligible costs. No change is recommended to the rule in response to this comment.

Concern for Barriers to Access
Commenter (2) noted that they are concerned that the proposed changes could create barriers for individuals who are otherwise eligible for services but face challenges obtaining documentation due to homelessness, disability, trauma, or language barriers. They encourage TDHCA to include safeguards that ensure: Non-discriminatory intake practices and clear communication to participants about eligibility requirements.

Staff Response: All subrecipients have the ability to institute non-discriminatory intake practices, and provide clear communication to participants about eligibility requirements. No change is recommended to the rule in response to this comment.

Appeals
Commenter (4) notes that the rule says appeals will be addressed through each program's rules, but they did not see that the rules address the need for an appeals process specific to legal status verification.

Staff Response: Staff will add to the rule a requirement that each subrecipient must offer an opportunity for a household to appeal a legal status determination consistent with the appeals policy they utilize for other household eligibility appeals processes.

Training and Technical Assistance
Commenter (2) requested that TDHCA offer technical assistance and written FAQs for subrecipients, and that TDHCA clearly outline monitoring expectations related to §1.410 compliance.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide training and technical assistance, including monitoring expectations, as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. No change is recommended to the rule in response to this comment.

Conditional Assistance
Commenter (2) requests that in light of delays that are experienced in seeking documentation from households, TDHCA allow conditional or temporary assistance while documentation is obtained.
Staff Response: Benefits under these rules are not permitted to be provided to persons without PRWORA eligibility, including temporary or conditional assistance. No change is recommended to the rule in response to this comment.

STATUTORY AUTHORITY. The amendment is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the amendment affects no other code, article, or statute. The rule, as adopted, has been reviewed by legal counsel and found to be a valid exercise of the Department's legal authority.

§7.28 Program Participant Eligibility and Program Participant Files

(a) A Program Participant must satisfy the eligibility requirements by meeting the appropriate definition of Homeless or At-risk of Homelessness in this Chapter, relating to Homelessness Programs, including but not limited to applicable income requirements.

(b) A Program Participant who is Homeless qualifies for emergency shelter, Transitional Living Activities, case management, essential services, and homeless assistance.

(c) A Program Participant who is At-risk of Homelessness qualifies for case management, essential services, and homeless prevention.

(d) The Subrecipient shall establish income limits that do not exceed the moderate income level pursuant to Tex. Gov't Code §2306.152 in its written policies and procedures, and may adopt the income limit calculation method and procedures in HUD Handbook 4350 to satisfy this requirement.

(e) Recertification. Recertification is required for Program Participants receiving homelessness prevention and homelessness assistance within 12 months of the assistance start date. Subrecipient's written policies may require more frequent recertification. At a minimum, recertification includes that Program Participants receiving homelessness prevention or homelessness assistance:
(1) meet the income eligibility requirements as established by the Subrecipient, if such limits are implemented in the Subrecipient's policies and procedures and required to be reviewed at Recertification; and
(2) lack sufficient resources and support networks necessary to retain housing without assistance.

(f) Break in service. The Subrecipient must document eligibility before providing services after a break in service. A break in service occurs when a previously assisted household has exited the program and is no longer receiving services through Homeless Programs. Upon reentry into HHSP, the Household is required to complete a new intake application and provide updated source documentation, if applicable. The Subrecipient would not need to document further eligibility for HHSP if the Program Participant is currently receiving assistance through ESG.

(g) Program participant files. Subrecipient or their Subgrantees shall maintain Program Participant files, for non-emergency activities providing direct subsidy to or on behalf of a Program Participant that contain the following:
(1) an Intake Application, including the signature or legally identifying mark of all adult Household members certifying the validity of information provided, an area to identify the staff person completing the intake application, and the language as required by Tex. Gov't Code §434.212;
(2) certification from the Applicant that they meet the definition of Homeless or At-risk of Homelessness. The certification must include the Program Participant's signature or legally identifying mark;
(3) documentation of income eligibility, if applicable, which may include a DIS if documentation is unobtainable;
(4) documentation of annual recertification, as applicable, including income eligibility determination and verification that the Program Participant lacks sufficient resources and supports networks necessary to retain housing without assistance;
(5) documentation of determination of ineligibility for assistance when assistance is denied. Documentation must include the reason for the determination of ineligibility;
(6) copies of all leases and rental assistance agreements for the provision of rental assistance, documentation of payments made to owners for the provision of rental assistance, and supporting documentation for these payments, including dates of occupancy by Program Participants;
(7) documentation of the monthly allowance for utilities used to determine compliance with the rent restriction;
(8) documentation that the Dwelling Unit for Program Participants receiving rental assistance complies with the Housing Standards in this Chapter, relating to Homelessness Programs; and
(9) documentation of U.S. Citizen, U.S. National, or Qualified Alien status for each household member receiving direct assistance, including:
(A) verification of eligible immigration or citizenship status consistent with §1.410 of this title;

(B) any determinations of ineligibility or mixed Household status; and
(C) records of proration calculations applied under subsection (h)(2) of this section, if applicable.

(h) Implementation of HHSP activities involving direct assistance to P~~p~~rogram P~~p~~articipants is subject to §1.410 of this title, relating to Determination of Alien Status for Program Beneficiaries.
(1) Each Household member receiving direct assistance under Homeless Prevention or Homeless Assistance must be verified for eligibility in accordance with §1.410 of this title (relating to Determination of Alien Status for Program Beneficiaries) prior to receiving assistance.
(2) Direct assistance may be prorated utilizing a fraction based on Household eligibility, calculated by multiplying the full benefit amount by a fraction in which the numerator is the number of eligible Household members, and the denominator is the total number of Household members.
(3) Activities that do not provide direct housing or financial assistance, such as Emergency Shelter, case management, and Street Outreach, and in-kind disaster relief are not subject to paragraphs (1) and (2) of this subsection.
(4) Populations that are documented by the Administrator as covered by the Violence Against Women Act (VAWA) or the Family Violence Prevention and Services Act (FVPSA) are excepted from having verification under this rule performed, unless required to do so under federal guidance.
(5) Administrators must include in their operational processes a means by which a household may appeal a determination of their eligibility under this subsection.

Attachment 3: Preamble, including required analysis, for amendments to §7.44 Program Participant Eligibility and Program Participant Files, which applies to the Emergency Solutions Grant Program

The Texas Department of Housing and Community Affairs (the Department) adopts amendments to §7.44 Program Participant Eligibility and Program Participant Files, which applies to the Emergency Solutions Grant Program (ESG). The purpose of the amendment is to specify how households receiving benefits through ESG will have those benefits determined based on the household members' legal status. 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries outlines the requirement that all Single Family, Community Affairs and Homelessness programs subrecipients of the Department must confirm legal alien status for program participants in order to receive assistance. This is to ensure that an alien who is not a qualified alien does not receive a federal public benefit.

While §1.410 provides for the requirement to perform a review for alien status for program participants, it does not specify how each distinct Department program will calculate benefits based on those determinations, because each program is different enough in its eligible activities that such applicability needs to be tailored to the specific programs. The changes in this action provide that necessary specificity for the ESG Program.

Tex. Gov't Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law.

The Department has analyzed this proposed rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.
Mr. Bobby Wilkinson has determined that, for the first five years the amendment would be in effect:
1. The amendment does not create or eliminate a government program but relates to changes to an existing activity: how benefits will be determined in a specific Department program as it relates to alien status and the implementation of 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries.
2. The amendment may require additional work that may create new employee positions, but those costs are federal eligibly reimbursable expenses under the applicable program grants. The amendment does not generate a reduction in work that would eliminate any employee positions.
3. The amendment does not require additional future legislative appropriations.
4. The amendment will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The amendment is not creating a new regulation, but clarifying an existing regulation.
6. The amendment does expand an existing regulation to provide additional requirements, however the expanded regulations are required to comply with federal law and to the extent applicable to state programs, brings state programs into consistency with federal law.
7. The amendment increases the number of individuals subject to the rule's applicability.
8. The amendment will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.
The Department has evaluated the amendment and determined that the amendment will not create an economic effect on small or micro-businesses or rural communities other than to the extent that such

entities receive federal funds to operate Department programs subject to the rule. There may be several hundred entities in the state at any given time receiving funds for such programs. The added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal funds the entity is receiving for the applicable programs. No entities will bear any unreimbursable expenses to comply.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The amendment does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).
The Department has evaluated the amendment as to its possible effects on local economies and has determined that for the first five years the amendment would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the amendment is in effect, the public benefit anticipated as a result of the changed section would be a rule that provides clarity in implementing 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries. There may be limited economic costs to individuals required to comply with the amended section; a household that does not currently have access to documents that confirm their legal status may have to take steps to obtain copies of birth certificates, or other applicable documents and pay associated fees for those items.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the amendment is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

SUMMARY OF PUBLIC COMMENT. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. The Department requested comments on the rule and also requested information related to the cost, benefit, or effect of the proposed rule, including any applicable data, research, or analysis from any person required to comply with the proposed rule or any other interested person. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. Comment was received from six commenters: 1) Texas Appleseed, 2) El Paso Center for Children, 3) Texas Representative Mary E. Gonzalez, 4) Texas Housers, 5) Texas Council on Family Violence, and 6) Texas Homeless Network.

Comment Requesting for Rule to be Withdrawn
Multiple commenters requested that the rule be withdrawn.
Commenters (1), (3), (4) and (6) point out that the US Department of Housing and Urban Development (HUD) has indicated that further guidance will be released from both HUD and Department of Homeland Security (DHS) and believes it is appropriate for TDHCA to delay the adoption of this rulemaking until such expected federal HUD and DHS guidance is released.

Commenters (3), (4) and (6) note that the rules will undermine access to critical housing and homelessness services under the guise of immigration compliance and that application of these policies to the affected programs is unnecessary, burdensome and harmful to Texans in need. Commenter (4) observes that such policies would also negatively impact public health.

Commenter (1) notes that HUD had not yet issued an economic impact analysis of its guidance, and that in recent guidance the US Department of Health and Human Service (USHHS) did consider its redefining of a federal public benefit to be an economically significant regulatory action. Commenter (1) notes that they believe the amount estimated by USHHS ($100 million nationally) is likely unrealistic and the cost would be higher. They question how TDHCA determined that there would be no economic impacts in the preambles to the rule. In their comment they describe several areas of potential costs including the costs to the households to obtain the required documentation, and the costs to the organizations in time and resources to check for legal status documentation and otherwise implement the rule.

Commenters (1), (3), (4) and (6) are also concerned that the delays that will exist by having to obtain specific documentation will mean that households may be denied assistance, particularly with homeless assistance programs that are designed to address urgent and time-sensitive needs and in emergency rental assistance where a delay can result in an eviction. Commenter (4) expands on the issue of delays estimating that such verifications could take an average of 17 federal workdays.

Commenter (1) also notes that even when PRWORA was initially passed in 1996, it took several years to pass applicable rules and set up verification systems; state and local governments needed time to roll this out. They note that state and local governments should not be expected to produce verification systems that comply with regulations that do not yet exist. Commenters (3) and (4) note the administrative burden being placed on local governments, nonprofits and program operators that lack infrastructure and staffing to implement the processes.

Commenter (4) notes that according to the National Housing Law Project a benefit granting agency that improperly applies PRWORA's verification requirements could be subject to discrimination claims. They note that to their knowledge Texas is so far the only state to update rules ahead of additional guidance needed for implementation.

All of these reasons above support why commenters are requesting that the adoption of this rule be deferred until further federal guidance has been issued.

Staff Response: Staff does not recommend withdrawing or deferring the rule, as the federal guidance to date has provided sufficient guidance for the Department to proceed with this rule. While we do expect federal agencies may release further detail, we have already been directed through 2025 federal funding agreements and guidance to ensure the applicability of PRWORA. Should additional federal guidance be released that provides any greater specificity on how PRWORA should be applied to the programs, TDHCA will certainly become compliant with that guidance. The TDHCA rule changes are specific enough to reflect our adherence to the requirements of the federal funding agreements and to properly put program participants on notice, but still provide sufficient leeway for further guidance to be issued to our program participants should federal guidance be forthcoming. Further, per the HUD notice of November 26, 2025, states are not relieved from the requirements to ensure that all relevant programs are in compliance with PWRORA. HUD places the burden on TDHCA to ensure compliance with PWRORA,

even before “new guidelines” are issued by HUD. No change is recommended to the rule in response to this comment.
As it relates to the economic impact, TDHCA has revised this preamble to provide greater specificity on this issue. It should be noted that Tex. Gov’t Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law. Further, as it relates to the costs to the organizations in time and resources to check for legal status documentation and otherwise implement the rule, the added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal or state funds the entity is receiving for the applicable programs. No entities will bear any non-reimbursable expenses to comply.

Comment on the Applicability of the Rule to Survivors of Domestic Violence, Sexual Assault, Stalking, and/or Dating Violence:
Commenters (4), (5) and (6) commented that the proposed immigration and/or citizenship status verification requirements should not apply to survivors of domestic violence, sexual assault, stalking, and/or dating violence, as such requirements would conflict with the Violence Against Women Act (VAWA) and the Family Violence Prevention and Services Act (FVPSA). They request that In line with recent changes made to 10 TAC §1.410 in response to public comment, the final version of these proposed rules must explicitly exempt verification requirements for populations covered by VAWA or FVPSA to protect survivors of family violence in accordance with federal law.

Commenter (5) notes that both Federal statutes prohibit denial of assistance based on immigration and/or citizenship status and impose strong confidentiality protections to ensure survivors can safely access critical services. These commenters concluded that the rule needs to provide an explicit exemption for VAWA and FVPSA covered populations within TDHCA-funded programs. Without explicit clarification, subrecipients may interpret the rule as requiring immigration status verification for survivors of violence, which violates Federal laws.

Commenters (5) and (6) also indicates that the Family Violence Prevention and Services Act (FVPSA), the Victims of Crime Act (VOCA), and the Violence Against Women Act (VAWA) all require those in receipt of funds (ex. family violence centers) to protect personally identifiable information obtained while seeking services. Each of these federal laws prohibit grantees from disclosing a survivor's personal identifying information, unless an exception applies, which the information laid out in this proposed rule is not. Specifically, VAWA/FVPSA make clear that identifying information about victims cannot be shared without a properly issued release from the survivor or a court order. Commenter (5) notes that conditioning victims’ access to services on documentation would also have a chilling effect on service provision, deter survivors from seeking help, and conflict with programmatic obligations of confidentiality and safety planning. Commenter states that federal law pertaining to victim-services statutes contain explicit non-discrimination protections that prohibit conditioning access to services. FVPSA requires that States and subgrantees “ensure that no person is denied services because of actual or perceived immigration status.”

Commenters (5) and (6) also notes that the confidentiality provisions of VAWA and FVPSA prohibit covered programs from releasing personally identifying information without a signed and time limited release, court order, or statute requiring it and are prohibited from conditioning services on the signing of a release. Guidance from the Office on Violence Against Women (OVW) on VAWA instructs programs that these provisions apply to all operations of an entity that receives funding through OVW, even if that funding covers only a small part of their operations. The proposed TDHCA rule would require covered programs to provide personally identifying information to TDHCA or a vendor for purposes of eligibility verification, which could be seen as violating the confidentiality provisions under VAWA for any covered program; and under Texas law, Chapter 93 of the Texas Family Code establishes privilege between an advocate and a crime victim, which similarly prohibits disclosure of personal information with very limited exceptions, and applies to public and private nonprofits that provide family violence services. Commenter relays that the proposed TDHCA rule would require covered programs to provide personally identifying information to TDHCA or a vendor for purposes of eligibility verification, in violation of state law and these programs could be at risk of losing state funding.

Staff Response: Consistent with the changes made in 10 TAC §1.410 TDHCA will specify in the amended rule that the rule will not apply to VAWA or FVPSA covered populations, unless federal guidance requires it.

Exception for Nonprofits

Commenter (5) requests that exemptions for nonprofit providers should be made because survivors routinely seek supportive nonprofit services and their information should be protected.

Staff Response: The exemption for VAWA or FVPSA covered populations will be applicable to partially address this issue. Previously, interpretations regarding the verification process for PRWORA may have indicated that private nonprofit subrecipients – because they do not have direct access to the SAVE system used for verification – did not have to confirm qualified alien status at all even for federal programs covered by PRWORA. However, while PRWORA does not mandate a private nonprofit entity conduct verification, there is nothing in the statute that prohibits such an entity from conducting verification. Therefore, the rule does require that all recipients of the subject programs will be required to comply with PRWORA, and all Administrators must participate in verification within the contours of the statute.

Administrators that are nonprofit entities – including those already subject to, but not performing verifications, such as AYBR and Bootstrap - will have three options: 1) To have the Department provide the verification, directly or through a third-party contractor, which would require the Administrator to gather and transmit – but not verify - the appropriate client level information and documentation; 2) To have the Administrator voluntarily agree to participate in using the SAVE system, which is the option that creates the least delay in providing services to the clients (this option is reliant on the Department being able to revise its contract with the Department of Homeland Security); or 3) To allow the Administrator to procure a separate party to perform such verification services on their behalf. No changes are recommended to the rule in response to this comment. No change is recommended to the rule in response to this comment.

Request for Operational Guidance

Commenter (2) requested that TDHCA provide detailed implementation guidance prior to enforcement, clearly describing what constitutes emergency situations, that requirements be aligned with federal ESG

or HUD guidance. Commenter (2) requests additional clarification be made in the rule regarding the practical implementation and administrative requirements particularly for vulnerable households.

Commenter (2) asks that the amendment address Intake and eligibility workflows, including Coordinated Entry processes; Program participant file requirements and documentation standards; timeliness of assistance delivery; staff training and administrative capacity; data collection, privacy, and record retention obligations; what types of documents are acceptable; what documentation requirement will be applicable to victims of domestic trafficking or are former foster children who were never provided with copies of their birth certificates or other forms of identification; how mixed-status households should be handle; whether self-attestation will be allowed in limited or emergency circumstances; and how eligibility determinations should be documented for monitoring purposes.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide guidance as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. Federal guidance provides for what constitutes an emergency situation, but TDHCA will provide in materials, web posts, and training more granular guidance on this as well. TDHCA will also provide on its website and to subrecipients what types of documents are acceptable, what forms should be used for documenting the process has been followed, and how mixed-status households should be handled. Other than the exceptions that will be allowable for emergency assistance (federally excepted), and for populations excepted in the rule that are protected under VAWA or FVPSA, self-attestations will not be allowed. As for some of the other requested guidance, TDHCA will not guide – or limit - how any particular subrecipient decides to adjust their operations or processes to implement these requirements. For instance it is up to each subrecipient to decide how it will integrate this policy into intake and eligibility workflows and the coordinated entry process. No change is recommended to the rule in response to this comment.

Request for Phased Implementation

Commenter (2) requests that a phased implementation period be provided after final adoption. They also requested additional funding to absorb the labor costs for additional administrative burden.

Staff Response: TDHCA is unable to phase the implementation of this rule. Upon its adoption, subrecipients will be required to implement and adhere to this rule. Current subrecipients may use their administrative funds under the awards they receive to cover the costs of implementing this rule, which are fully eligible costs. No change is recommended to the rule in response to this comment.

Concern for Barriers to Access

Commenter (2) noted that they are concerned that the proposed changes could create barriers for individuals who are otherwise eligible for services but face challenges obtaining documentation due to homelessness, disability, trauma, or language barriers. They encourage TDHCA to include safeguards that ensure: Non-discriminatory intake practices and clear communication to participants about eligibility requirements.

Staff Response: All subrecipients have the ability to institute non-discriminatory intake practices, and provide clear communication to participants about eligibility requirements. No change is recommended to the rule in response to this comment.

Appeals

Commenter (4) notes that the rule says appeals will be addressed through each program's rules, but they did not see that the rules address the need for an appeals process specific to legal status verification.

Staff Response: Staff will add to the rule a requirement that each subrecipient must offer an opportunity for a household to appeal a legal status determination consistent with the appeals policy they utilize for other household eligibility appeals processes.

Training and Technical Assistance
Commenter (2) requested that TDHCA offer technical assistance and written FAQs for subrecipients, and that TDHCA clearly outline monitoring expectations related to §1.410 compliance.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide training and technical assistance, including monitoring expectations, as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. No change is recommended to the rule in response to this comment.

Conditional Assistance
Commenter (2) requests that in light of delays that are experienced in seeking documentation from households, TDHCA allow conditional or temporary assistance while documentation is obtained.
Staff Response: Benefits under these rules are not permitted to be provided to persons without PRWORA eligibility, including temporary or conditional assistance. No change is recommended to the rule in response to this comment.

STATUTORY AUTHORITY. The amendment is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the amendment affects no other code, article, or statute. The rule, as adopted, has been reviewed by legal counsel and found to be a valid exercise of the Department's legal authority.

§7.44 Program Participant Eligibility and Program Participant Files

(a) Program participants must meet the applicable definitions of Homeless or At-risk of Homelessness. Proof of the eligibility or ineligibility for Program Participants must be maintained in accordance with 24 CFR §576.500, Recordkeeping and reporting requirements. The Applicant must retain income documentation for Program Participants receiving homelessness prevention and Program Participants receiving rapid re-housing that require annual Recertification. Program Participant income eligibility must be calculated and documented in accordance with the Requirements of HUD Handbook 4350, except that the Department's DIS form may be utilized if income cannot be documented in accordance with 24 CFR §576.500(e)(4). A DIS must be completed and signed by Program Participants whom are subject to income eligibility determination.

(b) The Subrecipient must document eligibility before providing services after a break-in-service. A break-in-service occurs when a previously assisted Household has exited the program and is no longer receiving services through Homeless Programs. Upon reentry, the Household is required to complete a new intake application and provide updated source documentation, if applicable.

(c) The Subrecipient must utilize the rental assistance agreement promulgated by the Department if providing rental assistance. The rental assistance agreement does not take the place of the lease agreement between the landlord/property manager and the tenant.

(d) The Subrecipient must retain a copy of the signed Disclosure Information on Lead Based Paint and/or Lead-Based Hazards for housing built before 1978 in the Program Participant's file in accordance with 24 CFR §576.403(a).

(e) Implementation of ESG activities involving direct assistance to Program Participants is subject to §1.410 of this Part~~,~~ (relating to Determination of Alien Status for Program Beneficiaries).
(1) Each Household member receiving direct assistance (including Homelessness Prevention or Rapid Re-Housing upon annual recertification) must be verified for eligibility in accordance with §1.410 of this Part prior to receiving assistance.
(2) Direct assistance may be prorated utilizing a fraction based on Household eligibility, calculated by multiplying the full benefit amount by a fraction in which the numerator is the number of eligible Household members, and the denominator is the total number of Household members.
(3) Activities that do not provide direct housing or financial assistance, such as Emergency Shelter, case management, and Street Outreach, and in-kind disaster assistance are not subject to paragraphs (1) and (2) of this subsection.
(4) Populations that are documented by the Administrator as covered by the Violence Against Women Act (VAWA) or the Family Violence Prevention and Services Act (FVPSA) are excepted from having verification under this rule performed, unless required to do so under federal guidance.
(5) Administrators must include in their operational processes a means by which a household may appeal a determination of their eligibility under this subsection.

(f) The Subrecipient must document the U.S. Citizen, U.S. National, or Qualified Alien status for each Household member receiving non-PWORA exempt direct assistance including:
(1) verification of eligible immigration or citizenship status consistent with §1.410 of this Part (relating to Determination of Alien Status for Program Beneficiaries);
(2) any determinations of ineligibility or mixed Household status; and
(3) records of proration calculations applied under paragraph (e)(2) of this section, if applicable.

Attachment 4: Preamble, including required analysis, for amendments to §20.4 Eligible Single Family Activities, which applies to the Single Family Programs Umbrella Rule

The Texas Department of Housing and Community Affairs (the Department) adopts amendments to §20.4 Eligible Single Family Activities, which applies to the Single Family Programs Umbrella Rule. The purpose of the amendment is to specify how households receiving benefits through Single Family Programs will have those benefits determined based on the household members' legal status. 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries outlines the requirement that all Single Family, Community Affairs and Homelessness programs subrecipients of the Department must confirm legal alien status for program participants in order to receive assistance. This is to ensure that an alien who is not a qualified alien does not receive a federal public benefit.

While §1.410 provides for the requirement to perform a review for alien status for program participants, it does not specify how each distinct Department program will calculate benefits based on those determinations, because each program is different enough in its eligible activities that such applicability needs to be tailored to the specific programs. The changes in this action provide that necessary specificity for the Single Family programs.

Tex. Gov't Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.
Mr. Bobby Wilkinson has determined that, for the first five years the amendment would be in effect:
1. The amendment does not create or eliminate a government program but relates to changes to an existing activity: how benefits will be determined in a specific Department program as it relates to alien status and the implementation of 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries.
2. The amendment may require additional work that may create new employee positions, but those costs are federal eligibly reimbursable expenses under the applicable program grants. The amendment does not generate a reduction in work that would eliminate any employee positions.
3. The amendment does not require additional future legislative appropriations.
4. The amendment will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The amendment is not creating a new regulation, but clarifying an existing regulation.
6. The amendment does expand an existing regulation to provide additional requirements, however the expanded regulations are required to comply with federal law and to the extent applicable to state programs, brings state programs into consistency with federal law.
7. The amendment increases the number of individuals subject to the rule's applicability.
8. The amendment will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.
The Department has evaluated the amendment and determined that the amendment will not create an economic effect on small or micro-businesses or rural communities other than to the extent that such

entities receive federal funds to operate Department programs subject to the rule. There may be several hundred entities in the state at any given time receiving funds for such programs. The added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal funds the entity is receiving for the applicable programs. No entities will bear any unreimbursable expenses to comply.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The amendment does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).
The Department has evaluated the amendment as to its possible effects on local economies and has determined that for the first five years the amendment would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the amendment is in effect, the public benefit anticipated as a result of the changed section would be a rule that provides clarity in implementing 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries. There may be limited economic costs to individuals required to comply with the amended section; a household that does not currently have access to documents that confirm their legal status may have to take steps to obtain copies of birth certificates, or other applicable documents and pay associated fees for those items.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the amendment is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

SUMMARY OF PUBLIC COMMENT. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. The Department requested comments on the rule and also requested information related to the cost, benefit, or effect of the proposed rule, including any applicable data, research, or analysis from any person required to comply with the proposed rule or any other interested person. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. Comment was received from six commenters: 1) Texas Appleseed, 2) El Paso Center for Children, 3) Texas Representative Mary E. Gonzalez, 4) Texas Housers, 5) Texas Council on Family Violence, and 6) Texas Homeless Network.

Comment Requesting for Rule to be Withdrawn
Multiple commenters requested that the rule be withdrawn.
Commenters (1), (3), (4) and (6) point out that the US Department of Housing and Urban Development (HUD) has indicated that further guidance will be released from both HUD and Department of Homeland Security (DHS) and believes it is appropriate for TDHCA to delay the adoption of this rulemaking until such expected federal HUD and DHS guidance is released.

Commenters (3), (4) and (6) note that the rules will undermine access to critical housing and homelessness services under the guise of immigration compliance and that application of these policies to the affected programs is unnecessary, burdensome and harmful to Texans in need. Commenter (4) observes that such policies would also negatively impact public health.

Commenter (1) notes that HUD had not yet issued an economic impact analysis of its guidance, and that in recent guidance the US Department of Health and Human Service (USHHS) did consider its redefining of a federal public benefit to be an economically significant regulatory action. Commenter (1) notes that they believe the amount estimated by USHHS ($100 million nationally) is likely unrealistic and the cost would be higher. They question how TDHCA determined that there would be no economic impacts in the preambles to the rule. In their comment they describe several areas of potential costs including the costs to the households to obtain the required documentation, and the costs to the organizations in time and resources to check for legal status documentation and otherwise implement the rule.

Commenters (1), (3), (4) and (6) are also concerned that the delays that will exist by having to obtain specific documentation will mean that households may be denied assistance, particularly with homeless assistance programs that are designed to address urgent and time-sensitive needs and in emergency rental assistance where a delay can result in an eviction. Commenter (4) expands on the issue of delays estimating that such verifications could take an average of 17 federal workdays.

Commenter (1) also notes that even when PRWORA was initially passed in 1996, it took several years to pass applicable rules and set up verification systems; state and local governments needed time to roll this out. They note that state and local governments should not be expected to produce verification systems that comply with regulations that do not yet exist. Commenters (3) and (4) note the administrative burden being placed on local governments, nonprofits and program operators that lack infrastructure and staffing to implement the processes.

Commenter (4) notes that according to the National Housing Law Project a benefit granting agency that improperly applies PRWORA's verification requirements could be subject to discrimination claims. They note that to their knowledge Texas is so far the only state to update rules ahead of additional guidance needed for implementation.

All of these reasons above support why commenters are requesting that the adoption of this rule be deferred until further federal guidance has been issued.

Staff Response: Staff does not recommend withdrawing or deferring the rule, as the federal guidance to date has provided sufficient guidance for the Department to proceed with this rule. While we do expect federal agencies may release further detail, we have already been directed through 2025 federal funding agreements and guidance to ensure the applicability of PRWORA. Should additional federal guidance be released that provides any greater specificity on how PRWORA should be applied to the programs, TDHCA will certainly become compliant with that guidance. The TDHCA rule changes are specific enough to reflect our adherence to the requirements of the federal funding agreements and to properly put program participants on notice, but still provide sufficient leeway for further guidance to be issued to our program participants should federal guidance be forthcoming. Further, per the HUD notice of November 26, 2025, states are not relieved from the requirements to ensure that all relevant programs are in compliance with PWRORA. HUD places the burden on TDHCA to ensure compliance with PWRORA,

even before “new guidelines” are issued by HUD. No change is recommended to the rule in response to this comment.
As it relates to the economic impact, TDHCA has revised this preamble to provide greater specificity on this issue. It should be noted that Tex. Gov’t Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law. Further, as it relates to the costs to the organizations in time and resources to check for legal status documentation and otherwise implement the rule, the added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal or state funds the entity is receiving for the applicable programs. No entities will bear any non-reimbursable expenses to comply.

Comment on the Applicability of the Rule to Survivors of Domestic Violence, Sexual Assault, Stalking, and/or Dating Violence:
Commenters (4), (5) and (6) commented that the proposed immigration and/or citizenship status verification requirements should not apply to survivors of domestic violence, sexual assault, stalking, and/or dating violence, as such requirements would conflict with the Violence Against Women Act (VAWA) and the Family Violence Prevention and Services Act (FVPSA). They request that In line with recent changes made to 10 TAC §1.410 in response to public comment, the final version of these proposed rules must explicitly exempt verification requirements for populations covered by VAWA or FVPSA to protect survivors of family violence in accordance with federal law.

Commenter (5) notes that both Federal statutes prohibit denial of assistance based on immigration and/or citizenship status and impose strong confidentiality protections to ensure survivors can safely access critical services. These commenters concluded that the rule needs to provide an explicit exemption for VAWA and FVPSA covered populations within TDHCA-funded programs. Without explicit clarification, subrecipients may interpret the rule as requiring immigration status verification for survivors of violence, which violates Federal laws.

Commenters (5) and (6) also indicates that the Family Violence Prevention and Services Act (FVPSA), the Victims of Crime Act (VOCA), and the Violence Against Women Act (VAWA) all require those in receipt of funds (ex. family violence centers) to protect personally identifiable information obtained while seeking services. Each of these federal laws prohibit grantees from disclosing a survivor's personal identifying information, unless an exception applies, which the information laid out in this proposed rule is not. Specifically, VAWA/FVPSA make clear that identifying information about victims cannot be shared without a properly issued release from the survivor or a court order. Commenter (5) notes that conditioning victims’ access to services on documentation would also have a chilling effect on service provision, deter survivors from seeking help, and conflict with programmatic obligations of confidentiality and safety planning. Commenter states that federal law pertaining to victim-services statutes contain explicit non-discrimination protections that prohibit conditioning access to services. FVPSA requires that States and subgrantees “ensure that no person is denied services because of actual or perceived immigration status.”

Commenters (5) and (6) also notes that the confidentiality provisions of VAWA and FVPSA prohibit covered programs from releasing personally identifying information without a signed and time limited release, court order, or statute requiring it and are prohibited from conditioning services on the signing of a release. Guidance from the Office on Violence Against Women (OVW) on VAWA instructs programs that these provisions apply to all operations of an entity that receives funding through OVW, even if that funding covers only a small part of their operations. The proposed TDHCA rule would require covered programs to provide personally identifying information to TDHCA or a vendor for purposes of eligibility verification, which could be seen as violating the confidentiality provisions under VAWA for any covered program; and under Texas law, Chapter 93 of the Texas Family Code establishes privilege between an advocate and a crime victim, which similarly prohibits disclosure of personal information with very limited exceptions, and applies to public and private nonprofits that provide family violence services. Commenter relays that the proposed TDHCA rule would require covered programs to provide personally identifying information to TDHCA or a vendor for purposes of eligibility verification, in violation of state law and these programs could be at risk of losing state funding.

Staff Response: Consistent with the changes made in 10 TAC §1.410 TDHCA will specify in the amended rule that the rule will not apply to VAWA or FVPSA covered populations, unless federal guidance requires it.

Exception for Nonprofits

Commenter (5) requests that exemptions for nonprofit providers should be made because survivors routinely seek supportive nonprofit services and their information should be protected.

Staff Response: The exemption for VAWA or FVPSA covered populations will be applicable to partially address this issue. Previously, interpretations regarding the verification process for PRWORA may have indicated that private nonprofit subrecipients – because they do not have direct access to the SAVE system used for verification – did not have to confirm qualified alien status at all even for federal programs covered by PRWORA. However, while PRWORA does not mandate a private nonprofit entity conduct verification, there is nothing in the statute that prohibits such an entity from conducting verification. Therefore, the rule does require that all recipients of the subject programs will be required to comply with PRWORA, and all Administrators must participate in verification within the contours of the statute.

Administrators that are nonprofit entities – including those already subject to, but not performing verifications, such as AYBR and Bootstrap - will have three options: 1) To have the Department provide the verification, directly or through a third-party contractor, which would require the Administrator to gather and transmit – but not verify - the appropriate client level information and documentation; 2) To have the Administrator voluntarily agree to participate in using the SAVE system, which is the option that creates the least delay in providing services to the clients (this option is reliant on the Department being able to revise its contract with the Department of Homeland Security); or 3) To allow the Administrator to procure a separate party to perform such verification services on their behalf. No changes are recommended to the rule in response to this comment. No change is recommended to the rule in response to this comment.

Request for Operational Guidance

Commenter (2) requested that TDHCA provide detailed implementation guidance prior to enforcement, clearly describing what constitutes emergency situations, that requirements be aligned with federal ESG

or HUD guidance. Commenter (2) requests additional clarification be made in the rule regarding the practical implementation and administrative requirements particularly for vulnerable households.

Commenter (2) asks that the amendment address Intake and eligibility workflows, including Coordinated Entry processes; Program participant file requirements and documentation standards; timeliness of assistance delivery; staff training and administrative capacity; data collection, privacy, and record retention obligations; what types of documents are acceptable; what documentation requirement will be applicable to victims of domestic trafficking or are former foster children who were never provided with copies of their birth certificates or other forms of identification; how mixed-status households should be handle; whether self-attestation will be allowed in limited or emergency circumstances; and how eligibility determinations should be documented for monitoring purposes.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide guidance as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. Federal guidance provides for what constitutes an emergency situation, but TDHCA will provide in materials, web posts, and training more granular guidance on this as well. TDHCA will also provide on its website and to subrecipients what types of documents are acceptable, what forms should be used for documenting the process has been followed, and how mixed-status households should be handled. Other than the exceptions that will be allowable for emergency assistance (federally excepted), and for populations excepted in the rule that are protected under VAWA or FVPSA, self-attestations will not be allowed. As for some of the other requested guidance, TDHCA will not guide – or limit - how any particular subrecipient decides to adjust their operations or processes to implement these requirements. For instance it is up to each subrecipient to decide how it will integrate this policy into intake and eligibility workflows and the coordinated entry process. No change is recommended to the rule in response to this comment.

Request for Phased Implementation

Commenter (2) requests that a phased implementation period be provided after final adoption. They also requested additional funding to absorb the labor costs for additional administrative burden.

Staff Response: TDHCA is unable to phase the implementation of this rule. Upon its adoption, subrecipients will be required to implement and adhere to this rule. Current subrecipients may use their administrative funds under the awards they receive to cover the costs of implementing this rule, which are fully eligible costs. No change is recommended to the rule in response to this comment.

Concern for Barriers to Access

Commenter (2) noted that they are concerned that the proposed changes could create barriers for individuals who are otherwise eligible for services but face challenges obtaining documentation due to homelessness, disability, trauma, or language barriers. They encourage TDHCA to include safeguards that ensure: Non-discriminatory intake practices and clear communication to participants about eligibility requirements.

Staff Response: All subrecipients have the ability to institute non-discriminatory intake practices, and provide clear communication to participants about eligibility requirements. No change is recommended to the rule in response to this comment.

Appeals

Commenter (4) notes that the rule says appeals will be addressed through each program's rules, but they did not see that the rules address the need for an appeals process specific to legal status verification.

Staff Response: Staff will add to the rule a requirement that each subrecipient must offer an opportunity for a household to appeal a legal status determination consistent with the appeals policy they utilize for other household eligibility appeals processes.

Training and Technical Assistance
Commenter (2) requested that TDHCA offer technical assistance and written FAQs for subrecipients, and that TDHCA clearly outline monitoring expectations related to §1.410 compliance.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide training and technical assistance, including monitoring expectations, as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. No change is recommended to the rule in response to this comment.

Conditional Assistance
Commenter (2) requests that in light of delays that are experienced in seeking documentation from households, TDHCA allow conditional or temporary assistance while documentation is obtained.
Staff Response: Benefits under these rules are not permitted to be provided to persons without PRWORA eligibility, including temporary or conditional assistance. No change is recommended to the rule in response to this comment.

STATUTORY AUTHORITY. The amendment is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the amendment affects no other code, article, or statute. The rule, as adopted, has been reviewed by legal counsel and found to be a valid exercise of the Department's legal authority.

§20.4 Eligible Single Family Activities

(a) Availability of funding for and specific Program requirements related to the Activities described in subsection (b)(1) - (7) of this section are defined in each Program's Rules.

(b) Activity Types for eligible single family housing Activities include the following, as allowed by the Program Rule or NOFA:
(1) Rehabilitation or new construction of Single Family Housing Units;
(2) Reconstruction of an existing Single Family Housing Unit on the same site;
(3) Replacement of existing owner-occupied housing with a new MHU;
(4) Acquisition of Single Family Housing Units, including acquisition with rehabilitation and accessibility modifications;
(5) Refinance of an existing Mortgage or Contract for Deed mortgage;
(6) Tenant-based rental assistance; and
(7) Any other single family Activity as determined by the Department.

(c) Implementation of Single Family Activities are subject to §1.410 of this Part~~,~~ (relating to Determination of Alien Status for Program Beneficiaries).

(1) For Tenant-based rental assistance, each Household member must be evaluated prior to submission of the activity to the Department for review in accordance with §1.410 of this Part (relating to Determination of Alien Status for Program Beneficiaries). Assistance for mixed status Households must be prorated utilizing the method for proration of assistance described in 24 CFR §5.520(c)(2) related to prorated assistance for a Section 8 Housing Choice Voucher tenancy.

(2) For assistance provided as an area benefit or limited clientele activity under the Colonia Self-Help Centers Program related to CDBG, ~~or as an area benefit activity for NSP as described in 24 CFR §570.483,~~ area benefit activities and limited clientele activities are exempt from the verification requirements in §1.410 of this ~~p~~Part (relating to Determination of Alien Status for Program Beneficiaries) as individual eligibility is not required to be established for these Activity types.

(3) For any other single family housing Activity, any Household member who has or will have an ownership interest in the assisted housing upon completion of the Activity must be verified to be eligible in accordance with §1.410 of this Part (relating to Determination of Alien Status for Program Beneficiaries), prior to submission of the Activity to the Department for review.

(4) Populations that are documented by the Administrator as covered by the Violence Against Women Act (VAWA) or the Family Violence Prevention and Services Act (FVPSA) are excepted from having verification under this rule performed, unless required to do so under federal guidance.

(5) Administrators must include in their operational processes a means by which a household may appeal a determination of their eligibility under this subsection.

Attachment 5: Preamble, including required analysis, for amendments to §20.6 Administrator Applicant Eligibility, which applies to the Single Family Programs Umbrella Rule

The Texas Department of Housing and Community Affairs (the Department) adopts amendments to §20.6 Administrator Applicant Eligibility, which applies to the Single Family Programs Umbrella Rule. The purpose of the amendment is to specify how households receiving benefits through Single Family Programs will have those benefits determined based on the household members' legal status. 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries outlines the requirement that all Single Family, Community Affairs and Homelessness programs subrecipients of the Department must confirm legal alien status for program participants in order to receive assistance. This is to ensure that an alien who is not a qualified alien does not receive a federal public benefit.

While §1.410 provides for the requirement to perform a review for alien status for program participants, it does not specify how each distinct Department program will calculate benefits based on those determinations, because each program is different enough in its eligible activities that such applicability needs to be tailored to the specific programs. The changes in this action provide that necessary specificity for the Single Family programs.

Tex. Gov't Code §2001.0045(b) does not apply to the amendment because it is subject to the exception under §2001.0045(c)(4) which excepts amendments that are necessary to receive a source of federal funds or to comply with federal law.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.
Mr. Bobby Wilkinson has determined that, for the first five years the amendment would be in effect:
1. The amendment does not create or eliminate a government program but relates to changes to an existing activity: how benefits will be determined in a specific Department program as it relates to alien status and the implementation of 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries.
2. The amendment may require additional work that may create new employee positions, but those costs are federal eligibly reimbursable expenses under the applicable program grants. The amendment does not generate a reduction in work that would eliminate any employee positions.
3. The amendment does not require additional future legislative appropriations.
4. The amendment will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The amendment is not creating a new regulation, but clarifying an existing regulation.
6. The amendment does expand an existing regulation to provide additional requirements, however the expanded regulations are required to comply with federal law and to the extent applicable to state programs, brings state programs into consistency with federal law.
7. The amendment increases the number of individuals subject to the rule's applicability.
8. The amendment will not negatively or positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated the amendment and determined that the amendment will not create an economic effect on small or micro-businesses or rural communities other than to the extent that such entities receive federal funds to operate Department programs subject to the rule. There may be several hundred entities in the state at any given time receiving funds for such programs. The added work associated with checking for the required documents is expected to be minimal, as household documents are being gathered during an eligibility review already. However, to the extent that there are additional costs, all of those costs are eligible reimbursable administrative expenses from the federal funds the entity is receiving for the applicable programs. No entities will bear any unreimbursable expenses to comply.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The amendment does not contemplate or authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).
The Department has evaluated the amendment as to its possible effects on local economies and has determined that for the first five years the amendment would be in effect there would be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the amendment is in effect, the public benefit anticipated as a result of the changed section would be a rule that provides clarity in implementing 10 TAC §1.410 Determination of Alien Status for Program Beneficiaries. There may be limited economic costs to individuals required to comply with the amended section; a household that does not currently have access to documents that confirm their legal status may have to take steps to obtain copies of birth certificates, or other applicable documents and pay associated fees for those items.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the amendment is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

SUMMARY OF PUBLIC COMMENT. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. The Department requested comments on the rule and also requested information related to the cost, benefit, or effect of the proposed rule, including any applicable data, research, or analysis from any person required to comply with the proposed rule or any other interested person. The public comment period was held December 26, 2025, to January 26, 2026, to receive input on the proposed action. Comment was received from six commenters: 1) Texas Appleseed, 2) El Paso Center for Children, 3) Texas Representative Mary E. Gonzalez, 4) Texas Housers, 5) Texas Council on Family Violence, and 6) Texas Homeless Network.

Comment Requesting for Rule to be Withdrawn
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Commenters (1), (3), (4) and (6) point out that the US Department of Housing and Urban Development (HUD) has indicated that further guidance will be released from both HUD and Department of Homeland

Security (DHS) and believes it is appropriate for TDHCA to delay the adoption of this rulemaking until such expected federal HUD and DHS guidance is released.

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Commenters (1), (3), (4) and (6) are also concerned that the delays that will exist by having to obtain specific documentation will mean that households may be denied assistance, particularly with homeless assistance programs that are designed to address urgent and time-sensitive needs and in emergency rental assistance where a delay can result in an eviction. Commenter (4) expands on the issue of delays estimating that such verifications could take an average of 17 federal workdays.

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All of these reasons above support why commenters are requesting that the adoption of this rule be deferred until further federal guidance has been issued.

Staff Response: Staff does not recommend withdrawing or deferring the rule, as the federal guidance to date has provided sufficient guidance for the Department to proceed with this rule. While we do expect federal agencies may release further detail, we have already been directed through 2025 federal funding agreements and guidance to ensure the applicability of PRWORA. Should additional federal guidance be released that provides any greater specificity on how PRWORA should be applied to the programs, TDHCA will certainly become compliant with that guidance. The TDHCA rule changes are specific enough to reflect our adherence to the requirements of the federal funding agreements and to properly put program participants on notice, but still provide sufficient leeway for further guidance to be issued to

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Exception for Nonprofits
Commenter (5) requests that exemptions for nonprofit providers should be made because survivors routinely seek supportive nonprofit services and their information should be protected.

Staff Response: The exemption for VAWA or FVPSA covered populations will be applicable to partially address this issue. Previously, interpretations regarding the verification process for PRWORA may have indicated that private nonprofit subrecipients – because they do not have direct access to the SAVE system used for verification – did not have to confirm qualified alien status at all even for federal programs covered by PRWORA. However, while PRWORA does not mandate a private nonprofit entity conduct verification, there is nothing in the statute that prohibits such an entity from conducting verification. Therefore, the rule does require that all recipients of the subject programs will be required to comply with PRWORA, and all Administrators must participate in verification within the contours of the statute.
Administrators that are nonprofit entities – including those already subject to, but not performing verifications, such as AYBR and Bootstrap - will have three options: 1) To have the Department provide the verification, directly or through a third-party contractor, which would require the Administrator to gather and transmit – but not verify - the appropriate client level information and documentation; 2) To have the Administrator voluntarily agree to participate in using the SAVE system, which is the option that creates the least delay in providing services to the clients (this option is reliant on the Department being able to revise its contract with the Department of Homeland Security); or 3) To allow the Administrator to procure a separate party to perform such verification services on their behalf. No changes are recommended to the rule in response to this comment. No change is recommended to the rule in response to this comment.

Request for Operational Guidance
Commenter (2) requested that TDHCA provide detailed implementation guidance prior to enforcement, clearly describing what constitutes emergency situations, that requirements be aligned with federal ESG or HUD guidance. Commenter (2) requests additional clarification be made in the rule regarding the practical implementation and administrative requirements particularly for vulnerable households.

Commenter (2) asks that the amendment address Intake and eligibility workflows, including Coordinated Entry processes; Program participant file requirements and documentation standards; timeliness of assistance delivery; staff training and administrative capacity; data collection, privacy, and record retention obligations; what types of documents are acceptable; what documentation requirement will be applicable to victims of domestic trafficking or are former foster children who were never provided with copies of their birth certificates or other forms of identification; how mixed-status households should be handle; whether self-attestation will be allowed in limited or emergency circumstances; and how eligibility determinations should be documented for monitoring purposes.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide guidance as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. Federal guidance provides for what constitutes an emergency situation, but TDHCA will provide in materials, web posts, and training more granular guidance on this as well. TDHCA will also provide on its website and to subrecipients what types of documents are acceptable, what forms should be used for documenting the process has been followed, and how mixed-status households should be handled. Other than the exceptions that will be allowable for emergency assistance (federally excepted), and for populations excepted in the rule that are protected under VAWA or FVPSA, self-attestations will not be allowed. As for some of the other requested guidance, TDHCA will not guide – or limit - how any particular subrecipient decides to adjust their operations or processes to implement these requirements. For instance it is up to each subrecipient to decide how it will integrate this policy into intake and eligibility workflows and the coordinated entry process. No change is recommended to the rule in response to this comment.

Request for Phased Implementation
Commenter (2) requests that a phased implementation period be provided after final adoption. They also requested additional funding to absorb the labor costs for additional administrative burden.

Staff Response: TDHCA is unable to phase the implementation of this rule. Upon its adoption, subrecipients will be required to implement and adhere to this rule. Current subrecipients may use their administrative funds under the awards they receive to cover the costs of implementing this rule, which are fully eligible costs. No change is recommended to the rule in response to this comment.

Concern for Barriers to Access
Commenter (2) noted that they are concerned that the proposed changes could create barriers for individuals who are otherwise eligible for services but face challenges obtaining documentation due to homelessness, disability, trauma, or language barriers. They encourage TDHCA to include safeguards that ensure: Non-discriminatory intake practices and clear communication to participants about eligibility requirements.

Staff Response: All subrecipients have the ability to institute non-discriminatory intake practices, and provide clear communication to participants about eligibility requirements. No change is recommended to the rule in response to this comment.

Appeals
Commenter (4) notes that the rule says appeals will be addressed through each program's rules, but they did not see that the rules address the need for an appeals process specific to legal status verification.

Staff Response: Staff will add to the rule a requirement that each subrecipient must offer an opportunity for a household to appeal a legal status determination consistent with the appeals policy they utilize for other household eligibility appeals processes.

Training and Technical Assistance
Commenter (2) requested that TDHCA offer technical assistance and written FAQs for subrecipients, and that TDHCA clearly outline monitoring expectations related to §1.410 compliance.

Staff Response: TDHCA is committed to making the implementation of this rule as clear as possible and will provide training and technical assistance, including monitoring expectations, as the rule is implemented, and thereafter, to facilitate subrecipients ability to adhere to the rule. No change is recommended to the rule in response to this comment.

Conditional Assistance
Commenter (2) requests that in light of delays that are experienced in seeking documentation from households, TDHCA allow conditional or temporary assistance while documentation is obtained.
Staff Response: Benefits under these rules are not permitted to be provided to persons without PRWORA eligibility, including temporary or conditional assistance. No change is recommended to the rule in response to this comment.

STATUTORY AUTHORITY. The amendment is made pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described herein the amendment affects no other code, article, or statute. The rule, as adopted, has been reviewed by legal counsel and found to be a valid exercise of the Department's legal authority.

§20.6 Administrator Applicant Eligibility

(a) Eligible Applicants seeking to administer a single family Program are limited to entities described in the Program Rule and/or NOFA; and
(1) Shall be in good standing with the Department, Texas Secretary of State, Texas Comptroller of Public Accounts and HUD, as applicable.
(2) Shall comply with all applicable state and federal rules, statutes, or regulations including those administrative requirements in Chapters 1 and 2 of this title (relating to Administration and Enforcement).
(3) Must provide Resolutions in accordance with the applicable Program Rule.
(b) The actions described in the following paragraphs (1) - (3) of this subsection may cause an Applicant and any Applications they have submitted to administer a Single Family Program to be ineligible:

(1) Applicant did not satisfy all eligibility and/or threshold requirements described in the applicable Program Rule and NOFA;
(2) Applicant is debarred by HUD or the Department; or
(3) Applicant is currently noncompliant or has a history of noncompliance with any Department Program. Each Applicant will be reviewed by the Executive Award and Review Advisory Committee (EARAC) for its compliance history by the Department, as provided in §1.302 (relating to Previous Participation Reviews for Department Program Awards Not Covered by §1.301 of this Subchapter) and §1.303 (relating to Executive Award and Review Advisory Committee (EARAC)) of this title. An Application submitted by an Applicant found to be in noncompliance or otherwise violating the rules of the Department may be recommended with conditions or not recommended for funding by EARAC.
(c) The Department reserves the right to adjust the amount awarded based on the Application's feasibility, underwriting analysis, the availability of funds, or other similar factors as deemed appropriate by the Department.
(d) The Department may decline to fund any Application to administer a Single Family Program if the proposed Activities do not, in the Department's sole determination, represent a prudent use of the Department's funds. The Department is not obligated to proceed with any action pertaining to any Applications received, and may decide it is in the Department's best interest to refrain from pursuing any selection process. The Department reserves the right to negotiate individual components of any Application.
(e) If an Applicant/Administrator is originating or servicing a Mortgage Loan, the Applicant/Administrator must possess all licenses required under state or federal law for taking the Application of and/or servicing a residential mortgage loan and must be in good standing with respect thereto, unless Applicant/Administrator is specifically exempted from such licensure pursuant to the applicable state and federal laws and regulations regarding residential mortgage loans.
(f) Applicant is required to select a verification process under §1.410 of this Part~~,~~ (relating to Determination of Alien Status for Program Beneficiaries). The Applicant may elect to change the selected method of verification during administration of the Activity subject to Department review and approval of the updated method.

Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1364 **Agenda Date:** 3/6/2026 **Agenda #:** 24.

Presentation, discussion, and possible action on a staff-initiated waiver of specific provisions of 10 TAC §11.9(e)(6)(B) for Applicants in the 2026 9% Housing Tax Credit round

RECOMMENDED ACTION

WHEREAS, the 2026 Qualified Allocation Plan (QAP) awards points to Applications that propose a Development within a Certified Historic Structure, and one of the qualifications for these points is that the Application must include documentation from the Texas Historical Commission that either confirming the Property is currently a Certified Historic Structure, or determining preliminary eligibility for Certified Historic Structure status;

WHEREAS, The Texas Historical Commission has indicated that it may not be possible to issue all needed documentation by the Full Application Delivery Date of February 27, 2026; and

WHEREAS, 10 TAC §11.207 allows for staff to initiate waivers to address facets of an Application that have not been contemplated, and such a waiver is being sought to allow Applicants with pending timely submitted Texas Historic Commission requests to remain competitive;

NOW, therefore, it is hereby

RESOLVED, that the waiver of 10 TAC §11.9(e)(6)(B) for the 2026 competitive Housing Tax Credit round is hereby granted, allowing Applicants that can demonstrate timely application for Texas Historical Commission determinations to remain eligible for points related to Historic Preservation so long as the Applications meet the requirements detailed below.

BACKGROUND

The QAP awards two points to Applications that propose a Development within a Historic Structure, so long as certain criteria related to the design of the Development and the certification of the building are met. To be eligible for these points, The Application must include either documentation from the Texas Historical Commission that the Property is currently a Certified Historic Structure, or documentation determining preliminary eligibility for Certified Historic Structure status and evidence that the Texas Historic Commission received the request for determination of preliminary eligibility and supporting information on or before February 1 of the current year.

Submission to the Texas Historic Commission by February 1, as required in rule, has typically provided sufficient time for the determination of preliminary eligibility to occur prior to the End of the Application Acceptance Period and the Full Application Delivery date, although a similar

waiver request was presented to the Board in the 2025 competitive round. For 2026, requests that were submitted timely to the Texas Historical Commission in accordance with the QAP are at risk of not being issued by the Full Application Delivery Date of February 27, 2026.

Because these delays could not have been reasonably foreseen, prevented, or mitigated by potential tax credit Applicants, staff is recommending a waiver in accordance with 10 TAC §11.207 to allow any Applicant affected by these delays to remain eligible for points related to Historic Preservation so long as the following requirements are met:

- The request was filed with the Texas Historic Commission on or before February 1, 2026.
- The Application is otherwise eligible for the points.
- A determination of preliminary eligibility for Certified Historic Structure status is provided to the Department no later than April 1, 2026.

The only requirement of the rule that is proposed to be waived is that the Application must include either documentation from the Texas Historical Commission that the Property is currently a Certified Historic Structure, or documentation determining preliminary eligibility for Certified Historic Structure status by the Full Application Delivery Date. All other requirements of the rule remain in effect.