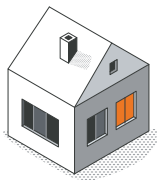


Build Now. Build Strong. Build Texas.

Texas' economic strength is undeniable, but with a shortage of affordable homes and nearly half of all renters cost-burdened, housing is becoming a weak link in sustaining the state's prosperity and growth. We must act now to build more safe, high-quality affordable rental housing - for stronger communities



BUILD NOW: It's time to address Texas' Housing Shortage.



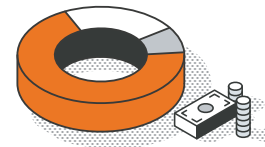
320,000

Number of **affordable homes** needed for working Texans.¹



45.4%

of Texas' renters **spend more than 30%** of their income on housing.²



81%

of extremely low-income Texas renters **spend more than 50%** of their income on housing.³

BUILD STRONG: The benefits of affordable housing for Texas communities.



HEALTHCARE

Nearly 50% of Texans worried about housing costs have delayed necessary health care.⁴

TRANSPORTATION

Affordable housing near jobs and public transit reduces transportation costs and traffic congestion—and frees up household income for other essentials.⁵

EDUCATION

Affordable housing helps ease teacher shortages by allowing them to live in the communities they serve—and can help lead to better student outcomes.⁶



TEXAS AFFILIATION OF
AFFORDABLE HOUSING
PROVIDERS

Keep housing affordable for Texas working families:
HOUSINGFORTXAS.ORG



State & federal tax incentives drive the development of affordable rental housing in Texas.⁷

324,000+

Number of affordable homes in Texas using the federal Housing Credit.

-18% to -32%

Amount of rent charged in Housing Credit homes in Texas as compared to market rate properties (as percentage).

\$1.88 to \$39.82

Amount municipalities receive nationwide for every \$1 of tax relief incentives for affordable housing.

1. <https://texas2036.org/posts/how-texas-improved-housing-affordability-in-2025/#:~:text=Emily%20Brizzolara%2Dove%2C%20Policy%20Advisor,Talarico>
2. <https://taahp.org/affordability-for-texas-renters-declining-faster-than-the-national-average-threatening-economic-growth-and-opportunity-for-the-state/> & <https://www.builderspatch.com/housingcount>
3. <https://www.tsahc.org/blog/post/new-report-highlights-a-severe-shortage-of-affordable-and-available-housing#:~:text=There%20are%20currently%20only%2025,100%20very%20low%2Dincome%20households>
4. <https://www.cbpp.org/research/health/housing-and-health-problems-are-intertwined-so-are-their-solutions#:~:text=the%20least%20likely,-People%20With%20Housing%20Difficulties%20Have%20Significant%20Health%20Needs%20but%20Often,diseases%20such%20as%20COVID%2D19>
5. https://www.researchgate.net/publication/326917756_Does_Location_Matter_Performance_Analysis_of_the_Affordable_Housing_Programs_with_Respect_to_Transportation_Affordability_in_Dallas_Fort_Worth_DFW_Metropolis
6. Up for Growth: 2023 Underproduction Report, Page 30. <https://upforgrowth.org/apply-the-vision/housing-underproduction-reports/>
7. texas206.org, TaxCreditCoalition.org, NMHC.org

Build Texas. The way forward.

Texas must remain steadfast in its commitment to strong and effective tax incentive programs that encourage the development of affordable housing. That's why we support these common-sense policies:

Raise the housing credit cap.

Raising the cost cap on housing developments using the federal Housing Credit will unlock more investment and enable the creation of more affordable rental homes.

Ensure fair tax appraisals.

We support the use of a standardized, data-driven approach for determining the value of rent-restricted properties using data from the Texas Department of Housing & Community Affairs.

Preserve local incentives to build.

TAAHP supports the responsible preservation of proven tax incentives and other public programs that have made Texas a national leader in efficient, affordable housing development and an opportunity destination for working families.



TEXAS AFFILIATION OF
AFFORDABLE HOUSING
PROVIDERS

Join us in standing up to preserve and strengthen affordable housing policies that make Texas an economic powerhouse and a great place to live, work and raise a family.

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