



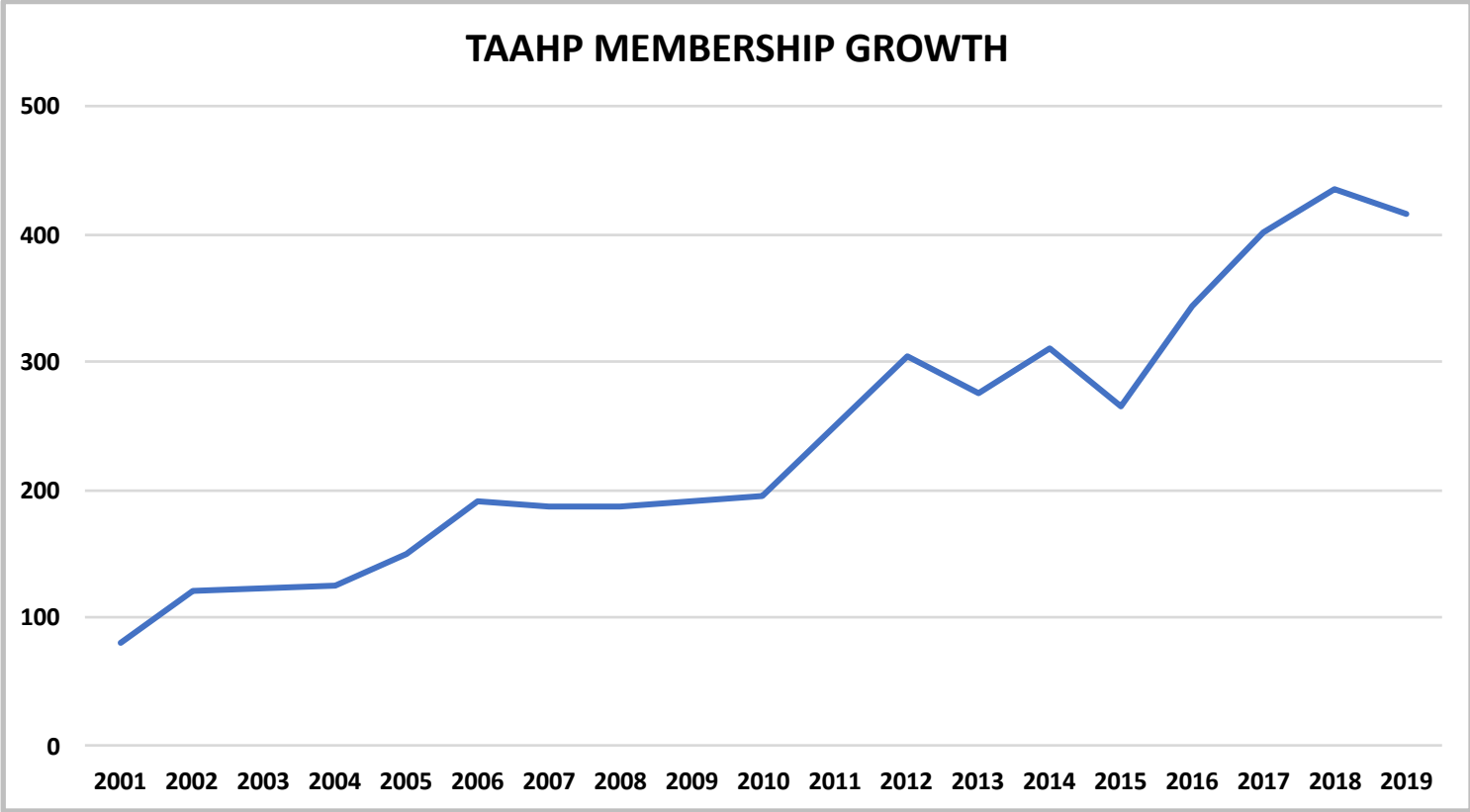
**BUILDING
A BETTER
TOMORROW**

ANNUAL MEMBERSHIP MEETING

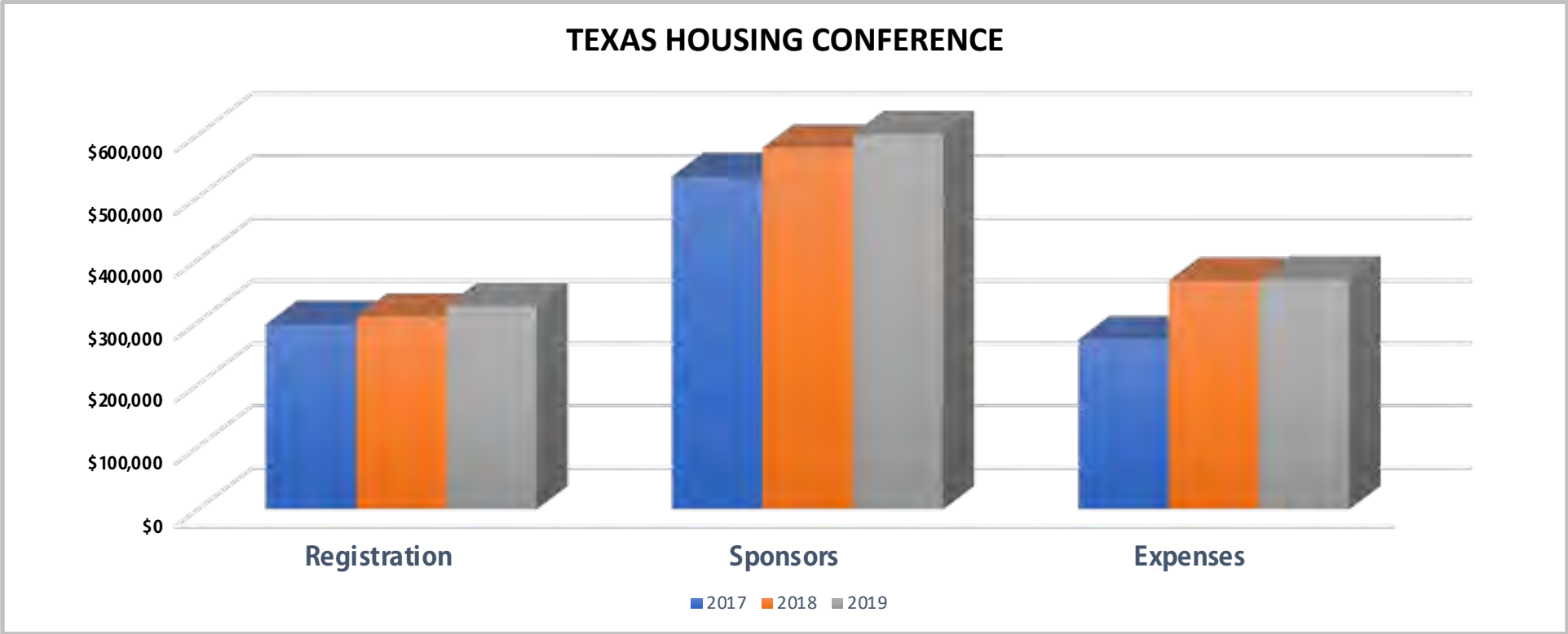
EXECUTIVE DIRECTOR'S REPORT

Roger Arriaga

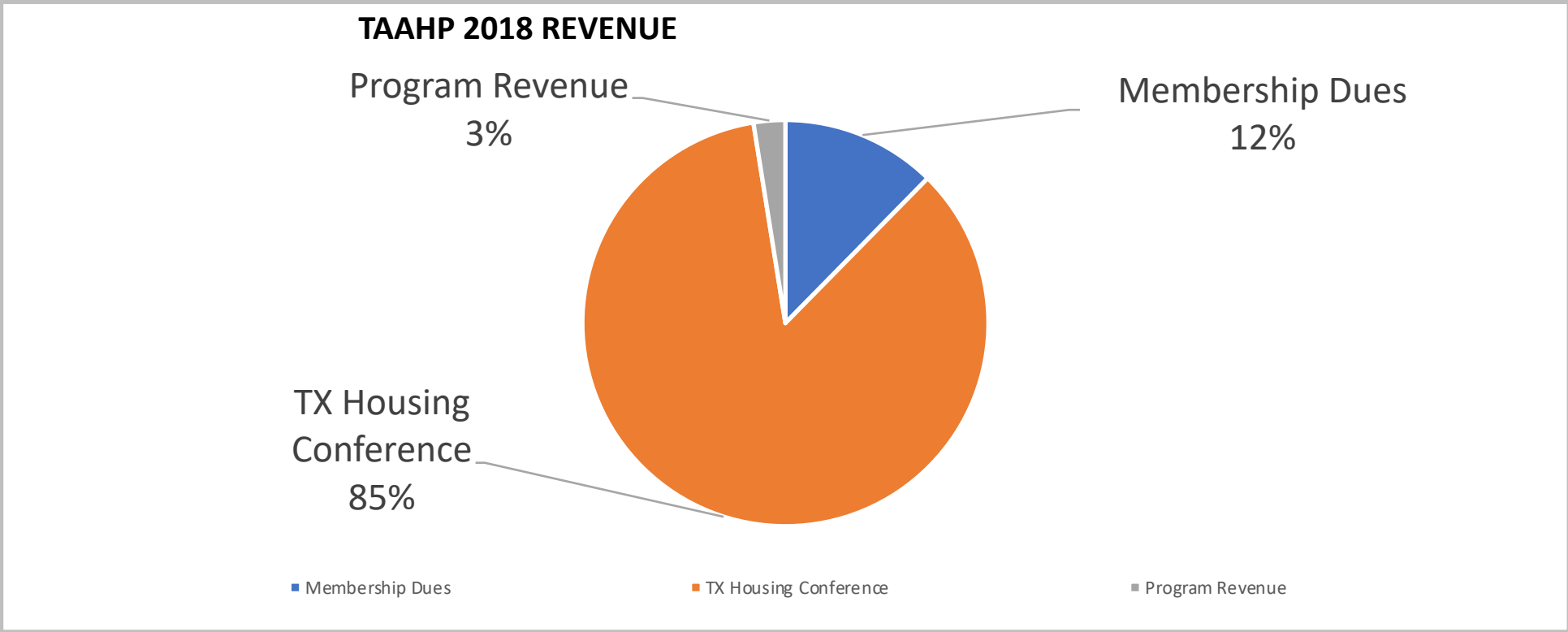
TAAHP BY THE NUMBERS – MEMBERSHIP



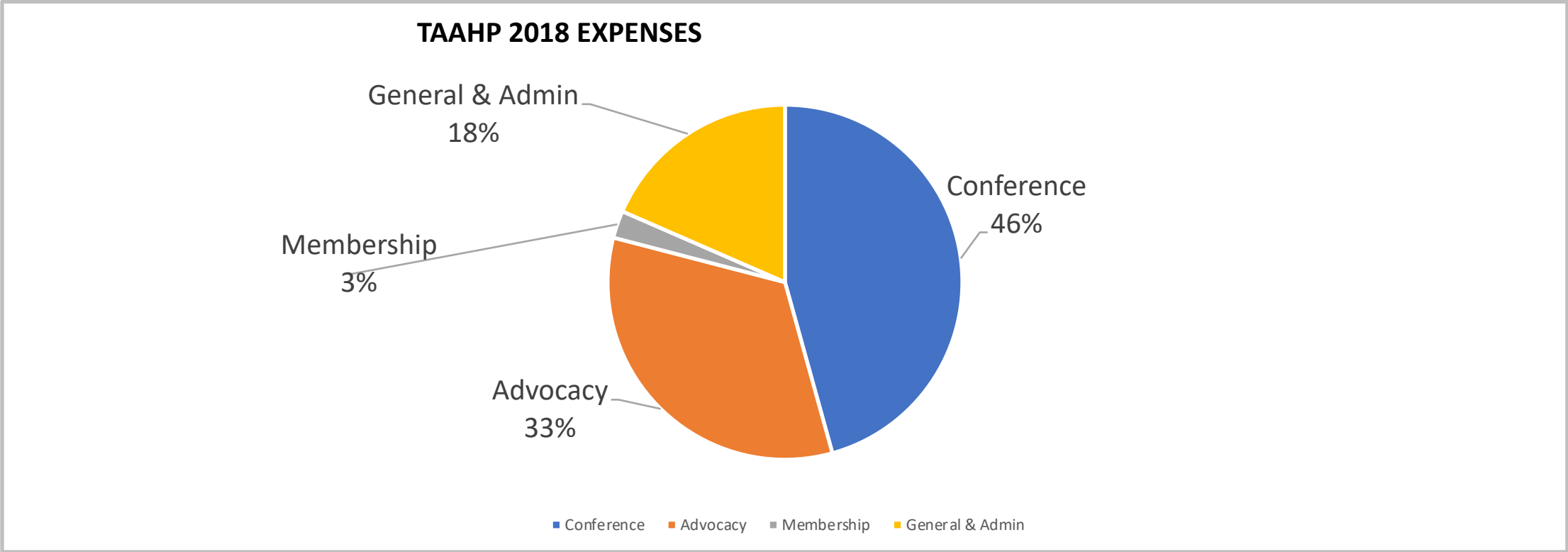
TAAHP BY THE NUMBERS



TAAHP BY THE NUMBERS - REVENUE



TAAHP BY THE NUMBERS - EXPENSES



TAAHP TEAM

Katie Hooks
Events & Operations



Kendra Garrett
Policy & Regulations



Naomi Bludworth
Communications &
Marketing



TAAHP YEAR IN REVIEW – OPERATIONS/EVENTS

- Implemented New Member Management System
 - Online membership and event registrations
 - Conference App development
 - Entire revamp of membership history and data
- Event Management
 - Successful Holiday Event
 - Board Retreat in San Antonio; Board meetings in Houston, Dallas
 - Successful Fundraisers for Scholarship and TAAHP

TAAHP YEAR IN REVIEW – 86TH LEGISLATURE

Preparations began months in advance of the session

- Expanded lobby team
- Developed In-House Comprehensive legislation tracker
- Weekly Government Affairs Committee meetings

Rally Day – One Voice Partnership

- Tx Association of Local Housing Finance Agencies (TALHFA)
- Rural Rental Housing Association of Texas (RRHA-TX)

Session Results – nearly 20% success rate of TAAHP supported bills

TAAHP YEAR IN REVIEW – COMMUNICATIONS

- Introduced video at last year's conference
- Newly Launched Newsletters
 - Affordable Housing Insider
 - Legislative Update
- Launched New Websites
 - TAAHP.org
 - TEXASHOUSINGCONFERENCE.org
- Media Outreach
- Member Surveys
- Infographic Development

TAAHP VIDEO LIBRARY



NEW WEBSITES LAUNCHED



- Mobile-Friendly responsive design
- Push Notifications for Subscribers
- Industry News
- Calendar
- Infographic & Video Libraries
- Members-Only Features (TAAHP.org)
 - Member Directory
 - Newsletters
 - Pay Dues Online
 - Job Board
- And More!

TAAHP Infographic Library

TEXAS AFFILIATION OF AFFORDABLE HOUSING PROVIDERS

AFFORDABLE HOUSING WHAT IT IS AND WHO IS IMPACTED

What is Affordable Housing?
Affordable housing describes housing that is affordable to residents relative to their area's median family income (AMFI). Area Median Family Income (AMFI) is defined as the middle family income for each region.

Area Median Family Income Breakdown by Location

| Location | AMFI |
|-------------|----------|
| U.S. | \$67,871 |
| Texas | \$64,583 |
| Houston | \$74,900 |
| Austin | \$66,000 |
| San Antonio | \$64,800 |
| Dallas | \$77,200 |
| Fort Worth | \$75,100 |

INCOME CATEGORIES
Source: U.S. Department of Housing and Urban Development (HUD)

| Income Category | Percentage of Area Median Family Income |
|----------------------------|---|
| Extremely Low Income (VLI) | 0-10% |
| Very Low Income (LVI) | 11-20% |
| Low Income (LI) | 21-30% |
| Moderate Income (MI) | 31-50% |
| High Income (HI) | 51-100% |

The Housing Spectrum
The Housing Spectrum represents general affordable housing options at various income levels.

Housing Tax Credits

Who are Cost-Burdened Texans?
Below are just a few examples of Texans who are cost-burdened.

- Teachers: \$35,424 (Avg. Annual)
- Police: \$34,292 (Avg. Annual)
- Elderly: \$27,124 (Avg. Annual)
- Child Care Providers: \$27,091 (Avg. Annual)
- Paramedic/EMT: \$19,185 (Avg. Annual)
- Veterans: \$16,000 (Avg. Annual)

48% of Texans are Cost-Burdened

Being cost-burdened means spending more than 30 percent of a household's income on housing costs and utilities. Housing and utility expenses exceeding this amount restrict a family's ability to accommodate other costs of living such as health care, child care, transportation, and education.

Why It Works...

- Large Private Sector Financial Investments, Not Government Owned
- Investment Screened & Voted on Developments to Ensure Viability
- NO Financial Risk for Federal or State Government
- Minimum 15 Year Oversight by Investor, Federal & State Governments
- Tax Credit Developments are Virtually Indistinguishable from Market Rate Developments But Remain Affordable for 15 to 16 Years

HOUSING TAX CREDIT PROPERTIES ARE NOT:

- Developers apply for tax credits with TDHCA through its competitive process
- Developers consent transfers to state to build developer by selling them to investors who can offset their tax liability & meet CRA requirements
- Developers build park owned, quality housing for mixed income residents, most of whom are cost-burdened

Everyone Benefits!

- Residents: Pay Affordable Rent
- State & Local Economies: Attract New Economic Development, Increase Property Tax Base, Increase Housing Stock, Increase & Diversify Tax Base
- Developer: Build Affordable & Profitable
- Investor: Invest Sustainably

Most Successful in U.S. History
The reason for the success of the program is the federal government's decision to transfer housing development and financing risk to the private market. Since affordable rental housing costs the same to build as market-rate rental housing, the tax credit allows owners to offer reduced rents to cost-burdened families.

2018 during the Reagan administration, Washington lawmakers created the Housing Tax Credit (HTC) solution to incentivize private developers to build more affordable housing. The incentive allows the federal government to transfer housing development and financing risk to the private market. Since affordable rental housing costs the same to build as market-rate rental housing, the tax credit allows owners to offer reduced rents to cost-burdened families.

Generating \$31.26 Billion Local Income
Contributing to Local Economies by Supporting:
Locally Owned Businesses, Schools & Colleges, Childcare Services, Grocery Stores, Restaurants & Retail Stores, Entertainment Venues

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TEXAS AFFILIATION OF AFFORDABLE HOUSING PROVIDERS
tashp.org/texashousingfacts

TEXAS AFFILIATION OF AFFORDABLE HOUSING PROVIDERS

ECONOMIC IMPACT OF THE HOUSING TAX CREDIT PROGRAM IN TEXAS

Housing is Key for Economic Growth!
Over the past 30 years, the Reagan-era Housing Tax Credit program has created a stable economic impact on Texas - providing jobs and affordable housing.

Supporting 328,007 Jobs for 1 year

Direct Jobs: Construction, Wholesale/Retail Trade, Business/Professional Services, Indirect Jobs: Recreational Services, Producers, Health & Service Industry

Equal to the Population of Texas' "Golden Triangle"
Business • Air/Airline • College

290,272 Homes Built or Preserved in Texas

676,333 Cost Burdened Texas Households Provided Affordable Homes

Creating \$12.31 Billion Tax Revenue

Almost Enough to Support Four of Texas' Largest City Budgets Combined

- Austin: \$4.1 Billion
- Houston: \$2.46 Billion
- Dallas: \$3.6 Billion
- San Antonio: \$2.8 Billion

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Download at TAAHP.org/TexasHousingFacts



NEXT STEPS

- Year 1 –
 - Establish Operational Foundation with Great Team
 - Reaffirm membership value with advocacy/communication/networking
- Year 2 –
 - Focus on membership development
 - Expand educational session opportunities
 - Financial stability
- Year 3 –
 - 87th Legislature
 - Expansion of advocacy

Thank You