



2025, A Year in Review & What's New in 2026

December 12, 2025

Contact Information

Mailing Address:

TDHCA

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Austin, TX 78711-3941

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TDHCA

221 East 11th Street

Austin, TX 78701

Website: <https://www.tdhca.texas.gov>

Email: multifamilycompliance@tdhca.texas.gov

Division Phone Number: (512) 305-8869

or (800) 525-0657 (toll free in Texas only)



Announcements

Schedule:

- The webinar and open forum will run from 9:00 am until approximately 11:30 am
- We will take a break mid-morning to shift from the webinar to the open forum
- Staff will be present to answer any questions

Housekeeping:

- Certificates **will not** be emailed but you will receive an email confirming your attendance, usually within 24-hours in an email from the GoTo Platform, please check your “junk” folders as we cannot reissue these emails
 - If you did not use your emailed link for the training from your registration you will not receive a follow-up email or show as having attended the webinar
- We suggest you silence your phones and put an “out of office” email response to help avoid distractions during the training
- Please pose questions and comments to the “Questions Box”



TDHCA (Department) Resources



- **Main Compliance Page**
 - <https://www.tdhca.texas.gov/compliance>
- **Compliance Manuals & Rules**
 - <https://www.tdhca.texas.gov/compliance-manuals-and-rules>
- **Compliance Forms**
 - <https://www.tdhca.texas.gov/compliance-forms>
- **Compliance Reports**
 - <https://www.tdhca.texas.gov/compliance-reports>
- **Compliance Utility Allowance Information**
 - <https://www.tdhca.texas.gov/compliance-utility-allowance-information>
- **Income and Rent Limits**
 - <https://www.tdhca.texas.gov/income-and-rent-limits>
- **Compliance Training**
 - <https://www.tdhca.texas.gov/compliance-training>
- **Compliance Frequently Asked Questions (FAQs)**
 - <https://www.tdhca.texas.gov/compliance-frequently-asked-questions-faqs>
- **Compliance Division Staff**
 - <https://www.tdhca.texas.gov/compliance-division-staff>

If You Need Housing Assistance:

If you need housing assistance, such as rental assistance, utility assistance or finding affordable apartments, please contact:

Phone: (800) 525-0657

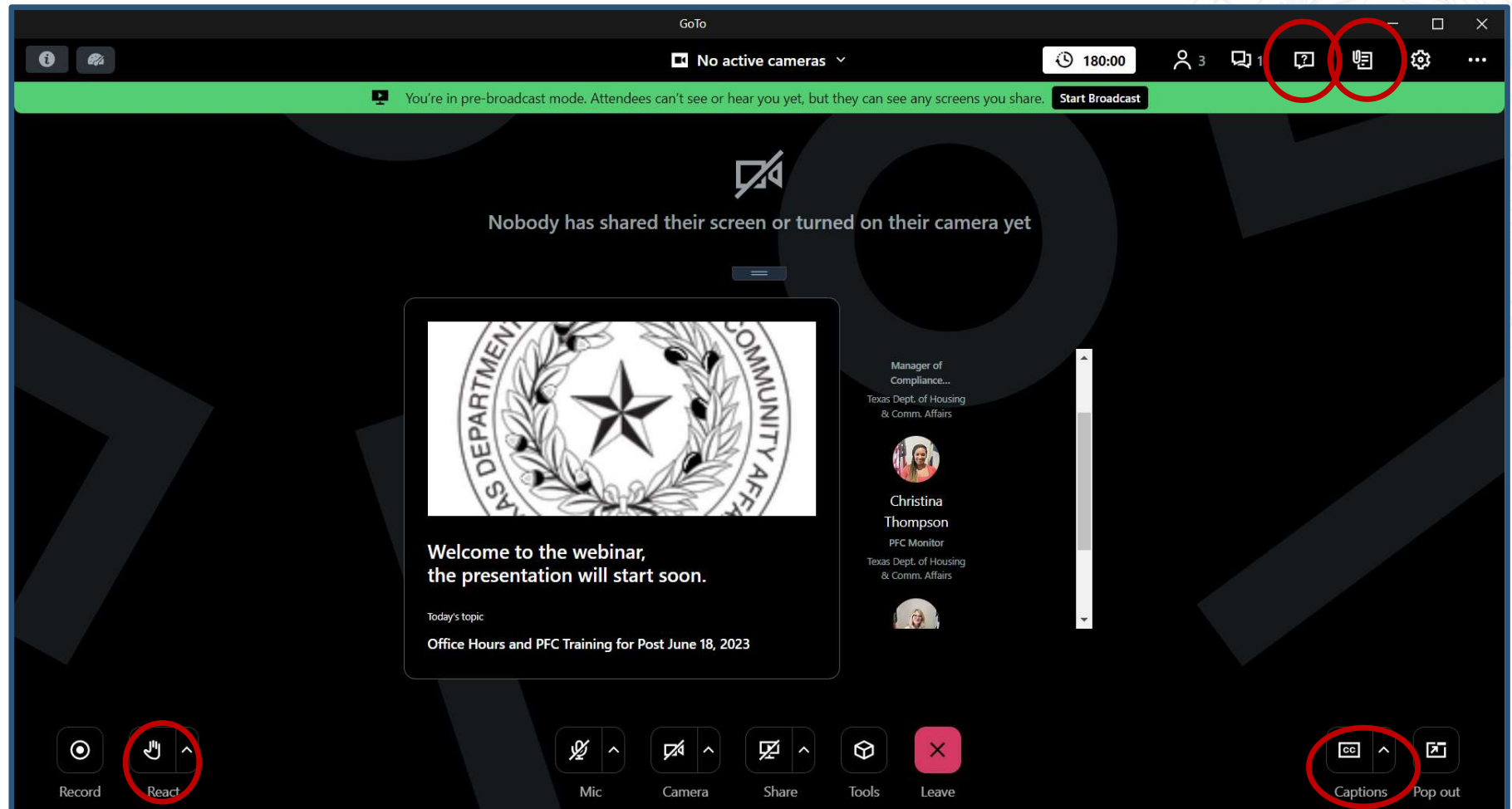
Email: info@tdhca.texas.gov

Or visit Help For Texans:

<https://www.tdhca.texas.gov/help-for-texans>



GoTo Meeting Platform



Compliance Monitoring



Compliance Monitoring: 2025, a Year in Review

- Monitor Review Questionnaire was updated
- Unit Status Report was updated to include the 811 election
- HOME Final Rule announced, we will have more information about this in 2026
- If the property's Land Use Restriction Agreement (LURA) requires an elderly preference through the Compliance Period contact the asset manager
- Rent Reviews for HOME-ARP and 811 PRA
- New General Mailbox for Compliance: multifamilycompliance@tdhca.Texas.gov
- Enforcement updates from Ysella Kaseman

Compliance Monitoring: 2025, a Year in Review; Enforcement

- TDHCA's NSPIRE protocol is available at this link if you would like to perform a self-inspection to verify appropriate property conditions at your property:
<https://www.hud.gov/reac/nspire>
- A technical support pdf is available at the bottom of this link with basic guidelines regarding TDHCA monitoring requirements:
<https://www.tdhca.texas.gov/compliance>
- A New Owner Training is under the Miscellaneous section of this link:
<https://www.tdhca.texas.gov/compliance-program-training-presentations>
- This training outlines TDHCA's general expectations for NSPIRE inspections, Final Construction Inspections, file monitoring reviews, and Section 811 file monitoring reviews. It also covers CMTS basics, corrective action deadlines, and potential enforcement for noncompliance. The training includes specific examples of frequent violations and how to avoid them. Our hope is that this training will help prevent future noncompliance. The training also directs viewers to more in-depth trainings that are also available on our website for various topics.

Compliance Monitoring: 2026, What's Coming

- Annual Owner's Compliance Report is due April 30th
- Quarterly Vacancy Report is due January 10th, April 10th, July 10th & October 10th
- Office Hours will continue, and we are adding Coffee Chats to our schedule
 - What types of guests (names are welcome) would you like to see in Coffee Chats?
- Actual Use Utility Allowance requests due by August 1st
- Written Local Estimate, Energy Consumption Model, HUD Models are due by October 1st – If the 2025 submission was missed, please upload ASAP
- Changes coming to how trainings are offered
- \$5.50 is changing to \$5.65 with the COLA increase – see handout with other changes for 2026 in deductions and asset thresholds

Compliance Monitoring: Calendar

Holidays coming up and what to expect:

- Department will be closed December 23rd through December 26th.
- Department will be closed January 1st and 2nd.
- January 9th Office Hours – Application versus LURA and what to do for the first review if you do not have a LURA
- January 21st HTC Training
- February 6th Office Hours – Recordkeeping Requirements and Reporting Requirements
- February 19th MFDL Training
- March 13th Office Hours – HFC and PFC Roundtable
- March 24th IDT Training



PFC and HFC

PFC and HFC: 2025, a Year in Review

PFC:

- 2024 and 2025 Audit Seasons
- Pre June 18, 2023 vs Post June 18, 2023
- Regulatory Agreement Interpretations and Requirements
- Fees
- Determining Income

HFC:

- HB21 signed into law on May 28, 2025
- Board meeting was December 11, 2025
- TDHCA attended Texas Association of Local Housing Finance Agencies (TALHFA) Conference September 18, 2025



PFC and HFC: 2026, What's Coming

PFC:

- Refined Audit Scope for Pre June 18, 2023, PFC Developments
- Updated PFC Workbook by Year-End
- PFC & HFC System Development Underway
- FAQs
- 2026 Audits Due Monday June 1, 2026

HFC:

- Rule available for Public Comment from December 26, 2025, to January 26, 2025
- HFC Workbook Roundtable is Tuesday December 16, 2025
- Solid HFC Workbook Draft Expected by January
- Lunch & Learn Series Delayed Until Rule Adoption (Post-February 2026)
- 2026 Audits Due Monday June 1, 2026





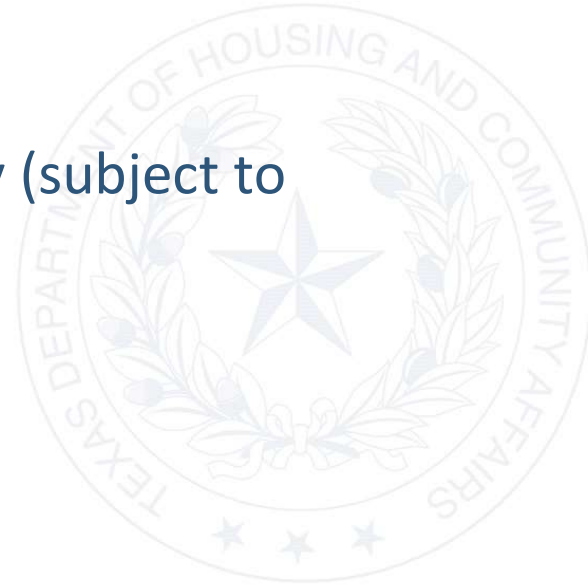
Section 811 PRA

Section 811 PRA: 2025, a Year in Review

- April 2025: Offered "811 Certifications Training," which was an overview of different types of certifications required;
- September 2025: Switched from conducting 811 monitoring reviews annually to conducted the following reviews:
 - Review of calculations of income and assets, deposits, fees, and notices of changes in rents/utility reimbursements in rent reviews conducted annually and
 - Review of program eligibility and required forms in monitoring reviews conducted every three years;
- October/November 2025: Offered "811 PRA Mini-Series about HOTMA Changes," which was a three-part series covering required changes for HOTMA

Section 811 PRA : 2026, What's Coming

- January 2026: Required to implement HOTMA currently (subject to change)

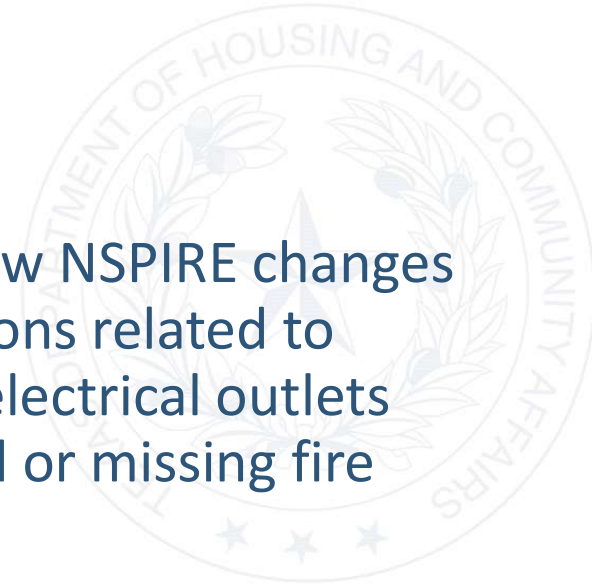




Physical Inspections

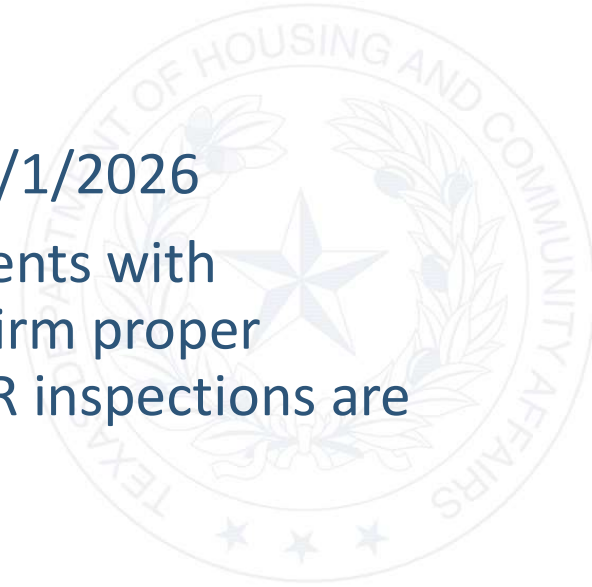
Physical Inspections: 2025, a Year in Review

- NSPIRE is in full force now
- Inspectors are seeing increased compliance with the new NSPIRE changes across developments. As a result, there are fewer citations related to smoke detectors being installed in incorrect locations, electrical outlets positioned within six-feet of a water source and expired or missing fire extinguishers.



Physical Inspections: 2026, What's Coming

- "Delayed Scoring" deficiencies will begin to score on 10/1/2026
- We will also implement closer monitoring of developments with elevators. This includes collaborating with TDLR to confirm proper elevator operation and ensuring that all mandated TDLR inspections are completed in a timely manner.





Thank you!

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