



# TEXAS HOUSERS 2023 LEGISLATIVE PRIORITIES

## Protect Tenants

### Protect tenants in the **eviction** process

- Seal eviction records for cases that don't result in evictions
- Establish a statewide 10-day "right to cure," giving tenants 10 days to pay rental arrears before a formal eviction can be filed
- Allow tenants to "pay and stay" even with an eviction filing
- Improve statewide eviction court data tracking

### Protect tenants from **unfair and predatory practices**

- Protect tenants from predatory late fees
- Regulate landlord-imposed fines and fees
- Protect tenants' rights in disaster
- Require landlords to give 48-hour notice before entering a unit
- Allow tenants to withhold rent if landlord doesn't promptly repair problems that cause the property to be safe and habitable
- Make it easier for re-entering tenants to find housing
- Give tenants the right to organize at their properties and prevent retaliation

### Protect **source of income**

- Allow local jurisdiction to protect source of income
- Prohibit HOAs from discriminating by source of income
- Protect source of income statewide

## Provide Low-Income Housing

**Fund low-income housing production and rental assistance** using the State of Texas' historic budget surplus and remaining American Rescue Plan State Fiscal Recovery Funds

### Ensure that Texans get **truly affordable units** in exchange for tax breaks and funding

- Require PFC developers to produce units that are actually affordable to families with low-incomes in exchange for taking properties off the tax rolls
- Close nonsensical loopholes that PFC developers are exploiting
- Redirect support for "workforce housing" from middle-income households to the low-income households that actually need it

Ensure that housing tax credit development contributes to **desegregation, deconcentration of poverty,** and opens up **access to good jobs, schools and other opportunities** for low-income tenants

- Ensure that changes to deconcentration statute, rules, and points guiding tax credit development do not result in development flowing into high poverty, racially segregated areas that don't provide good opportunities for tenants