



Affordable Housing Committee

Thursday, September 19, 2024 | 9:45 – 10:45 am

Board of Directors Meeting
Austin, Texas | Fall 2024

SPECIAL THANKS TO OUR SPONSORS



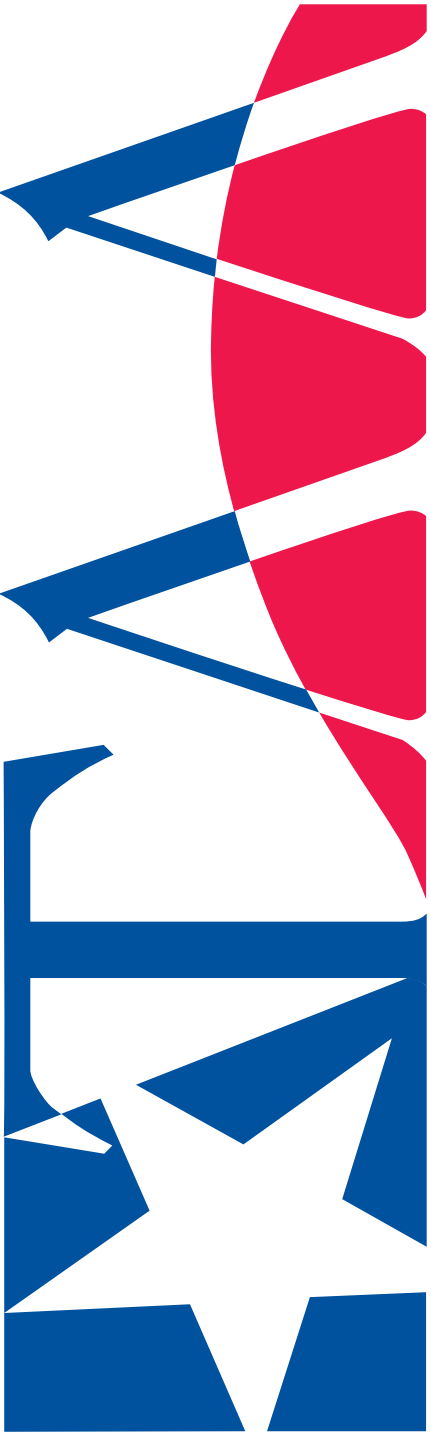
WeDoTrash
Camp Construction Services
Yardi
Century Air Conditioning
FSI Construction

Impact Property Solutions
Blue Moon Software
CORT
CSC ServiceWorks
Sherwin-Williams



Smart Apartment Data
Zillow
Cweren Law Firm, PLLC
Entrata
The Guarantors
Massey Services Pest & Termite
Red Elephant
AAA Plumbers

Comm-Fit
Dixie Interiors
G5, a RealPage company
Gemstar Construction
Genesis
LeaseLock
The Liberty Group
MRI Software/MRI Apartment Data



Agenda

- **Welcome & Introductions**
- **HUD & NSPIRE Updates**
- **Affordable Housing Legislation**
- **TDHCA Compliance & Monitoring**
- **Lease Forms Review**
- **Education Update**
- **Affordable Housing Awards**
- **Other Business**

Welcome & Introductions

Ryan Baldwin & Emelda Salazar

Committee Chairs

HUD & NSPIRE Updates

Summary of Recent Meeting with HUD

Key updates on NSPIRE Program

Reminder on Smoke Alarms:

- **Per the Public and Federally Assisted Housing Fire Safety Act of 2022, as of December 29, 2024, HUD's NSPIRE standards will incorporate this new requirement on smoke alarms.**
- **Requires all smoke alarms to be replaced with one that has the 10-year lithium battery.**
- **Applies to federally assisted housing including public housing, project-based section 8 properties, and housing choice voucher units.**

Affordable Housing Legislation

- **Public Facilities Corporations**
- **Other Legislative Interest**



TDHCA Compliance & Monitoring

- PFC Rulemaking Updates
- Compliance Monitoring Rules
 - The entire rule went to the September 5, 2024, TDHCA Board Meeting, including: *next slide* →
- TAA Considering Comments



Compliance Monitoring Rules

- **10.602 Notice to Owners and Corrective Action Periods**
- **10.605 Elections under IRC 42(g)**
- **10.611 Determination, Documentation and Certification of Annual Income**
- **10.613 Lease Requirements**
- **10.614 Utility Allowances**
- **10.622 Special Rules Regarding Rents and Rent Limit Violations**
NOTE: TAC Rule 10.622(C)
- **10.624 Compliance Requirements for Developments with 811 PRA Units**

Lease Forms Review



TDHCA Forms Integration Into TAA Click & Lease System



Technology Discussion for Support



TEXAS APARTMENT ASSOCIATION

Education Update

AH Seminar Summary 2024

*Total: 7 seminars and
webinars (573 people)
sponsored by TAA as of
Sept. 11, 2024*

<u>Date</u>	<u>Location</u>	<u>Attendance</u>	<u>Type of Program</u>		<u>Speaker (TDHCA)</u>	<u>Evaluation Scale of 4</u>
2/21/24	Virtual	112	IDT	Cara Pollei	TDHCA	3.94
3/20/24	Virtual	68	MFDL	Wendy Quakenbush	TDHCA	3.94
3/28/24	Virtual	104	HTC	Cara Pollei	TDHCA	3.90
5/8/24	Virtual	78	NSPIRE	Celine Williams	Celine Williams	3.92
5/16/24	Virtual	69	IDT	Amy Hammond	TDHCA	3.89
6/12/24	Virtual	101	HTC	Cara Pollei	TDHCA	3.96
8/29/24	Virtual	41	IDT		TDHCA	3.94
9/26/24	Virtual		HTC		TDHCA	
10/8/24	In-Person		HTC		TDHCA	
10/16/24	Virtual		IDT		TDHCA	
10/23/24	Virtual		NSPIRE		TDHCA	
11/12	Virtual		MFDL		TDHCA	



2025 Awards Timeline

October 1	Nominations open
November 17	Peer nominations due
December 15	Applicants' forms due
January 19	Judging due
March 17	Winners notified
May 7-9	TAA ONE

Additional steps for other awards:

February 16	Finalists' forms due
March 9	Round 2 judging due

Other Business

- **Employee Turnover Survey**



TEXAS APARTMENT ASSOCIATION



Adjourn

Upcoming Events & Involvement Opportunities

**2025 Day at the
Capitol**

February 4-5, 2025

Winter BOD Meeting

February 7, 2025

**TAA Affordable
Housing Awards**

May 7, 2025