



# Briefing on Rental Housing Development Assistance (RHDA) Compliance, Monitoring & Updates to Tenant Protections

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Housing & Planning Committee Meeting | April 14, 2026

# UPDATES TO RESOLUTIONS



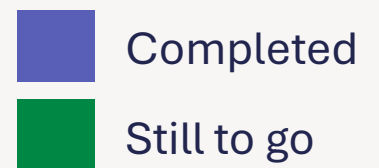
**20251106-021** - relating to residential tenant and applicant protections and eviction prevention; and initiating updates to the Guidelines and Lease Addendum, which are part of the City's Rental Housing Development Assistance Program.

**20251106-023** - relating to compliance and enforcement of requirements that apply to properties that receive funds from the City's Rental Housing Development Assistance (RHDA) Program or are required to use the RHDA Lease Addendum.

# TIMELINES



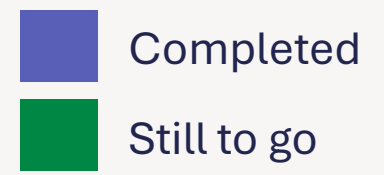
## MONITORING & COMPLIANCE PROCESS IMPROVEMENT PROJECT



# TIMELINES



## RHDA GUIDELINES & LEASE ADDENDUM UPDATE PROJECT



# PROGRESS TO DATE



# RESOLUTION 20251106-021

## Be It Resolved:

- 1 – Initiate and Update RHDA Guidelines & Lease Addendum
- 2 – Required Contents of the Update
- 3 – Engagement & Discovery with Stakeholders
- 4 – Consider Options to Improve Compliance and Monitoring, Outlining Penalties
- 5 – Stakeholder Comment Period on Updated Draft RHDA Guidelines
- 6 – Develop and Launch an Educational Campaign
- 7 – Present Guidance and Recommendations on Eviction Prevention Plans
- 8 – Explore How Lease Addendum Updates Can Be Applied to Current Properties



Timeline Phase
Publish Implementation
Synthesize & Draft
<b>Discovery &amp; Stakeholder Engagement</b>
Analysis & Synthesis
Publish Draft & Solicit Feedback
Launch Implementation
<b>Today</b>
<b>Discovery &amp; Develop Plan</b>

# 1 – Initiate and Update RHDA Guidelines & Lease Addendum

- **Preliminary meetings with key stakeholders – Dec. through Feb.**
- **April: Engagement Sessions with stakeholder groups**
  - April 20 in-person & April 27 virtual, facilitated with LEAD Office
  - Opportunities for stakeholders to identify concerns and provide insights from varying perspectives
- **May: Workshop session with stakeholder groups**
  - May 18, in-person, facilitated with LEAD Office
  - Engagement session participants will have the opportunity to work collaboratively to identify shared goals and explore mutually agreeable solutions



# 3 – ENGAGEMENT & DISCOVERY WITH STAKEHOLDERS

- Long-term monitoring provider: UPCS Inspectors LLC
- Peer Cities: Houston, San Antonio, Dallas, El Paso, and Seattle
- Internal stakeholders in: Housing, Code, Law, Homeless Strategy Office, Equity & Inclusion
- Property Managers
- Case Managers
- Affordable Housing Developers
- Housing Developers
- Tenant Rights' Advocates

20 Engagements

20 External Stakeholders  
30 Internal Stakeholders



# 7 – PRESENT GUIDANCE & RECOMMENDATIONS ON EVICTION PREVENTION PLANS

Awais Azhar, PhD, Executive Director, HousingWorks  
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# 8 – EXPLORE HOW LEASE ADDENDUM UPDATES CAN BE APPLIED TO CURRENT RHDA PROPERTIES

- ✓ Consultation with Law
- ✓ Consultation with 3<sup>rd</sup> Party Monitor
- ✓ Conducted Document Review on RHDA Loan Agreements

## LEGAL LIMITATIONS

- RHDA Lease Addendums are adopted in the loan agreements
- Not recommended to leave terms undefined in the loan agreements



# RESOLUTION 20251106-023

## BE IT RESOLVED:

- 1.1 – Summary of Current RHDA compliance at City-Funded Properties ✓
- 1.2 – Establish a Compliance Plan
- 2 – Establish Process to Monitor and Investigate Compliance
- 3 – Consult Variety of Stakeholders ✓
- 4 – Develop Compliance Staffing and Procedural Plan
- 5 – Establish and Implement a Testing Program

Timeline Phase
<b>Prep</b>
Develop Plan
Develop Plan
<b>Discovery</b>
Develop Plan
Develop Plan & Launch Implementation



# 1.1 - SUMMARY OF CURRENT RHDA COMPLIANCE AT CITY-FUNDED PROPERTIES

## Successes

- ✓ Properties are in-compliance with what long-term monitor checks for
- ✓ Overall, when property managers know what is required, they are quick to get into compliance
- ✓ Property managers monitored since 2024 are using the current Lease Addendum

## Areas for Improvement

- × Increase and maintain property manager points of contact
- × Enrich existing compliance expectations
- × Develop an escalation process for non-compliance
- × Establish training expectations for new and existing property manager to meet high turn over in industry
- × Increase frequency of monitoring

# 3 – CONSULT VARIETY OF STAKEHOLDERS



In addition to the Stakeholder Process outlined in slide 8

- ✓ Reviewed previous studies and research
- ✓ Interviewed peer cities and their approach
- ✓ Compared State of Texas compliance process
- ✓ Performed RHDA Loan document reviews

# NEXT STEPS



**By Aug 1, 2026** - Deliver Implementation Plan for **Improved Compliance and Long-Term Monitoring**

**By October 1, 2026** – Publish & Implement **Updated RHDA Guidelines and Lease Addendum**



# Thank you

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# Questions?

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