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Texas Roots, Strong Foundations: Building and Funding Supportive Housing in Texas

Friday, October 24, 2025



Presented by



Moderator
Ray Miller
Amegy Bank of Texas



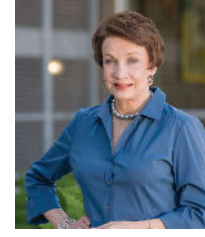
Panelist
Sally Gaskin
S&I Ventures



Panelist
Tory Gunsolley
*Harris County Housing
and Community
Development*



Panelist
Angela Morehead
*Volunteers of America
Texas*



Panelist
Joy Horak-Brown
New Hope Housing





Texas Housing Conference

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TEXAS AFFILIATION OF AFFORDABLE HOUSING PROVIDERS

July 20-22, 2026 • JW Marriott | Austin, Texas

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90th Legislative Session Priorities

TOWN HALL

A Member Input Session

DECEMBER 9th • 1PM-5PM

Join us on the eve of TAAHP's Market Outlook
& Holiday Party / Scholarship Fundraiser

Get Engaged. Make an Impact.

Join us to give your input on the current challenges in the affordable housing industry in Texas and discuss potential legislative and policy solutions for TAAHP's advocacy efforts for the 90th Legislative Session. Your participation will help shape TAAHP's legislative priorities.

Sponsorships Available

\$1,000

Sign up online or email theresa@taahp.org



TAAHP

Presents

SHIFTING FOUNDATIONS

AFFORDABLE HOUSING MARKET OUTLOOK

December 10th | 3:00pm - 5:00pm

AT&T Conference Center • Austin, TX

Make plans to join us in Austin to explore what 2026 has in store for affordable housing development in Texas. Don't miss this opportunity to connect and learn about the latest industry trends, challenges and opportunities.

Speaking Opportunities & Sponsorships Available

Contact Theresa Claiborne for information.

512.476.9901, ext. 106 • theresa@taahp.org

Registration Now Open
taahp.org



TAAHP

HOLIDAY PARTY

& TAAHP FOUNDATION FUNDRAISER

December 10th | 5:00pm - 7:30pm

AT&T Conference Center • Austin, TX

Immediately after the Market Outlook, join us for TAAHP's much anticipated annual holiday party. Celebrate the season and connect with TAAHP leadership, members, and special guests while supporting a great cause—raising funds for the TAAHP Foundation. Don't miss this festive opportunity to give back and close out your year on a high note!

Sponsorships Available

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2026 Membership Dues Invoices Go Out December 1st

Dues invoices will be emailed to you and your designated billing contact. Find Your Dues Invoices in your Member Compass™ when you login. Payments are due by January 1st.

[Members.taahp.org/login](https://members.taahp.org/login)

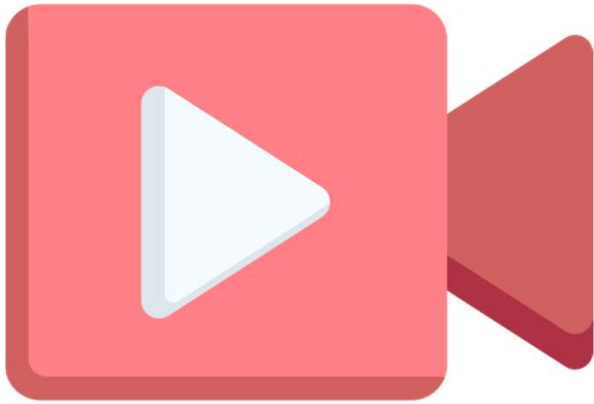
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This Webinar is Being Recorded

A Link to the Video Will be Emailed within 5 business days.

You can also find recordings for all past webinars at www.taahp.org/education



Questions?

Use the Q&A Tool in your
Zoom Control Panel

Thank You to Our Sponsors!



A Word from Our Sponsor

Founded in 1972, Dominium is a Minneapolis-based owner, developer, and manager of apartment communities nationwide. Dominium is #2 on Affordable Housing Finance's "AHF 50" list of the nation's largest affordable housing owners. We are proud to say we own and manage 38 wonderful properties in the great state of Texas, all of which have TDHCA affordable programs, representing over 5,700 units and employing over 140 people. For more information, visit www.dominiumapartments.com.

Jeff Spicer, Vice President and Project Partner

2905 Northwest Boulevard, Suite 150, Plymouth, MN 55441

763-392-9875; jeff.spicer@dominiuminc.com

www.dominiumapartments.com



A Word from Our Sponsor

Award-winning general contractor specializing in
affordable housing.

Mike Myers, Project Executive

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A Word from Our Sponsor

Shackelford, Bowen, McKinley & Norton, LLP is a Dallas based law firm with expertise in the following areas: corporate, aviation, tax, banking, securities, mergers and acquisitions, private equity, real estate, estate planning, wealth protection, family law, entertainment, and multifaceted litigation. The real estate practice group focuses on all aspects of real estate ownership, leasing, financing, and development of various real estate products, including affordable housing, multifamily, retail, office, mixed-use and golf resort properties.

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A Word from Our Sponsor

Rainbow Housing Assistance Corporation (Rainbow) is a nonprofit organization which provides service-enriched housing programs for residents of rental housing communities throughout the country. Rainbow provides a custom supportive services solution to every asset served, building a sense of community.

Flynnann Janisse | Executive Director

18001 N. 79th Ave. Ste 72E, Glendale, AZ 85308

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Setting the Stage

Supportive Housing in Texas





Making the case in support of supportive housing

- Addresses key social issues like homelessness
- Promotes housing stability for vulnerable populations
- Fills a gap in the housing continuum
- Reduces public costs by reducing shelter use, emergency room visits, and incarceration.



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Supportive Housing: Definition & Key Features

2026 QAP Definition

Supportive Housing is rental housing designed for individuals needing **specialized, non-medical services** to maintain housing or transition to independent living.



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Key Features of Supportive Housing – 2026 QAP

Targeted Population

- Homeless or at risk
- Persons with disabilities
- Youth aging out of foster care
- Veterans with disabilities
- Others with high housing barriers





Key Features of Supportive Housing – 2026 QAP

Service Requirements

- Regular, accessible, and primarily on-site
- Voluntary participation
- Resident service coordination required





Key Features of Supportive Housing – 2026 QAP

Operational Requirements

- Funding secured for full affordability period
- Financial guarantees for operating deficits
- 30+ sq ft of common area per unit for service



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Key Features of Supportive Housing – 2026 QAP

Financing Restrictions

No foreclosable debt unless structured to protect affordability





Key Features of Supportive Housing – 2026 QAP

Tenant Screening

- Fair, transparent criteria
- Mitigation options for criminal history



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Supportive Housing vs Permanent Supportive Housing

A subset of Supportive Housing offering **long-term, stable housing** with **ongoing supportive services**, typically for individuals with **chronic homelessness or disabilities**.





Permanent Supportive Housing (PSH)

Distinguishing Characteristics for PSH vs supportive housing

- **Permanent tenancy** (not transitional)
- **Deep affordability** (often 30% AMI or below)
- **Integrated services** (housing + health + case management)
- **Sustainable funding** (Medicaid waivers, project-based subsidies, blended financing models)



Barriers to Development and Operations

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Barriers and Challenges

- Limited public and philanthropic funding
- Workforce shortages
- Local policies
- Community opposition (NIMBYism)



Furthering the Supportive Housing Model

Innovative Strategies

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Innovative Strategies

- Leveraging philanthropic and private sector investment with public funding
- Effective coordination of services with property operations
- Local and statewide policy changes
- Ongoing sustainability





Questions?

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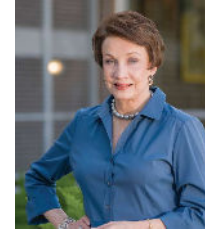
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Panelist

Joy Horak-Brown
New Hope Housing
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Member Benefit

TAAHP Quarterly Member Meeting

- Wednesday, October 29
- 10:00am – 11:30am CDT

Register at taahp.org/calendar

Registration Open & Sponsorships Available.
Email info@taahp.org for more details.



Webinar AI-Powered Site Feasibility

- Thursday, November 13
- 10:00am – 11:30am CDT

Register at taahp.org/calendar

Registration Open.
Email info@taahp.org for more details.



Member Benefit Significant Changes to the 2026 QAP

- Tuesday, December 16
- 10:00am – 11:30am CDT

Register at taahp.org/calendar

Registration Open & Sponsorships Available.
Email info@taahp.org for more details.





<https://www.surveymonkey.com/r/Supportive-Housing>

