

Legislative Committee

Wi-Fi Access:

NETWORK
Taabod

PASSCODE
TAA2026!

October 8, 2026 / 3:00 – 4:00 pm
Omni Dallas Hotel / Dallas, TX



2026 TAA SUSTAINERS

Platinum



Gold



Silver

Butler Plus
CAMP Facility Services
Century Air Conditioning Supply
Comm-Fit
CORT
CSC Serviceworks

Dixie Interiors
Entrata
Foundation Specialists
Gemstar Construction
Guardian Construction
Impact Property Solutions

The Liberty Group
RentDebt Automated Collections
Sherwin-Williams
Vizibly
Zillow Rentals

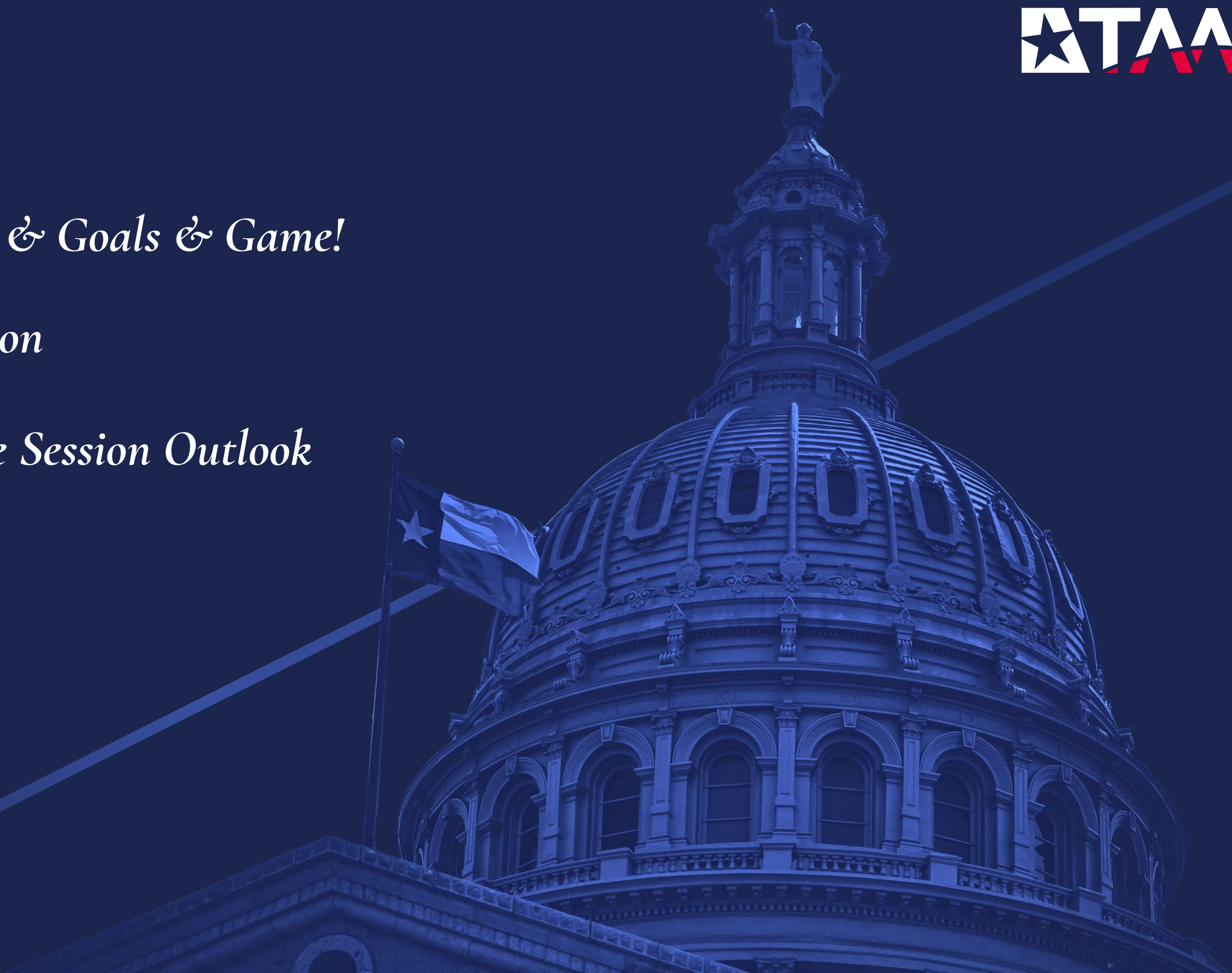
Bronze

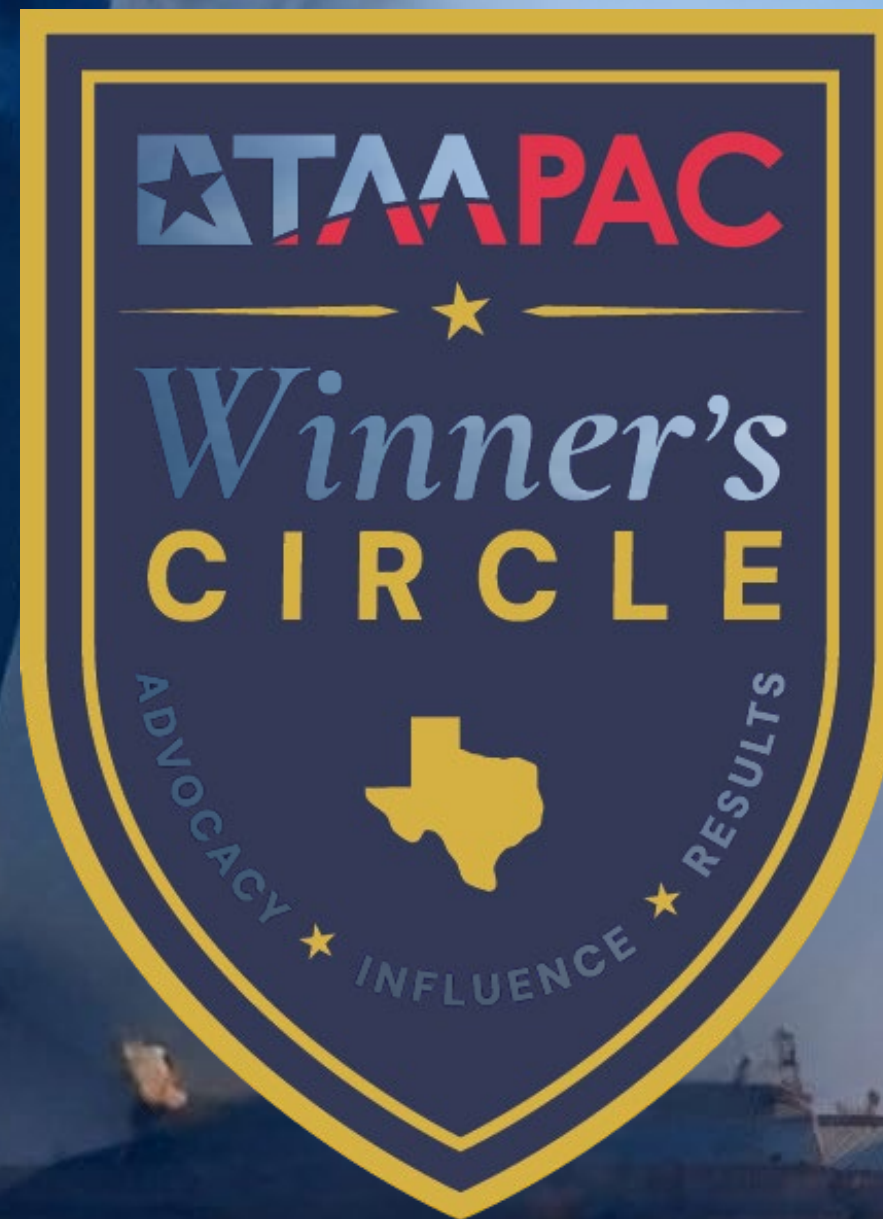
Blue Moon Software
Centex Construction
Massey Services, Inc.

Agenda



- 1 *PAC Relaunch & Goals & Game!*
- 2 *Campaign Season*
- 3 *2027 Legislative Session Outlook*





TEXAS APARTMENT ASSOCIATION



POLITICAL ACTION COMMITTEE



How the campaign moves forward.

A simple year-long rhythm keeps the PAC visible — with leadership driving participation at every stage.



OCTOBER 2026



CAMPAIGN LAUNCH

Kick off the Winner's Circle campaign at the Board Meeting in Dallas.

FEBRUARY 2, 2027



DAY AT THE CAPITOL

TAA members meet with lawmakers in Austin.

APRIL 2027



ANNUAL CONFERENCE & ONE PARTY

The year's signature event in San Antonio.

JUNE 2027



CAMPAIGN WRAP-UP

Finish strong and celebrate the impact of a successful campaign.

THE TAA PAC MAKES A DIFFERENCE



A SEAT AT THE TABLE

A strong PAC ensures TAA has a voice in the conversations that shape Texas housing.



SUPPORT THE RIGHT LAWMAKERS

The PAC helps elect and support pro-housing candidates who understand our industry.



REAL RESULTS FOR OUR INDUSTRY

A stronger PAC means a more informed Legislature and better outcomes for TAA and Texas renters.

Giving levels.

Every level starts with the same Winner's Circle pin. What changes is access — to TAA, Texas policymakers and the people leading the fight for rental housing.



THE TRIPLE CROWN



\$1,000

PAC MEMBER / RECOGNITION



Winner's Circle lapel pin



Recognition at major TAA PAC events and online



Personalized PAC communications



\$5,000

POLITICAL ENGAGEMENT + STATUS



All \$1,000 benefits



Priority access to select TAA experiences



Invitations to exclusive briefings, events and meetings with Texas political and policy leaders



\$10,000

PAC LEADERSHIP / INNER CIRCLE



All \$5,000 benefits



Exclusive small-group legislative briefings



A top-tier PAC leadership driver

50

NEW PAC DONORS
AT \$1,000+

500

INDIVIDUAL
PAC DONORS

\$500K

PAC FUNDRAISING

From perks to value.

With the new launch of the TAA PAC, members will receive value, access, experiences and an inside track.



OLD MODEL

**TOO MANY LEVELS.
TOO LITTLE IMPACT.**



Multiple giving levels that created confusion.



Small, transactional perks.



Limited opportunity for meaningful engagement.



NEW PAC VALUE MODEL



VALUE

More meaningful benefits that matter to our members.



ACCESS

Exclusive events, dinners and briefings with policymakers.



EXPERIENCES

Signature events and insider opportunities throughout the year.



AN INSIDE TRACK

Early insight on key issues and a direct line to the people shaping policy.





EXCLUSIVE BENEFITS *for a Bigger Impact.*

MORE THAN A DONATION —
A SEAT IN THE WINNER'S CIRCLE.



EXCLUSIVE SWAG

Custom Winner's Circle lapel pin
and pashmina for top donors.



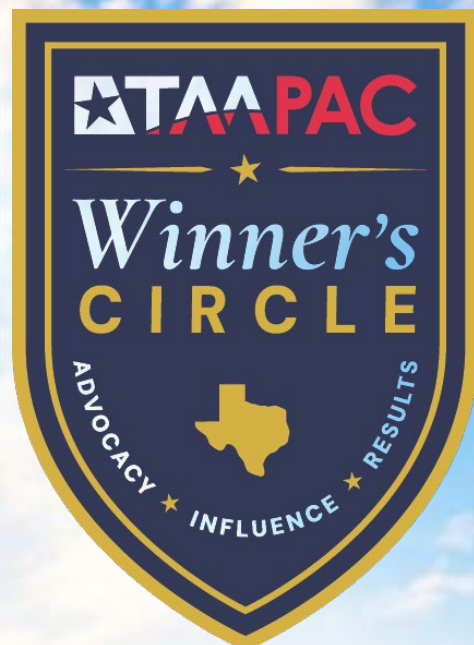
EXCLUSIVE ACCESS

Invitations to special briefings,
legislative updates and private
dinners with key leaders.



REAL INFLUENCE

An inside track to the conversations
and relationships that shape policy
and protect our industry.



LEADING THE FIELD



TAA LEADERBOARD

#	COMMITTEE	MEMBERS	CURRENT DONORS	PARTICIPATION
1	Executive Committee	19	17	89%
2	Texas Apartment Association Education Foundation (TAAEF)	13	9	69%
3	Legislative Committee	26	13	50%
4	NextGen Committee	41	21	51%
5	Lyceum Committee	29	13	45%
6	Affordable Housing Committee	17	9	53%
7	Independent Rental Owners (IRO)	17	4	24%
8	Texas Suppliers Council (TSC)	52	16	31%
9	Board of Directors	198	52	26%

**participation as of

DAY AT THE CAPITOL

TAA takes Austin.

FEBRUARY 2, 2027
AUSTIN, TEXAS

A day for TAA members from across Texas to come together at the Capitol, meet with lawmakers and share the perspective of the rental housing industry.



SHOW UP

Members from
across Texas.



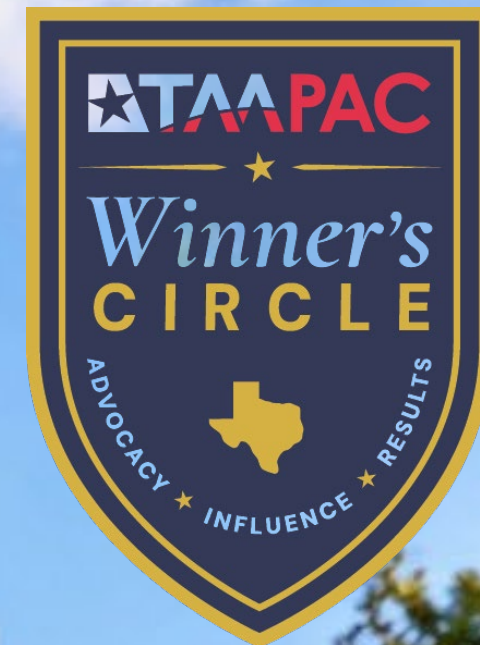
CONNECT

Meet directly
with lawmakers.



REPRESENT

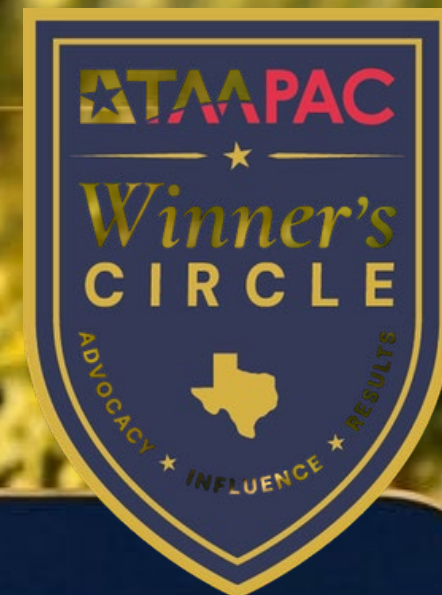
Bring the rental housing
perspective to the Capitol.



One industry. One day. One strong presence at the Texas Capitol.

Winner's Circle. *ONE Party.*

The campaign's finish-line experience: corporate sponsorships underwrite the party, and member participation fuels the PAC.



A FUN FINISH WITH A PURPOSE



Cornhole Tournament



Custom Activations



Corporate Sponsors



Meaningful Finish Line
for PAC Goals

*Corporate sponsorships underwrite the experience.
Member participation fuels the PAC.*

WINNER'S CIRCLE ONE PARTY

SAN ANTONIO RIVER WALK

SPONSORSHIP OPPORTUNITIES



**CUSTOM
LEATHER
STAMPING**



**HAND ENGRAVED
MINT JULEP CUPS**



**JEWELRY
BAR**



**PHOTO
BOOTH**



**BAR
SPONSORSHIP**



FULL BUYOUT

OF THE PARTY AVAILABLE

EXCLUSIVE BRANDING
ACROSS THE ENTIRE EVENT
FOR ONE LEAD SPONSOR.

TAA PAC • WINNER'S CIRCLE



CORNHOLE TOURNAMENT

AT THE WINNER'S CIRCLE ONE PARTY



We're bringing back the friendly competition to the Winner's Circle ONE Party in San Antonio.



TEAMS,
FUN AND
FRIENDLY
COMPETITION



A SIGNATURE
WINNER'S CIRCLE
TRADITION



IN SAN ANTONIO
DURING THE
ONE PARTY





SECURE YOUR *SPONSORSHIP* TODAY

BE A PART OF THE
WINNER'S CIRCLE PARTY.



please see
CLAIRE MASSEY
or any other TAA
staff to lock-in your
Cornhole Team





HEADS *or* TAILS

IS BACK!

★ OCTOBER BOARD MEETING ★

PLAY. **WIN.** SUPPORT THE TAA PAC.



July's winner is hosting a private **TEXAS CRAFT BEER TASTING** during the October board meeting.

Be the next winner!
GET YOUR PADDLE >



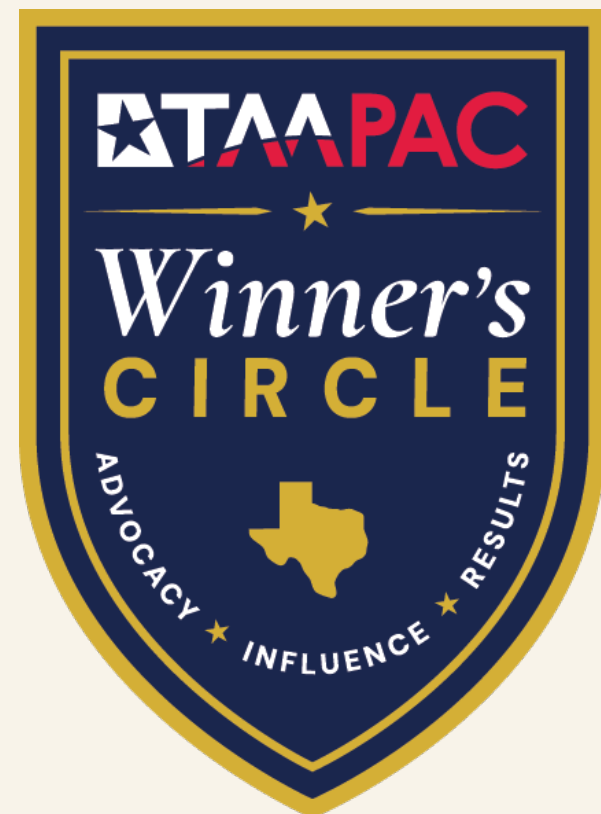
\$100 PER PADDLE ★ WHILE THEY LAST!



Your paddle supports the TAA PAC and the advocacy efforts that ensure a **STRONG INDUSTRY** across Texas.

★ — ONE GAME. BIG IMPACT. YOU COULD BE THE NEXT WINNER! — ★

**Session after session,
TAA PAC puts rental
housing at the table
with Texas leaders.**



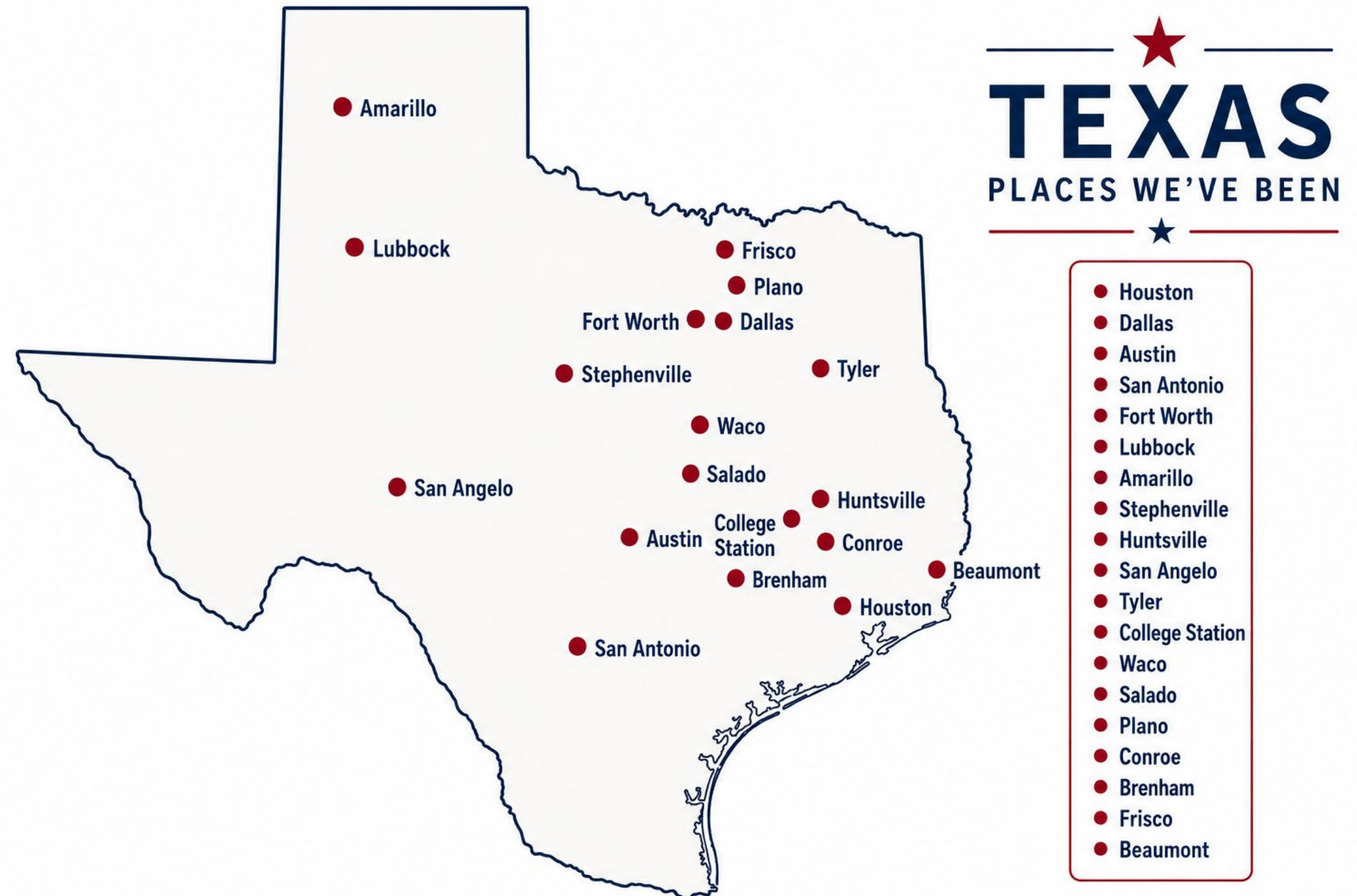
Learn more about how to join the TAA PAC Winner's Circle.

Election Dynamics



On the Campaign Trail

- 56+ Candidate Meetings Statewide
- \$200k; 60 checks
- Meetings Recap



2026 Texas Elections

- US Senate Race: Toss Up?
- Gov. Abbott is leading
- Swing voters: independents, Hispanic voters, and age
- Affordability is defining issue
- The Texas House: 14 seat spread
- The Texas Senate: 16 of 31 are up
- Congress maps



November 3 General Election



Hot Statewide Races to Watch:

- U.S. Senate – Paxton v. Talarico
- Governor – Abbott v. Hinojosa
- Comptroller – Huffines v. Eckhardt
- Attorney General – Middleton v. Johnson

HOT TXLEGE RACES



- **SD 9: Leigh Wambsganss (c), Sen. Taylor Rehmet (i)**
- **HD 34: Rep. Denise Villalobos (i), Stephanie Guerrero Saenz**
- **HD 37: Rep. Janie Lopez (i), Oziel Ochoa**
- **HD 52: Rep. Caroline Harris Davila (i), Chris Jimenez**
- **HD 94: Cheryl Bean, Katie O'Brien Duzan**
- **HD 96: Ellen Fleischmann, Ebony Turner**
- **HD 108: Rep. Morgan Meyer (i), Allison Mitchell**

Don't Forget: Bill Filing Begins Nov. 9th!

TAA PAC Endorsed Candidates



TAA PAC ENDORSED CANDIDATES

General Election–Statewide

Greg Abbott, Governor (R)

Dan Patrick, Lieutenant Governor (R)

Dawn Buckingham, Land Commissioner (R)

Don Huffines, Comptroller (R)

Mayes Middleton, Attorney General (R)

Jimmy Blacklock, Chief Justice, Supreme Court (R)

James Sullivan, Place 2, Supreme Court (R)

Kyle Hawkins, Place 7, Supreme Court (R)

Brett Busby, Place 8, Supreme Court (R)

TAA PAC ENDORSED CANDIDATES

General Election–Texas Senate

East Texas

Trent Ashby, SD 3 (R–Lufkin)
Bryan Hughes, SD 1 (R–Mineola)
Lois Kolkhorst, SD 18 (R–Brenham)
Brett Ligon, SD 4 (R–Conroe)

Houston

Dennis Paul, SD 11 (R–Webster)

Central Texas

Pete Flores, SD 24 (R–Pleasanton)
Jose Menendez, SD 26 (D–San Antonio)
Charles Schwertner, SD 5 (R–Georgetown)

West Texas

Charles Perry, SD 28 (R–Lubbock)
Kevin Sparks, SD 31 (R–Midland)

Fort Worth

David Cook, SD 22 (R–Mansfield)
Leigh Wambsganss, SD 9 (R–Southlake)

TAA PAC ENDORSED CANDIDATES

Gen. Election—Texas House of Representatives

East Texas

Daniel Alders, HD 6 (R–Tyler)
Keith Bell, HD 4 (R–Forney)
Ray Callas, HD 21 (R–Beaumont)
Jay Dean, HD 7 (R–Longview)
Paul Dyson, HD 14 (R–College Station)
Cody Harris, HD 8 (R–Palestine)
Cole Hefner, HD 5 (R–Mt. Pleasant)
Christian Manuel, HD 22 (D–Beaumont)
Will Metcalf, HD 16 (R–Conroe)
Rocky Thigpen, HD 9 (R–Lufkin)
Trey Wharton, HD 12 (R–Huntsville)

West Texas

Dustin Burrows, HD 83 (R–Lubbock)
Drew Darby, HD 72 (R–San Angelo)
Caroline Fairly, HD 87 (R–Amarillo)
James Frank, HD 69 (R–Wichita Falls)
Mary Gonzalez, HD 75 (D–Clint)
Holly Jeffreys, HD 86 (R–Amarillo)
Ken King, HD 88 (R–Canadian)
Brooks Landgraf, HD 81 (R–Odessa)
Joe Moody, HD 78 (D–El Paso)
Eddie Morales, HD 74 (D–Eagle Pass)
Claudia Ordaz, HD 79 (D–El Paso)
Vince Perez, HD 77 (D–El Paso)
Carl Tepper, HD 84 (R–Lubbock)

TAA PAC ENDORSED CANDIDATES

Gen. Election—Texas House of Representatives

Dallas Area

Rafael Anchia, HD 103 (D–Dallas)
Salman Bhojani, HD 92 (D–Euless)
Rhetta Bowers, HD 113 (D–Rowlett)
Ben Bumgarner, HD 63 (R–Flower Mound)
Angie Chen Button, HD 112 (R–Garland)
Jessica Gonzalez, HD 104 (D–Dallas)
Richard Hayes, HD 57 (R–Denton)
Cassandra Hernandez, HD 115 (D–Dallas)
Venton Jones, HD 100 (D–Dallas)
Jeff Leach, HD 67 (R–Plano)
Mitch Little, HD 65 (R–Lewisville)
Morgan Meyer, HD 108 (R–Dallas)
Candy Noble, HD 89 (R–Lucas)

Jared Patterson, HD 106 (R–Frisco)
Katrina Pierson, HD 33 (R–Rockwall)
Mihaela Plesa, HD 70 (D–Dallas)
Keresa Richardson, HD 61 (R–McKinney)
Toni Rose, HD 110 (D–Dallas)
Matt Shaheen, HD 66 (R–Plano)

Houston Area

Jeff Barry, HD 29 (R–Pearland)
Greg Bonnen, M.D., HD 24 (R–Friendswood)
Scott Bowen, HD 129 (R–Houston)
Tom Butler, HD 128 (R–Deer Park)
Charles Cunningham, HD 127 (R–Houston)

TAA PAC ENDORSED CANDIDATES

Gen. Election—Texas House of Representatives

Houston Area

Mano DeAyala, HD 133 (R-Houston)
Odus Evbagharu, HD 135 (D-Houston)
Gary Gates, HD 28 (R-Rosenberg)
Dennis Geesaman, HD 85 (R-Flatonia)
Ana Hernandez, HD 143 (D-Houston)
Lacey Hull, HD 138 (R-Houston)
Ann Johnson, HD 134 (D-Houston)
Matt Morgan, HD 26 (R-Richmond)
Tom Oliverson, M.D., HD 130 (R-Cypress)
Mike Schofield, HD 132 (R-Katy)
Penny Morales Shaw, HD 148 (D-Houston)
Senfronia Thompson, HD 141 (D-Houston)
Cody Vasut, HD 25 (R-Angleton)

Armando Walle, HD 140 (D-Houston)
Terri Leo Wilson, HD 23 (R-Galveston)

Austin & Central Texas Area

Brad Buckley, D.V.M., HD 54 (R-Killeen)
John Bucy, HD 136 (D-Austin)
Caroline Harris Davila, HD 52 (R-Round Roc)
Stan Gerdes, HD 17 (R-Smithville)
Hillary Hickland, HD 55 (R-Belton)
Carrie Isaac, HD 73 (R-Dripping Springs)
Angelia Orr, HD 13 (R-Itasca)
Ellen Troxclair, HD 19 (R-Lakeway)
Erin Zwiener, HD 45 (D-Driftwood)

TAA PAC ENDORSED CANDIDATES

Gen. Election—Texas House of Representatives

San Antonio & South Texas Area

Liz Campos, HD 119 (D–San Antonio)
Philip Cortez, HD 117 (D–San Antonio)
Mark Dorazio, HD 122 (R–San Antonio)
Trey Martinez Fischer, HD 116 (D–San Ant.)
Josey Garcia, HD 124 (D–San Antonio)
Barbara Gervin–Hawkins, HD 120 (D–San Ant.)
Todd Hunter, HD 32 (R–Corpus Christi)
Marc LaHood, HD 121 (R–San Antonio)
Don McLaughlin, HD 80 (R–Uvalde)
Adrian Reyna, HD 125 (D–San Antonio)
Alan Schoolcraft, HD 44 (R–McQueeney)
Denise Villalobos, HD 34 (R–Corpus Christi)

Fort Worth Area

Alan Blaylock, HD 93 (R–Fort Worth)
Nicole Collier, HD 95 (D–Fort Worth)
Ellen Fleischmann, HD 96 (R–Mansfield)
Charlie Geren, HD 99 (R–Fort Worth)
Shelley Luther, HD 62 (R–Tom Bean)
John McQueeney, HD 97 (R–Fort Worth)
Ramon Romero, HD 90 (D–Fort Worth)
Shelby Slawson, HD 59 (R–Stephenville)
David Spiller, HD 68 (R–Jacksboro)

TAA PAC ENDORSED CANDIDATES

Gen. Election—Texas House of Representatives

Rio Grande Valley

Terry Canales, HD 40 (D–Edinburg)

Erin Gamez, HD 38 (D–Brownsville)

Ryan Guillen, HD 31 (R–Rio Grande City)

Oscar Longoria, HD 35 (D–Mission)

Janie Lopez, HD 37 (R–San Benito)

Mando Martinez, HD 39 (D–Weslaco)

Sergio Munoz, Jr., HD 36 (D–Palmview)

Richard Pena Raymond, HD 42 (D–Laredo)

Election Day: Nov. 3

Early Voting Oct. 19–30

Volunteer

Attend Fundraisers

Show Up





Legislative Outlook



Big State, Big Issues

- ✓ **Data Centers & 765 kv lines**
- ✓ **Property Taxes & Local Spending**
- ✓ **Interim Issues:**
 - Affordability – housing supply and zoning**
 - Affordability – local government fees**
 - Affordability – water, grid, energy, foreign influence, healthcare, education, gov't oversight**



Legislative Priorities

- 01** Eviction process/SB 38
- 02** Property Taxes
- 03** Emerging LLT issues: fee transparency

2027 Legislative Session Resources



**2027 TAA
Legislative Priorities**



**SB 38 Implementation
Update**



**SB 38 Member
Feedback Form**

SB 38 Implementation

NTVs



- Two Harris County cases (MRJ Apartments)
- One case appealed / heard 10/5
 - Judgment Pending: 3-day notice sufficient?!
- Legislative Pressure
- Appeal to 1st or 14th COA likely



Tenant Priorities

01 Eviction Record Screening

02 Junk Fees

03 “Fix SB 38 Problems”
Electronic notices for repairs, acceptance of rent in NTP;
allow tenants to bring R&R counterclaims in evictions;
require proof of ledgers

TCFV Proposals – lease terminations

- 01 Add System-Based Advocates as Certifiers**
- 02 Lease Bifurcation – removing abuser only from unit,
& End Rent Liability on the date of Documentation Delivered**
- 03 Bar Evictions after Termination**

Fee Disclosure: Under Review



- Top tenant advocate priority for 2027
- Rep. Gates refile likely (HB 4305)
- Sen. Zaffarini expected to refile, and possibly others
- Senate Business & Commerce interim hearing on swipe/ ticket fees
- FTC's proposed rule making
- TAA studying the issue: want to participate?



ESA / HUD / TWC Advocacy



Emotional Support Animals: HUD & TWC

- HUD's May 22 Memo: Limited reasonable cause findings on animal-related accommodation complaints
- TAA met with TWC & HUD Regional Director
- Researching the issue and how TWC handles complaints under FHAP agreement and requesting complaint data by type

TAA Member Resources & Compliance

Emotional Support Animals

New summary of current ESA-related issues.



Austin Fee Disclosure

Effective 10/1/26

New compliance form and FAQ for members subject to the City of Austin fee disclosure ordinance.



Citizenship Verification

Effective 10/1/26

New FAQ regarding the TDHCA rule for citizenship verification at certain properties.



Upcoming Events

- **November 5:** [TAA Legal Symposium](#)
- **April 27:** TAA PAC Winner's Circle Party
- **February 2:** [TAA Day at the Capitol](#)

UPCOMING EVENT

TAA Legal Symposium

Register today
taa.org/events

Legal updates for property owners, operators, and housing professionals across Texas.

In Person / November 5, 2026 / Austin, TX

Legal Symposium

- Full day of legal education, legislative insights, and policy updates
- State Bar of Texas CLE-accredited, with expert panels and leading legal professionals
- State and federal housing law: legislative changes, regulatory updates, emerging issues

Who should attend: Encourage members to send their attorneys.

New this year: local affiliate staff, association executives, and GR staff are also invited.

Learn more and register: taa.org/events

New! Grassroots Platform

- ✓ **Calls to Action: easy click-through emails to state senator/rep**
- ✓ **Automatic legislator matching: enter address and it finds your elected official**
- ✓ **Under review: adding TAA data and district-specific data**

Thank You & Next Steps



Next Meeting: Feb. 8 | Austin, TX



GovtAffairs@taa.org



Adjourn