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Officers

President
Meghan Cano
CHR Partners

Immediate Past President
Nathan Kelley
Blazer

President-Elect
Kathryn Saar
The Brownstone Group

First Vice President
Darren Smith
Pivotal

Second Vice President
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The NRP Group

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Hector X. Zuniga
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Secretary
Ellie Fanning (Ex-Officio)
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Jean Latsha
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Past President
Valerie Williams
Bank of America

Directors

Dan Allgeier
Lakewood Property Management

Jen Brewerton
Brewerton MF Affordable Consulting

Avis Chaisson
AFC Real Estate Development Services

Tracey Fine
National Church Residences

Blair Henderson
Churchill Stateside Group

Gilbert Gerst
BOK Financial

Quinn Gormley
Baker Tilly

Summer Greathouse
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(Ex-Officio)

Karsten Lowe
JPI

Ryan Lunderby
Dominium

Brad McMurray
Prospera Housing Community Services

Stephanie Naquin
Novogradac & Company LLP
(Ex-Officio)

Rachel Thomas-Phillips
Regions Bank

Roger Arriaga
Executive Director

Dear TAAHP Member,

Thank you for being a member of the Texas Affiliation of Affordable Housing Providers (TAAHP)! You are part of an organization whose members work to address the affordable housing crisis in Texas every day. The lack of quality, affordable housing leaves too many working families struggling to make ends meet. Quality, affordable housing provides family and neighborhood stability, while also creating safe places to live, work, and play.

TAAHP's goal is to increase the supply of quality affordable housing for working families of Texas. Affordable housing reduces the impact of housing costs on already-overburdened families, promotes improved health and educational outcomes, and assists with achieving self-sufficiency. TAAHP also supports innovative industry ideas and education through academic and industry research to improve our industry's capacity and serve as a resource to our members.

Becoming a member means you will be able to network with peer professionals and industry experts, maintain a pulse on policy and legislation, and access a variety of educational programming and critical, timely information. Additionally, you will receive discounted rates to TAAHP events and education workshops, promote your organization, share your industry expertise, and grow your network.

To take advantage of your membership, this membership packet provides you with detailed information about how you can get the most out of your investment as an engaged member.

The TAAHP Membership Packet includes:

- Who We Are
- Bylaws Overview
- Membership Structure
- Strategic Plan Overview
- 2024 Key Achievements
- Guide on How-To Get Involved!!
- Committee Overview
- Website Navigation 101

Thank you for your membership! You have our dedication and sincerest appreciation for your commitment to our critical industry. We are confident that you will find your membership rewarding and look forward to many years of success for you, your organization, and our industry serving the families of Texas!

Please do not hesitate to contact us any time at 512-476-9901 or info@taahp.org.

Sincerely,



Roger Arriaga
TAAHP Executive Director



TEXAS AFFILIATION OF AFFORDABLE HOUSING PROVIDERS

WHO WE ARE

About TAAHP

The Texas Affiliation of Affordable Housing Providers (TAAHP) is a non-profit trade association serving affordable housing industry providers. TAAHP works to increase the supply and quality of affordable housing for Texans. Founded in 1997, TAAHP was created by Affordable Housing Providers for Affordable Housing Providers and is considered the "Voice of Affordable Housing in Texas." TAAHP represents housing industry professionals involved in the financing, design, development, and management of affordable housing communities in Texas through public/private partnerships. TAAHP members produce tens of thousands of award-winning affordable housing communities with state-of-the-art designs, amenities, and resident services. For more information, visit www.taahp.org.

Membership

With over 800 members, TAAHP's membership is currently made up of multifamily developers, financiers, syndicators, property management services, housing authorities, accountants, attorneys, investors, architects, engineers, advisors, utility companies, vendors and suppliers.

Staff

Roger Arriaga, Executive Director
Naomi Bludworth, Dep Executive Director
Whitney Parra, Regulatory & Policy Manager
Amanda Doyle-Nicholls, Operations Manager
Theresa Claiborne, Education & Events Manager
Emily Loe, Digital Marketing Coordinator

Leadership

TAAHP is governed by a volunteer Board of Directors made up of 20 members.

Board of Directors

President
Meghan Cano, CHR Partners
President-Elect
Kathryn Saar, The Brownstone Group
Immediate Past President
Nathan Kelley, Blazer
First Vice President
Darren Smith, Pivotal
Second Vice President
Nick Walsh, The NRP Group
Secretary
Eleanor Fanning, Portfolio Resident Services (Ex-Officio)
Treasurer
Hector Zuniga, Keybank Real Estate Capital
Past President
Valerie Williams, Bank of America
Past President
Jean Marie Latsha, Pedcor Investments

Texas Housing Conference

With over 30 workshops, education sessions, and keynote presentations, the Texas Housing Conference is the largest of its kind in the southwest and is where practitioners, government and elected officials meet to discuss and develop solutions for affordable housing. Visit TexasHousingConference.org for information.

Directors

Dan Allgeier, Lakewood Property Management
Jen Brewerton, Brewerton MF Affordable Consulting
Avis Chaisson, AFC Real Estate Development Services
Tracey Fine, National Church Residences
Blair Henderson, Churchill Stateside Group
Gilbert Gerst, BOK Financial
Quinn Gormley, Baker Tilly
Summer Greathouse, Bracewell, LLP (Ex-Officio)
Karsten Lowe, JPI
Ryan Lunderby, Dominium
Brad McMurray, Prospera Housing Community Services
Stephanie Naquin, Novogradac & Company, LLP (Ex-Officio)
Rachel Thomas-Phillips, Regions Bank



TEXAS AFFILIATION OF
AFFORDABLE HOUSING
PROVIDERS

BYLAWS Overview

TEXAS AFFILIATION OF AFFORDABLE HOUSING PROVIDERS



TAAHP aims to foster, promote, and encourage the civic, social, and economic benefits of the affordable housing industry by supporting a system of education, information, and advocacy for those who provide affordable housing across Texas.

Our goal is to encourage and promote the value of the affordable housing industry as a cornerstone to economic and community development.



BOARD OF DIRECTORS

TAAHP's board of directors (BOD) may not exceed nineteen (19) members (excluding ex-officio members). BOD officers to include a president, president-elect, first vice president, second vice president, a secretary and/or treasurer, and the three (3) most recent past presidents.

The BOD members should be geographically diverse and represent both urban and rural interests and shall include a wide array of experienced professionals, including:

- Developers,
- Lenders and Investors, and
- Experienced Professionals

Within that, the professional representation must include at least:

- Seven (8) experienced developers (including for-profit, non-profit, or PHA),
- Three (3) experienced investors or lenders, and
- The remaining board seats filled with experienced housing professionals in accounting, legal, compliance, real estate market, supportive services, property management, or other similar skills.

Term of office:

Each director may serve up to two (2) consecutive three-year terms.

Note: Continued service beyond two terms requires a two (2) year lapse between terms.

Code of ethics:

The Board of Directors, Members, Executive Director, and Staff must conduct business in a professional manner with the utmost integrity and in compliance with all government rules, regulations, and sound industry practices.

VOTING

Active/Voting Members are eligible to vote.

Proposals offered to members for a vote must be approved by the BOD or endorsed by 25% of voting membership. Then, majority vote taken by no less than 25% of all Active/Voting Members in good standing shall determine the resulting action.

MEMBERSHIP

STRUCTURE

Classes of Membership include Active/Voting, Affiliate (Levels 2 and 3), Government/Regulatory, Educator/Student Member, and Honorary

MEETINGS

One (1) annual business meeting must be held annually during the Texas Housing Conference or before July 31st of each year. Special meetings may be called by the BOD or by written request by 25% of the Active Members.

COMMITTEES

TAAHP's organization consists of ten standing (10) committees and two (2) special committees. Standing Committees include Nominating, Finance, Membership Development, Government Affairs, Personnel, Qualified Allocation Plan (QAP), Scholarship, Education, Conference, and Tellers. Special Committees include Bylaws/Policy and Compliance. Work Groups or Task Forces may be created as necessary.

MEMBERSHIP

Structure



TAAHP offers various membership levels to encourage professionals to join and participate at the rate which makes sense for each individual. Unless otherwise noted, at least one active/voting member per company is required.

| Industry Professional | | |
|---|---|---|
| GOVERNMENT/REGULATORY AFFILIATE MEMBERSHIP LEVEL \$180 / year | ACTIVE/VOTING LEVEL \$745 / year | EDUCATOR/STUDENT AFFILIATE MEMBERSHIP LEVEL \$180 / Year & \$60 / year |
| Applies to | Applies to | Applies to |
| <p>Any individual associated with a government or regulatory entity may join TAAHP at the government/regulatory level after meeting the qualifications and paying dues.</p> <p>Government/Regulatory members are not eligible to vote but may serve on committees and working groups.</p> <p><i>Government/Regulatory members are not required to have an active/voting member on record but may elect to join at the active/voting level to achieve voting status and/or become eligible for board election.</i></p> | <p>Any individual associated with a business, firm, corporation, partnership, sole proprietorship, or other legal business entity which is involved in the affordable housing industry or provides services, supplies or equipment for the affordable housing industry and is directly interested in its welfare, is eligible for Active/Voting membership in TAAHP after meeting all qualifications and paying dues. All Active/Voting members are entitled to vote in elections and eligible to serve on the board of directors and all committees/working groups.</p> <p><i>All organizations/companies must have at least one active/voting member per company.</i></p> | <p>Any individual who is a full-time student or an educator at an institution of higher learning may join. Educator members may serve on committees and working groups. Student members are not eligible to serve on committees, working groups or the board of directors. Educator and Student members are not eligible to vote. Student and Educator members will receive and may contribute to newsletters and receive discounts to TAAHP events and educational offerings.</p> <p><i>Educator/Student members are not required to have an active/voting member on record.</i></p> |
| AFFILIATE LEVEL 2 \$380 / year | | |
| Applies to | | |
| <p>An individual employed at a firm where an Active/Voting member already exists.</p> | | |
| AFFILIATE LEVEL 3 \$260 / year | | |
| Applies to | | |
| <p>An individual employed at a firm where an Active/Voting and Level 2 affiliate member already exists.</p> | | |
| <p>Affiliate members are not entitled to vote or hold elected office in TAAHP, but may serve on committees and participate with working groups at the discretion of the board of directors.</p> | | |

TAAHP HAS ROOM TO *to Grow!*

Your Colleagues & Support Staff Can Join as Affiliate Members at Lower Rates

Your staff and colleagues can benefit from membership with discounts to events & education, participation in committees, staying up-to-date on industry news, and more!

*With an active/voting membership in place, a second employee from the same company can join at the affiliate 2 membership level and additional employees can join at the affiliate 3 level.

AFFILIATE LEVEL 2

\$380 / year

Applies to

An individual employed at a firm where an Active/Voting member already exists.

AFFILIATE LEVEL 3

\$260 / year

Applies to

An individual employed at a firm where an Active/Voting and Level 2 affiliate member already exists.

Affiliate members are not entitled to vote or hold elected office in TAAHP, but may serve on committees and participate with working groups at the discretion of the board of directors.

*GOVERNMENT/REGULATORY MEMBERSHIP LEVEL

Government/Regulatory membership level does not require an Active/Voting member. All employees associated with a government or regulatory entity may join TAAHP at the government/regulatory level. This level has all of the same benefits as Affiliate 2 and 3 membership levels but does not have the right to vote or run for TAAHP board positions.



Strategic Plan



Mission: TAAHP is the primary advocate and leading resource for the affordable housing industry in Texas.



Vision: To inspire and engage our members and stakeholders to end the affordable housing crisis in Texas.

LEGISLATIVE

Pass TAAHP Supported Legislation and Defeat Opposed Legislation

COMMUNICATION

To Ensure Effective and Consistent Communication

MEMBER BENEFITS

Enhanced Education, Access to Political Process & Opportunities for Participation

STAKEHOLDERS

Strengthen Relationships with Stakeholders

ORGANIZATIONAL STRUCTURE

Ensure Highly Effective Organizational Structure that Reflects the Diverse Membership

BOTTOM LINE

Grow Revenue and Efficiently Manage Expenses

**KEY**TEXAS AFFILIATION OF
AFFORDABLE HOUSING PROVIDERS

Achievements

2024



Membership, Benefits & Association Growth

Reached Record Membership Total in TAAHP History

Launched New Webinar Subscription

Hosted First In-Person Member Orientation at Texas Housing Conference

Added Two TAAHP Staff Members

Added Supplemental Lobbying Services for Texas' 89th Legislative Session



Successful Events

Hosted Another Successful Texas Housing Conference with Record Attendance and Revenue Generation

All LAMAs hosted events, initiating TAAHPs influence in local government.

QAP Member Roundtable Meeting and Significant Changes Event

Hosted First Legislative Agenda Town Hall at the Texas State Capitol



Successful Legislative & Regulatory Advocacy

QAP Session with TDHCA Board of Directors

Invited Testimony for Interim Charge in Senate Veteran Affairs Committee and in Senate Local Government Committee

Initiated Relationships with US Sen. Wyden, Sen. Cantwell – key stakeholders with AHCIA

Established Five Legislative Subcommittees

TAAHP Staff Attended 2024 Affordable Housing Symposium and Congressional Meetings with AHTCC

Legislative Lunch and Learn Events



Expanded Outreach & Communications

TAAHP Interviewed by Local & Statewide Media Outlets - Including Live ABC Houston Affiliate Interview

Distributed 10 Monthly Newsletters to TAAHP Members

Developed and Issued Annual Report

Increased Original Article Features in Texas Affordable Housing Magazine

Raised a Record Amount for the TAAHP Scholarship Fund for 2nd Year in a Row

MEMBERSHIP

Benefits



NETWORKING & BUSINESS DEVELOPMENT

Texas Housing Conference provides opportunities for you to share ideas, analyze industry trends, and attend management & industry-related sessions.

Access to MEMBERS ONLY online directory & TAAHP Member Mobile App.

TAAHP Board of Directors and committees offer unique educational and networking opportunities for volunteer leadership and members.

Members have the opportunity to sponsor events and education programs to gain exposure for their business.

Annual Affordable Housing Market Outlook and Holiday Party offer important industry information & networking.

PUBLIC RELATIONS & GOVERNMENT ADVOCACY

Members can participate in TAAHP's annual QAP roundtable and significant changes programs to stay on top of State rules and regulations.

Texas Affiliation of Affordable Housing Providers provides advocacy support in Austin and Washington D.C. on behalf of TAAHP members.

Rally Day brings TAAHP members, housing advocates, and elected officials from across Texas and the Nation to raise awareness of critical issues affecting the affordable housing industry.

Legislative Toolkit for Members

EDUCATION & PROFESSIONAL DEVELOPMENT

Members benefit from timely affordable housing industry education taught by industry experts.

Offered both in-person and online via webinars

Access to industry specific infographics designed to assist members in their efforts to educate stakeholders and the community

College scholarships are available to residents living in member-owned and/or operated affordable housing communities in Texas

Save money with steep member discounts to all educational webinars/events and the Texas Housing Conference.

COMMUNICATIONS & INDUSTRY NEWS

Exclusive Online News

Press Releases & Alerts on critical business and legislative issues that affect the affordable housing industry

Share & learn about project success stories in print & online

E-newsletters and other announcements

Weekly TDHCA & QAP News & Updates

Ability to post on industry job board on the TAAHP.org website

Post and send your Requests for Proposals & Quotes to TAAHP's Listserv.

Join Online at TAAHP.org



YEAR-ROUND

Affordable Housing Education

Single
 **Live Webinar Pricing***

\$79 TAAHP
Members **\$99** NON
Members

Webinars are Free for TAAHP
Student Members

*Early-registration pricing; recordings of live webinars are offered at standard pricing. Individual webinars and recordings can be purchased by members and non-members. Pricing is subject to change without notice.

**“All-In” Webinar
Subscription**

\$300 TAAHP
Members Only

One Price for You & Your Staff*

*All staff from the same company with a paid TAAHP membership (“aka seat”) has access to all Live Webinars + Recordings posted at taahp.org/education.

Scan to Buy
►



taahp.org/education

GET INVOLVED

How to Guide

FOR MAKING THE MOST OF YOUR MEMBERSHIP

**1**

Serve as a Speaker or Panelist for a TAAHP Education Program

TAAHP hosts a variety of educational programming throughout the year. As a TAAHP member, you have the opportunity to contribute your experience and expertise to showcase your knowledge, grow your network, and promote our industry. Email kendra@taahp.org for information and to learn about opportunities for participation.

2

Contribute Editorial Content

Share your industry knowledge and get published! Consider becoming one of TAAHP's editorial resources. Convert your industry background and knowledge to help others. No matter what your area of expertise, your experience is a wealth of knowledge. Summary or in-depth articles written by our members are welcome content for our newsletters, website, social media and education for our members. You don't need to be a professional writer and TAAHP staff can assist in publishing your ideas. Email naomi@taahp.org with your ideas.

3

Attend a TAAHP Event or Education Program

There's no better way to network within your industry than by attending a TAAHP event, education program and/or TAAHP's flagship Texas Housing Conference. TAAHP events are where the most influential professionals in the affordable housing industry connect to grow their networks.

4

Join a Committee

Much of the critical work for TAAHP happens on committees. Committee members are selected for their expertise or passion in a particular area. TAAHP has a variety of committee opportunities for engagement, including, Education, Conference, Governmental Affairs, Scholarship, Compliance, QAP and others. Joining a committee is a prime opportunity to make a difference for the industry. Committee member selections are made annually in August/Early September. To express your interest, email info@taahp.org.

5

Volunteer at the Texas Housing Conference

The Texas Housing Conference welcomes over 1,000 affordable housing industry professionals each year. Creating a positive attendee experience requires a number of resources. Volunteers are needed for a variety of duties to make the event run smoothly. Consider volunteering some time while also meeting and networking with some of the most prominent professionals in the industry. Email info@taahp.org for information.

6

Sponsor an Event or Education Program

There's no better way to gain valuable exposure for your brand than to sponsor a TAAHP event or education program. Sponsorships are available on a first-come, first served basis. Contact the TAAHP office at info@taahp.org or call (512) 476-9901 for details.

JOIN A COMMITTEE



Some committees require board appointment and others are open to the general membership. Committees that are open to the membership include Membership Development, QAP, Education, Conference, Scholarship, Compliance, and Governmental Affairs.

IMPORTANT! Committee members are selected annually in August/early September. If you'd like to be considered for a position, email info@tadhp.org.

CONFERENCE COMMITTEE

Responsible for the planning and execution of the annual Texas Housing Conference. Responsibilities include, but not limited to, venue selection, budgeting, sponsorship sales, programming, selection of speakers, conference theme, and soliciting attendee feedback.

EDUCATION COMMITTEE

Members work with staff to identify educational topics and create seminars that provide benefit to members and the industry. The committee also works with the Conference Committee to develop education workshops for the Texas Housing Conference.

GOVERNMENT AFFAIRS COMMITTEE

Responsible for developing, monitoring, and advancing legislation that supports the TAAHP mission, policy principles, and the welfare of the affordable housing industry - at the state, local, and federal levels of government.

COMPLIANCE COMMITTEE

Responsible for reviewing post award compliance rules for the Housing Tax Credit program in accordance with local, state, and federal guidelines and regulations. Committee members submit public comments/recommendations required as necessary.

QAP COMMITTEE

Reviews the annual QAP and Multifamily Rules to develop and adopt consensus recommendations and provide public comments to TDHCA. The QAP Committee shall annually hold no fewer than one meeting of the full membership to solicit input and participation of the members.

SCHOLARSHIP COMMITTEE

Responsible for developing scholarship guidelines, application procedures, reviewing candidates and recommending awards which are announced annually, but no later than at the annual Texas Housing Conference.

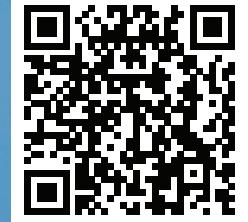
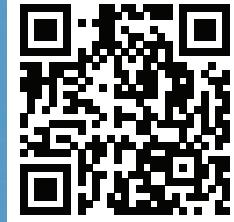
MEMBERSHIP DEVELOPMENT COMMITTEE

The Membership Development Committee identifies membership growth opportunities and retention strategies. The committee also develops member benefits to meet the needs of members and organizational budget requirements.

FIND YOUR PASSION. Contribute Your Talent

Become a Member Today!
Membership Has Benefits

Visit taahp.org/join



use your phone's camera to scan

To see your "members only" benefits, log in using the link at the top right of your mobile app screen. Use the same email you use to log in to the TAAHP website.

When signing in, a numeric code will be emailed to you from welcome@mobileup.io
(If you don't immediately see it, check your junk folder.)

Oh Snap!

There's a TAAHP Member Mobile App

.....>
Benefits in Your Pocket

- Access Members Only Directory & Save Contacts to Your Phone
- Interact with Your Committee & Member Discussion Groups
- QAP Alerts
- TDHCA Alerts
- TAAHP Advocacy Center
- Access Events & Education
- Webinars on Demand



WEBSITE NAVIGATION

101

The TAAHP website is your hub for information. Whether you are looking for tools, membership benefits, events, news, TDHCA updates, research or to access your exclusive member portal, taahp.org is your resource.

What You'll Find at TAAHP.org

Event & Education Calendar



Latest Industry News



Policy & TDHCA Updates



Research, Resources and Video Library



Connect with Members in the Member Community Forum



Register for TAAHP Events



Download Invoices & Pay Dues Online



Member Driven Profile Updates



Post Jobs & View Listings



Member Directory



On the PLUS Side

Browser Push Notification Feature



Mobile Responsive



Never miss an update with browser push notifications. Simply visit taahp.org and when prompted, click to "allow" notifications. The next time you open your browser, you will get a notice if an update or news post has been made to the TAAHP website.

But I'm New, WHERE DO I BEGIN?

1 EXPLORE THE TAAHP MEMBER PORTAL

Click "member portal" in the top menu bar at taahp.org. Once you are in the portal, click "login" and enter your user name and password. Within the portal you can visit your Member Compass™ to view past events you've registered for, update your profile and pay outstanding invoices.

2 CHECK OUT THE TAAHP MEMBER DIRECTORY

An exclusive benefit for TAAHP members, browse the online member directory to make connections and build your network. Be sure to check out your own listing to ensure accuracy. You can make changes to your profile in the member portal.

3 DON'T MISS TEXAS HOUSING FACTS TOOLBOX

Check out the TAAHP infographic and video libraries that can help you educate elected officials, members of the community and other stakeholders about affordable housing—what it is, how it works, and who it impacts. New tools are added regularly, so be sure to check back often! www.taahp.org/texashousingfacts

Buy & Watch
EDUCATION WEBINARS



[taahp.org/
education](http://taahp.org/education)

