

Resolution No. SHFC 2025-40

A RESOLUTION DIRECTING STAFF TO ASSESS AND IMPLEMENT CERTAIN TENANT PROTECTIONS

WHEREAS, Strategic Housing Finance Corporation of Travis County (the “Corporation”) has been duly created and organized pursuant to and in accordance with the provisions of the Texas Housing Finance Corporations Act, as amended, Texas Local Government Code, Chapter 394 (the “Act”), for the purpose of providing a means of financing the costs of residential ownership and development that will provide decent, safe and sanitary housing for persons of low and moderate income at prices or rentals they can afford; and

WHEREAS, on October 5th, 2021, the Travis County Commissioners Court (the “Commissioners Court”) instructed Strategic Housing Finance Corporation of Travis County to adopt a Tenants Bill of Rights incorporating certain tenant protection policies, and

WHEREAS, on December 12, 2024, the Board of Directors of the Corporation (the “Board”) adopted Resolution No. SHFC-2024-68, which directed staff to analyze Corporation tenant protection policies and to return to the Board to recommend a Tenants Bill of Rights implementation plan no later than December 2025, and

WHEREAS, in recent years, the Corporation has undertaken actions to improve tenant experience, including, among others, requiring and/or incentivizing certain additional tenant protections in new developments, and

WHEREAS, in response to Resolution SHFC-2024-68, staff compared Corporation tenant protection policies to national, state, and local models, and presented its preliminary analysis to the Board on May 8, 2025, and

WHEREAS, staff identified the National Low Income Housing Coalition Tenant Bill of Rights as a useful guiding framework for considering specific, actionable tenant protections, but recommends that adopting specific tenant protection policies will be more impactful than adopting a broad Tenants Bill of Rights, and

WHEREAS, effective January 1, 2026, legislative changes made to Chapter 394 of the Texas Local Government Code require Texas Housing Finance Corporations to adopt certain tenant protections for developments in order to grant an ad-valorem tax exemption, and

WHEREAS, on November 5th, the University of Texas at Austin Housing Policy Clinic released a report entitled *Strengthening Public Benefits in Tax-Exempt Private Partnership Properties* (the “Report”), which offers recommendations intended to improve affordability, access, transparency, and tenant stability across subject developments in Travis County, and outlines a number of specific priority tenant protections, and

WHEREAS, many of the findings and recommendations of the Report are aligned with staff research and analysis on tenant protections, and

WHEREAS, the Corporation finds that it is already implementing 9 of the 24 tenant protection policies outlined in the Report or required by Chapter 394 (“Protections”), and

WHEREAS, since February 2025, the Corporation has participated in a Peer Roundtable comprised of the Housing Finance Corporations and Public Housing Authorities in Travis County (the “Public Entities”) named in the Report; and

WHEREAS, Protections such as those recommended by the Report are most effective when adopted uniformly by the Public Entities, to prevent competitive disadvantage for public entities adopt more additional Protections; and

WHEREAS, the Public Entities have expressed interest in exploring standardization of certain threshold Protections across jurisdictions.

WHEREAS, staff have presented an exhibit recommending near-term implementation of certain recommendations and the development of a collaborative process with Public Entities to further assess and develop other policies for potential shared adoption; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION THAT:

Section 1. Near-Term Policy and Practice Updates: As early as practicable, but no later than March 31st, 2026, the Executive Director is directed to report to the Board on the implementation of or modification to the following Protections and practices (outlined as “Category 1” in the attached exhibit), including but not limited to proposing revisions to the Corporation’s development term sheets.

- a. Require full, up-front disclosure of all mandatory tenant fees
- b. Cap late fees below the statutory maximum
- c. Cap application fees and other up-front costs
- d. Track and report voucher utilization rates across the Corporation’s portfolio.

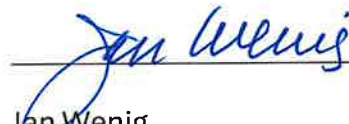
Section 2. Cross-Jurisdiction Policy Alignment Process

- a. The Executive Director is directed to invite the Public Entities to participate in a policy alignment process as a function of the Peer Roundtable. The goal of the policy alignment process will be to develop shared threshold Protections through a collaborative process that recognizes each entity’s governance, statutory authority, and operational constraints.
- b. The Executive Director shall make a progress report to the Board no later than July 31st, 2026.

- c. The Executive Director shall endeavor to present proposed Category 2 and Category 3 tenant protections to the Board for consideration no later than December 31, 2026. This presentation may include status of the remaining recommendations, or alternative actions and implementation timelines that the Corporation may consider.

Section 3: Effective Date: This Resolution shall be in full force and effect from and upon its adoption.

PASSED AND APPROVED this 13th day of November, 2025.

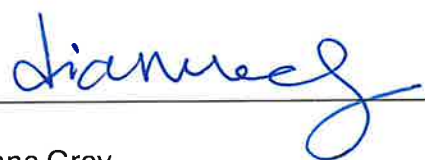


Jan Wenig
President, Board of Directors

CERTIFICATION

The above resolution, adopted by the Board of Directors of the Strategic Housing Finance Corporation of Travis County at a meeting held on the 13th day of November, 2025, is hereby certified to be a true and correct copy of an official copy thereof on file among the official records of such Corporation.

WITNESS my hand this 13th day of November, 2025.

By: 

Dianna Grey
Executive Director and Secretary