Texas Housers 2027 Texas Legislature Priorities

Texas Housers is a statewide housing policy and advocacy organization fighting for the rights of low-income Texans. These priorities reflect the reforms we believe would most improve affordability, stability, dignity, and fairness in housing across the state for the lowest-income and most cost-burdened residents.

ADDRESS HOUSING COST BURDEN

1. **Increase *state funding* for low-income housing in Texas.** Properly fund the state's Housing Trust Fund and state housing tax credits.
2. **Ensure that *land use deregulation* legislation helps and does not harm low-income Texans.** Disallow HOA "private zoning" loopholes. Require basic infrastructure for rural subdivisions.
3. **Expand access to homeownership** through down payment assistance programs, community land trusts, and other permanently affordable ownership models for low-income Texans.

RESTORE BASIC PROTECTIONS FOR RENTERS UNDER THE LAW

4. **Seal eviction records** in circumstances under which tenants do not lose their case.
5. **Address *junk fees*** by requiring fee transparency in advertising and leasing.
6. **Prevent unnecessary *evictions*** and housing instability to help renters and landlords. Give tenants a reasonable window of time to pay the rent they owe before landlords can file an eviction. Allow tenants to use electronic notice for repairs.
7. **Establish a 48-hour notice requirement before landlord entry in cases of non-emergency.**
8. **Require landlords to provide a *ledger of payments*** to a tenant upon request.
9. **Allow tenants to bring remedy and repair claims as *valid counterclaims* in eviction cases.** Currently, tenants can't raise the landlord's failure to make repairs in the same case and must file a separate lawsuit.
10. **Fix mobile home tenancy law** to grant mobile home tenants the *same rights* afforded to tenants in multifamily and single-family rentals.

IMPROVE THE EFFECTIVENESS OF STATE HOUSING PROGRAMS

11. **Position the *Low-Income Housing Tax Credit* (LIHTC) program for success**, to deliver the most units possible that lead to positive outcomes for low-income Texans. End *veto choke points* that make it difficult to build LIHTC properties , like State Representative Letters. Prioritize *high opportunity areas* and prevent concentration of poverty in any changes to the "*2-mile rule*."
12. **Fix all *multifamily property tax exemptions* so that they work for low-income Texans and taxpayers.** Require that PFC/PHA/HFC tax exempt deals actually provide a meaningful public benefit and *improve income targeting* to reach cost burdened households.
13. **Create a statewide rental registry for all rental housing.** Code enforcement mostly runs on complaints, and tenants who complain risk retaliation or nonrenewal. A registry lets cities spot problem properties without waiting for a renter to take that risk.
14. **Establish a state long-term disaster and infrastructure recovery program.** After each disaster, the state builds a new program around federal dollars, which takes years.

For further information, scan the QR code or contact Favianna Orriols, Advocacy Director
Favianna@texashousing.org