

TCFC Action Item b
January 14, 2026

Subject: Resolution No. TCFC-2026-01, To *Direct* Staff to explore ways to enhance tenant protections, ensure housing stability, and prevent evictions.

Background Information:

In October 2025, the University of Texas School at Austin | School of Law | Housing Policy Clinic published a report entitled “*Strengthening Public Benefits in Tax-Exempt Private Partnership (TEPP) Properties.*” As per its authors, the report is intended to “*highlight critical gaps in policy and oversight and offer recommendations to address these shortcomings through reforms that ensure the TEPP tool is a sustainable and impactful part of local affordable housing strategies.*”

Key recommendations include:

- Establish a strong public benefit threshold; ensure rents are truly affordable; regulate junk fees; remove access barriers for Voucher holders and low-income renters; adopt strong eviction mitigation policies.

The report further goes on to suggest that the policies and actions of government and public corporations involved in this work in Travis County fail to provide the meaningful public benefits and the strongest possible outcomes for renters and communities for which they are expected to provide.

Staff is being asked to provide options to the Board for consideration that will strengthen the organization’s effort related to tenants’ rights and protections. These options should, at some level, address components such as fee transparency and caps; right to Cure; anti-retaliation; Tenant Education; and Eviction Prevention.

Recommended Action:

Consideration and take possible action regarding Resolution No. TCFC-2026-01, To *Direct* Staff to explore ways to enhance tenant protections, ensure housing stability, and prevent evictions.

Alternate Option:

The Board of Commissioners could elect to NOT direct staff to explore enhanced tenant protections options.

Fiscal Impact:

TBD

Attachments:

- A. San Antonio Housing Trust Resident/Tenant Protection Policy
- B. Harris County Tenant Protection Policy Guidelines

Prepared and Approved:



Patrick B. Howard, CEO/Executive Director