



Supporting Cities' Efforts to Encourage Affordable Housing

TACDC Policy Summit

November 7, 2024



Texas Housing Group



Members

City of Austin
City of Dallas
City of El Paso
City of Fort Worth
City of Houston
City of San Antonio
TACDC
LISC- Houston
HousingWorks Austin
Affordable Central Texas

Texas Housing Group

- Mission: Conduct shared learning and create a community of practice to develop a unified voice and collective advocacy to meet the housing needs of Texans
- We function as a peer network for affordable housing leaders working for large cities in Texas
- Our vision is Affordability for all Texans



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Our Priorities

Modernize LIHTC implementation

Reform real estate taxation to account for affordability covenants for homeowners & housing providers

Other initiatives

Protect HFCs & PFCs as tools for the public good

Explore mitigation for rising insurance premiums

Unlock Source of Income Protections

Clarify comprehensive zoning change rules



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2025 Legislative Priorities

Modernize LIHTC Implementation

- Adjusting or eliminating 2-mile, same year rule
 - Statutory – need change at the legislative level
 - The original intention is good, but hinderance in the current environment
 - Waiver for certain population types?
 - Waiver for certain neighborhood characteristics?
 - Waiver for cities above certain number of population
 - Local measures to prevent “concentration”?
- Prioritizing the most ready development in bond allocations
- Increasing tax credit amounts and expand the new state tax credit program
- Ensure long-term sustainability of future LIHTC properties



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2025 Legislative Priorities

- **Reform real estate taxation to account for affordability covenants**
 - To cap the appraisal/property tax rate for low-income recipients of home repair, new home construction, disaster recovery assistance, to pre-construction values
 - In Texas, affordable, rent-restricted housing do not receive automatic tax-exemption