



Wi-Fi Network: Downright Conference



Password: downright25

# Affordable Housing Committee Meeting



Downright Austin



February 6, 2025



# 2025 Affordable Housing Committee Chairs



**Taryn Merrill**

*Committee Chair,  
Greystar*



**Bryan Downer**

*Committee Vice Chair,  
Community Enrichment Center*



TEXAS APARTMENT ASSOCIATION

# 2025 Sustainers

**PLATINUM**



**GOLD**



**SILVER**

CAMP Facility Services  
Century Air Conditioning Supply  
Comm-Fit  
CORT  
CSC Serviceworks  
Cweren Law Firm, PLLC

Dixie Interiors  
Entrata  
Ferguson Facility Supply  
FSI Construction  
Gemstar Construction  
Genesis

Green Mountain Energy  
Guardian Construction  
Impact Property Solutions  
The Liberty Group  
Redi Carpet  
Rent.

RentDebt Automated Collections  
Sherwin-Williams  
Smart Apartment Data  
Spherexx  
Yardi  
Zillow Rentals

**BRONZE**

AAA Plumbers  
Airbnb  
BANYAN Utility

Blue Moon Software  
Foundation Specialists  
Massey Services, Inc.

MRI Software  
The Guarantors  
WeDoTrash

# Committee Description & Goals



**01** Overview of committee purpose

**02** Key goals for the year

**03** Stay informed on affordable housing legislation

**04** Provide regulatory updates and guidance

**05** Support best practices in compliance and education

**06** Celebrate the wins

# Affordable Housing PFCs

## *Upcoming Training:*

TDHCA plans to host a PFC training in the first half of the year—***stay tuned!***

## *Audit Reminder:*

Next PFC audit **due** no later than ***June 01, 2025!***

# Affordable Housing Legislation—HB 21—HFCs

## ✓ *Key Considerations:*

- Similar structure to PFC bill but applied to HFC deals
- **Question:** *Will existing deals be grandfathered?*

## ✓ *Concerns:*

- Rent definition now includes fees—*potential confusion for members*
- TDHCA may charge fees for audit submission
- New exemption application requirements—*impact on members?*

# Other AH/HA Legislative Bills



## **HB 1342:**

Under review, impacts on private activity bonds

## **SB 210:**

Expedited permit reviews—*potential support from members*

## **SB 234:**

Workforce housing—recommend gathering feedback from stakeholders

# Regulatory Updates–HUD

## Key Changes:

Affirmative Requirements  
deadline extended to  
**10/1/2025**

Inspection results must  
be made available to  
residents

New NSPIRE Toolkit  
resources and Inspector  
Protocol guidance  
available

Initiatives to gather  
resident feedback and  
involve councils in  
inspections



# Regulatory Updates – TDHCA, TAC 10

## New Rules & Updates:

**HOTMA requirements  
added to income  
determination rules**

**Clarifications on Section  
8 Verification and  
floodplain disclosure  
requirements**

**45-day advance  
submission of waitlist  
before ownership/  
management changes**

**Annual adjustments for  
application processing  
fees based on SSA COLA**

# Lease Forms Review

## ✓ *Coming Soon to TAA Click & Lease:*

- Compliance eligibility forms (e.g., Release & Consent, Income Cert.)
- VAWA forms for compliance

## ✓ *Discussion Item:*

***Requests relating to TDHCA Forms or the Affordable Housing Addendum?***

# Education Update & Affordable Housing Award

- Upcoming Training Opportunities
- Recognition of Outstanding Achievements–TAA One Conference

# Thank You

*Meeting Adjourned*



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