



# Breaking Ground

A newsletter published by the Texas Department of Housing and Community Affairs

## TDHCA Awards More Than \$30 Million to Benefit Low-Income Texans

\$27.1 Million from the HOME Program, \$3.1 Million from the Housing Infrastructure Fund

TDHCA recently awarded more than \$30 million in housing assistance that will directly benefit low and very low-income Texas individuals and families, including the elderly and persons with disabilities. These awards were made possible through the HOME Investment Partnership Program (HOME) funds and the Texas Community Development Program's Housing Infrastructure Fund.

"These funds will directly benefit low- and very low-income Texans by

helping them with their affordable housing needs," said Daisy A. Stiner, TDHCA acting executive director. "The combination of the 1998 HOME allocations and the Housing Infrastructure Funds will create 2,140 units of affordable housing for Texas citizens."

Created in 1992, the HOME Program's purpose is to expand the supply of affordable housing for very low- and low-income households and to alleviate the problems of excessive rent burdens, homelessness, and deteriorating housing stock. The state

receives an annual allocation from the U.S. Department of Housing and Urban Development (HUD) and encourages units of local government, public housing agencies and community housing development organizations, as well as other non-profits and for-profits, to apply. HOME provides funding and general guidelines to state and local governments and empowers them to design and tailor affordable housing strategies to address local needs and housing conditions. A complete list of awardees is on page 2.

## 1998 TDHCA Housing Conference: Don't Miss It!

Get out your hammers, nails and hard hats! The 1998 TDHCA Housing Conference - "FRAMEWORK FOR THE FUTURE: Building Tomorrow's Communities Today," is just around the corner. This annual conference is one of the largest statewide gatherings of professionals in affordable housing, community affairs and community development and will be held at the Austin Marriott at the Capital November 8-10.

Conference workshops will focus on the changes in housing over the past year and will also include innova-

tive ideas and programs that maximize public and nonprofit funds by leveraging private resources.

The conference planning team has arranged for a fun-filled, event-packed gathering. Featured are several great speakers throughout the conference including Daisy Stiner, TDHCA Acting Executive Director, Senator Gonzalo Barrientos and John McEvoy, executive director of the National Council of State Housing Agencies.

Conference workshops will address a wide range of topics, explore legislative mandates and present innovative programs. Conference

tracks include: Homeownership, Community Development, Community Affairs and Rental Housing. The conference will also provide a tremendous opportunity for attendees to catch up on the latest news and trends in the area of housing and community development.

The 1998 conference is made possible through registration fees and sponsor donations, since no state funds are used. Thanks to the Texas Association of Builders and other sponsors for their support of this event.

For further information about the 1998 Housing Conference, contact Heather Tindall at 512/475-3964.

### Inside

Life Enrichment Center  
page 2

HOME, Housing Infrastructure Awards  
page 2

Profile: South Plains Community Action Agency  
page 3

Housing Trust Fund Recipients  
page 4

News in Brief  
page 4

ESGP Grants & Help for the Homeless  
page 5

Calendar of Events  
page 6

## House Bill 2577 Update

TDHCA Is On Track for the Future

You may have heard about House Bill 2577 - but may not know what it means to TDHCA and its affordable housing initiatives.

HB 2577 was passed in 1997 by the 75th legislature and is a mandate to the Department to implement major provisions to improve affordable housing and other Department services to low-income Texans. Here are a few of the bill's major provisions and TDHCA's progress on each:

### PUBLIC HEARINGS

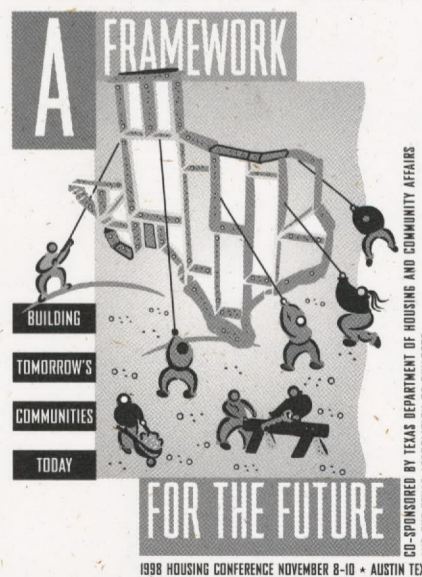
This section requires TDHCA to strengthen the notification process for public hearings. Action TDHCA has taken include:

- Creating a database for every public

library in communities where public hearings are most commonly held, and sending notices of hearings to each participating public library and to each of the 52 state depository libraries.

- Scheduling a public hearing for each single family and multifamily bond issue, including sending notices to each member of the State Legislature. In addition, TDHCA is maintaining a web site that has proven to be a valuable source of information to users. Site information includes:
  - Reports, workshop schedules, public hearing notices and program applications.

HB 2577 Update, continued on page 3



### Registration Info

It's not too late to register, and we've made it easy for you! Just head to our website at:

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

# The Life Enrichment Center: A "Dream Come True" for the Rural Community of Tahoka

**O**ne of Tahoka city manager Jerry Webster's first projects was to build a community center for the small west Texas town near Lubbock. Webster hired Retha Pittman to handle grant-writing, and in January 1996, Pittman and eight



Retha Pittman and City Manager Jerry Webster spearheaded the community awareness effort that resulted in this small rural community's "Life Enrichment Center."

community residents met. From this original Steering Committee, the group formed an Advisory Committee comprised of 50 Tahoka residents that represented a cross-section of the community.

A month later, the advisory committee held a brainstorming session and discussed ideas and goals for the new center, as well as creative ways to raise funds. Each participant also completed an extensive survey so they could submit their ideas for the new center, and people became more excited about the project.

"Everyone had such cohesive and creative enthusiasm for such a worthwhile community project," said Pittman.

As the committee planned the center, new ideas took hold, including a designated room for Scout troops, and a

new, larger library. While Pittman worked on getting funding from private foundations, members of the committee were busy working on fundraising strategies. Soon, the committee had selected a site, and managed to get land donated from H.B. McCord, Gaignat Trust and the Lynn County Historical Society.

Now, the group needed an architect. Rickey Green, one of the members of the Steering Committee, suggested Tim Walker, a commercial builder from Lubbock. It turned out that Walker was not only familiar with the Tahoka community as a graduate from Tahoka High School, but was also willing to donate part of his services to complete the project.

Creative fundraising ideas also helped get the community involved. Teachers coordinated a "Pennies for the Principal" event when fundraiser Pittman challenged the students to gather enough pennies that would weigh more than Principal Robert Roberts. All 457 students participated and, at the end of two weeks, more than 7,000 pennies were collected and presented to Pittman to help build the center.

In another instance, noted community inspirational and gospel singer Myrtle White organized a "Gospel Fiesta" that brought in more than \$2,900 in donations. And, windows at the new

center were "sold" to former Tahoka High School students, with a plaque displayed under each window that read "This window was lovingly donated by the class of..." depending on the year the student attended the high school.

"We found that former students were anxious to be involved with such a historical event in Tahoka," Pittman explained.

Soon, construction and landscaping were underway, thanks to the efforts of the community. Lyntegar Rural Electric Cooperative supplied the equipment necessary to dig large holes for trees. The trenches for the sprinkler system were dug with donated equipment. And, the employees of Lynn County prepared the land and hauled in dirt to begin construction. As the building began to take shape, a local carpenter donated his time to install the bathrooms and complete the trim in other areas of the building.

When the Center was completed, each resident had a part in making it happen. "The success of the Life Enrichment Center drew our community closer together because we accomplished a common goal," said Pittman. "The facility will better the lives of those who enter, and the task of building it was a great example of community spirit and selfless giving."

## 1998 HOME AWARDS

APPLICANT	CITY/COUNTY	AMOUNT
Interim Construction Funding		
CAC Tom Green Co.	San Angelo	\$393,750
CDC Brownsville	Cameron County	\$420,000
Life Builders	Terrell	\$683,280
South Plains CDC	Post	\$278,250

**TOTAL \$1,775,280**

APPLICANT	CITY/COUNTY	AMOUNT
<i>Homebuyer Assistance</i>		
Panhandle Community Svcs.	Serves 26-county region	\$250,000
Garland HFC	Garland	\$300,000
City of Terrell	Terrell	\$150,000
City of Jacksonville	Jacksonville	\$150,000
City of Mt. Pleasant	Mt. Pleasant	\$100,000
City of Nash	Nash	\$175,000
Southeast Texas CDC	Port Arthur	\$140,000
Statewide Cons. CDC	Beaumont	\$150,000
Fifth Ward Comm. Redev.	5th Ward comm.	\$200,000
City of Baytown	Baytown	\$67,500
SETHFC	Cty. of Austin, Chambers, Galveston & Liberty	\$300,000
Temple Housing Authority	Temple	\$250,000
Main Street LTD	Austin, Buda, College Station, Georgetown, Hutto & Leander	\$300,000
City of Temple	Temple	\$100,000
SPS Builders	Bastrop	\$300,000
Carrier Home Builders	Leander, Round Rock	\$300,000
NHS of Waco	Waco	\$144,000
Brazos Valley CAA	Cty. of Brazos, Burleson, Grimes, Leon & Madison	\$200,000
Streetman Homes, Inc.	Del Valle	\$250,000
Brazos Valley Affordable HC	Cty. of Brazos, Burleson, Grimes, Leon & Madison	\$300,000
New Braunfels H.A.	New Braunfels	\$50,000
Hernandez Homes, Inc.	Rio Grande Valley	\$300,000
Laredo Webb NHS	Webb County	\$150,000
Community Dev. Corp.	Cameron Cty. & Brownsville	\$150,000
Meier Mortgage, Inc.	Austin	\$300,000
City of Los Fresnos	Los Fresnos	\$250,000

APPLICANT	CITY/COUNTY	AMOUNT
Midland NHS, Inc.	Midland	\$208,000
City of Socorro	Socorro	\$255,000
YWCA-El Paso Del Norte	El Paso	\$150,000
Vista Serena Homes	El Paso County	\$300,000

**TOTAL \$6,239,500**

APPLICANT	CITY/COUNTY	AMOUNT
<i>Owner-Occupied Housing Assistance</i>		
City of Morton	Morton	\$200,000
South Plains CAA	Littlefield/Leveland	\$200,000
City of Tulia	Tulia	\$200,000
South Plains CAA	Denver City	\$200,000
City of Anson	Anson	\$225,000
City of Bowie	Bowie	\$200,000
City of Winters	Winters	\$200,000
City of Milford	Milford	\$225,000
City of Terrell	Terrell	\$200,000
City of Midlothian	Midlothian	\$200,000
UCP Tarrant County, Inc.	Tarrant County	\$200,000
City of Carthage	Carthage	\$200,000
City of Gladewater	Gladewater	\$200,000
City of Wills Point	Wills Point	\$200,000
City of Lindale	Lindale	\$200,000
City of Crockett	Crockett	\$200,000
City of Lufkin	Lufkin	\$200,000
City of Nacogdoches	Nacogdoches	\$200,000
City of Huntington	Huntington	\$200,000
City of Palacios	Palacios	\$225,000
City of Huntsville	Huntsville	\$200,000
City of Angelton	Angeltion	\$200,000
City of Wallis	Wallis	\$200,000
City of Georgetown	Georgetown	\$200,000
City of Lockhart	Lockhart	\$200,000
City of Morgan	Morgan	\$200,000
City of Madisonville	Madisonville	\$200,000
City of Poteet	Poteet	\$225,000
City of Jourdanon	Jourdanon	\$200,000

Awards, continued on Page 4

## Profile:

### South Plains Community Action Association

The South Plains Community Action Association (SPCAA), located in Levelland, is committed to transitioning families out of poverty and into economic self-sufficiency. The agency serves the counties of Texas' south plains, including Bailey, Cochlan, Garza, Hockley, Lamb, Lynn, Terry and Yoakum. SPCAA focuses on providing services to those who are elderly or

as part of TDHCA's HOME program. Since that time, the agency has helped community residents with rental housing assistance, tenant-based rental assistance, and owner-occupied housing assistance.

With funding provided by TDHCA's HOME program, the agency entered into a joint venture to successfully develop and manage a 16-unit affordable multifamily rental project.

The project was the first major housing development using TDHCA HOME funds, and in 1993, SPCAA added three additional units of multifamily housing in both Levelland and Littlefield, Texas.

Rehabilitation of owner-occupied housing is a major housing need in the rural areas of the South Plains, and SPCAA has had great success in operating TDHCA's Owner-Occupied Housing Assistance program. The agency has completed projects in Levelland and Denver City, and is administering an owner-occupied program in Muleshoe, Texas.

SPCAA's experience in owner-occupied housing assistance and its rental assistance programs have proven a great resource to the people of South Plains. Thanks to the people of SPCAA for another great TDHCA Housing Partnership!

outdated regulations, improving the safety and durability of manufactured homes, and protecting both consumers and the industry. The rules were unanimously approved by the Advisory Commission and were also well received by both the industry and the public.

Copies of the rules are available either on TDHCA's web page at [www.tchca.state.tx.us](http://www.tchca.state.tx.us), or by calling the Manufactured Housing Division's Customer Service line at 800/500-7074. The staff of TDHCA and the Manufactured Housing Division would like to thank the following members of the Advisory Commission for their time and devotion that made this process a success: *Judy J. Allen, Larry Askew, E. Robert Bosse, Hubert Emerick, Bob Gulley, Bert Kessler, Bill Kotylo, David Lewandos, David Markowitz, James R. McDonald, Tom Millwee, Larry Simmons, Bob Thompson, and Gary Wells.*

**THANKS!**



It's all about teamwork and lots of effort at the South Plains Community Action Agency/Regional Housing Authority. Shown here are Joe Embry, Director of the Regional Housing Authority and Maggie Rivera, Section 8 coordinator.

disabled, such as emergency assistance, access to healthcare, and safe, affordable housing.

SPCAA has experienced many affordable housing accomplishments since its beginnings in the 1970s, when the agency initiated its first phase of low-income rental housing. Soon after, the South Plains Regional Housing Authority (SPRHA) was established. In 1992, SPCAA was designated a state of Texas Community Housing Development Organization (CHDO) and began applying for housing development funds

### Note: New Manufactured Housing Rules

New installation standards have recently been adopted by TDHCA's Manufactured Housing Division. Non-installation standards became effective on September 9, 1998, and installation standards will become effective on November 3, 1998.

The rules are the culmination of outstanding dedication by an Advisory Commission comprised of representatives from the manufactured housing industry, consumers, and agency staff. This Advisory Commission met over a period of several months to review the existing rules, the previously proposed rules, and the public comments made in response to the proposed rules.

As a result of numerous meetings, discussions, and compromises, the Advisory Commission developed a set of new rules. These rules represent a balance between the various interest groups involved with and affected by manufactured housing, while moving towards the common goals of improving

### HB 2577 Update,

contd. from page 1

- A mortgage calculator for consumers to help them determine a monthly house payment
- Department documents, including a program guide, strategic plan, Year 2000 Information Systems plan, Annual Performance report, State Low Income Housing Plan, 1998 HUD Area Median Family Income guidelines (by MSA & county), and the Colonias *Contract-for-Deed* brochure in English and Spanish.
- A Manufactured Housing database that includes rules, applications, and standards. Consumers can also view title records, licensing information and installation records.

Since its launch in May 1997, more than 80,000 users have accessed the site. In addition, more than 24,000 people have accessed the manufactured housing section of the site.

### HOME BUYER EDUCATION

This section required that TDHCA develop a comprehensive homebuyer education program for low-income citizens. To date, TDHCA staff has:

- Compiled a list of 185 referral service organizations for a TSHEP referral list.
- Committed \$268,000 to accomplish the program's objectives.
- Outlined a marketing plan for additional funds.
- Applied to HUD for \$500,000 in Housing Counseling Funds.

TDHCA is also committed to compensating homebuyer education providers for bringing in qualified buyers to TDHCA's *First-Time Homebuyer Program* (\$500 per closed loan). This will be implemented before the end of the year.

### HOUSING FUNDS UPDATE

TDHCA's Housing Finance Division, which includes the Department's Section 8, HOME, Housing Trust Fund, LIHTC and Mortgage Revenue Bond programs, had a goal of directing 25 percent of housing assistance for extremely low- and very low-income individuals and families as part of HB 2577.

As of October 1, we have far exceeded this goal—by 125 percent. As a result, more than \$253 million in total housing funds were expended in 1998, and more than \$142 million of this amount (56.3 percent) went to families earning between zero and 60 percent of AMFI—the very group TDHCA is trying to reach.

We'll continue to keep you updated on TDHCA's progress regarding HB 2577. Look for a special "Legislative Report" in the January issue of *Breaking Ground* as we kick off the 76th Legislative session.

News in Brief

**TDHCA Awards \$299,655 STEP Grant to Wilbarger County**

Wilbarger County received a \$299,655 grant from the TDHCA's Texas Small Towns Environment Program (STEP) project to make water system improvements for the community of Harrold. STEP grants are available on direct-award basis to cities and counties to solve water and sewer problems.

Wilbarger's current water system, made of cast iron, has deteriorated causing extremely low water pressure and repeated water outages. This STEP grant will help ensure that construction of a new water system can begin as soon as possible.

"The Texas Small Towns Environment Program (Texas STEP) is an innovative approach to solving the water and wastewater needs in the rural areas of Texas," said Daisy Stiner, TDHCA acting executive director. "Communities that have utilized this approach have demonstrated a 40 percent cost savings on projects and in turn have been able to maximize the number of citizens benefiting from a project."



**New Affordable Housing in Elgin**

The citizens of Elgin can soon look forward to a brand-new affordable housing development. The city just received a \$500,000 grant from TDHCA's Housing Infrastructure Fund (see below). Austin-based Randy Morine Development is planning the 72-lot Shenandoah subdivision for the city, with prices in the \$80,000 range that include features such as 100% masonry, fully-landscaped front yards, and privacy-fenced backyards.

**HOME Awards,**  
continued from page 2

City of Falls City	Falls City	\$200,000
City of Pearsall	Pearsall	\$100,000
CDC of Brownsville	Brownsville	\$225,000
Bee CAA	Bee County	\$200,000
City of Driscoll	Driscoll	\$200,000
City of Agua Dulce	Agua Dulce	\$200,000
Mason County	Mason County	\$225,000
City of Stanton	Stanton	\$200,000
City of Mertzon	Mertzon	\$200,000
City of Wickett	Wickett	\$200,000
<b>TOTAL</b>		<b>\$8,675,000</b>

Rental Project Development		
Lakeside Ctr	Dickinson	\$320,000
Notredame	El Paso County	\$362,122
Hero Housing	El Paso	\$1,040,000
Aff. Eld. Hsng.	Granbury	\$500,000
Tierra Genesis 106	San Antonio	\$892,291
Spring Gardens	Springtown	\$450,000
YWCA	El Paso	\$200,000
Sulphur Springs, LP	Sulphur Springs	\$973,896
Furman Allen Corp.	Eagle Pass	\$973,896
Furman Allen Corp.	Alpine	\$945,304
South Plains CAA	Denver City	\$139,267
SE Texas CDC	Port Arthur	\$531,707
Brownfield Srs. Comm.	Brownsville	\$738,566
Hallsville Srs. Comm.	Hallsville	\$901,113
S.A. Alt. Housing	San Antonio	\$700,000
<b>TOTAL</b>		<b>\$9,668,162</b>

**HOUSING INFRASTRUCTURE FUND RECIPIENTS**

CITY	AMT.	UNITS
Mount Pleasant	\$292,500	32 units
City of Elgin	\$500,000	72 units
City of Taylor	\$500,000	58 units
City of Springtown	\$500,000	36 units
City of Hamilton	\$362,147	19 units
City of Terrell	\$480,000	40 units
Cameron County	\$500,000	69 units
<b>TOTAL</b>	<b>\$3,134,147</b>	<b>326 units</b>

**State Housing Agency Announces Housing Trust Fund Recipients**

**Four nonprofit organizations receive more than \$1 million to develop 322 units of affordable housing**

The Governing Board of the Texas Department of Housing and Community Affairs recently awarded more than \$1 million in Housing Trust Fund monies to four nonprofit organizations. The funds will help develop 322 units of affordable housing for low-income Texas citizens.

The Housing Trust Fund, administered by TDHCA, is the only state-funded housing program dedicated to increasing the supply of affordable housing. Since its first funding round in 1993, the Housing Trust Fund has awarded nearly \$15 million in grants and loans, leveraging more than \$298 million, to create more than 3,200 low- and very low-income housing units. The funds may be used for the acquisition, rehabilitation, or new construction of affordable housing for low, very low and extremely low-income individuals and families.

"These awards are going to organizations who have a proven track record of providing assistance to low-income citizens in their respective communities," said Daisy A. Stiner, TDHCA acting executive director. "We welcome the opportunity to provide additional affordable housing for Texas families."

Recipients of the Housing Trust Fund Awards are:

**Alternative Building Concepts Group:** Awarded \$470,761 to finance the acquisition of 270 units (Fair Oaks Apartments) in Dallas. The project

will set aside 86 units for low income households, and 55 units for very low income households. In addition, 20 units will be set aside to house persons with disabilities.

**Denton Affordable Housing Corp.:** Awarded \$85,000 to acquire two duplexes to serve as transitional housing for homeless families and/or persons with disabilities. Two units will be for very low-income households, and two units will be for extremely low income households. All units will accommodate special needs individuals.

**George Gervin Youth Center:** Awarded \$189,183 to construct a fourplex for very low income persons and families in San Antonio. All four units will be reserved for very low income households, with one being reserved for those with special needs. The program uses trainees from the YouthBuild San Antonio program for construction.

**TG 107, Inc.:** Awarded \$336,700 to rehabilitate the 92 unit Seguin Manor Apartments in Seguin. Sixteen units will be set aside for low income households, 16 units will be set aside for very low income households, and 12 units will be set aside for extremely low income households. Sixteen units will be for special needs individuals.

For more information regarding the Housing Trust Fund, contact Janna Cormier, Senior Planner, TDHCA Housing Trust Fund, at 512/475-2125.

**\$3.3 M Available Through Housing Trust Fund**

The Texas Department of Housing and Community Affairs, through its Housing Trust Fund, is making available \$3.3 million to finance, acquire, rehabilitate, and develop safe, decent and affordable housing for low, very low, and extremely low income persons and families, and individuals with special needs.

The Housing Trust Fund was designed to provide gap funding to ensure that projects have the final amount of funding necessary for the completion of a project. The maximum award amount is \$800,000.

Mixed-income projects are encouraged -- provided that portions of the units are targeted towards families at or below 80 percent of area median income.

Eligible applicants include local units of government, nonprofit organizations, for-profit entities, public

housing authorities, and community housing development organizations for the following amounts:

- \$500,000: Reserved for eligible local units of government, nonprofit organizations, public housing authorities, and community housing development organizations.
- \$1,260,000: Reserved for eligible nonprofit and community housing development organizations
- \$1,540,000: All eligible groups may compete for these funds

Applications may be submitted until 5:00 p.m., January 29, 1999, and will be available on November 6, 1998. Faxed applications will NOT be accepted.

For additional information, or to request an application package, please contact the Housing Trust Fund Office at (512) 475-1458, or e-mail your request to [jpierce@tdhca.state.tx.us](mailto:jpierce@tdhca.state.tx.us).

## ESGP Grants Provide Assistance to the Homeless in Texas Counties

The Community Services Section of TDHCA, in partnership with the Texas Homeless Network (THN), recently sponsored two Emergency Shelter Grants Program (ESGP) projects in Hidalgo and Nueces counties. The purpose of these projects was to help nonprofit organizations in these counties apply for Homeless Assistance Continuum of Care funds through the U.S. Department of Housing and Urban Development (HUD). In determining locations for these special projects, the Community Services Section used the following criteria:

- Is the area a HOME participating jurisdiction or CDBG entitlement area?
- Does a homeless coalition exist in the area?
- Does the area receive ESGP funds through formula allocation?
- Has the area submitted a HUD Consolidated Application for Homeless Assistance?
- Has the area been awarded a grant under the HUD Consolidated Application for Homeless Assistance?

A continuum of care project is a comprehensive approach to providing assistance to homeless individuals that uses community resources to help prevent duplication of efforts. As part of the project, community and civic groups that provide services to the homeless population meet regularly to determine a service plan for their community that starts with emergency shelter and ends with permanent housing. The continuum of care consists of four components:

- A system of outreach and assessment for determining the needs and conditions of an individual or family who is homeless;
- Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referrals to necessary service providers or housing locators;
- Transitional housing with appropriate supportive services to help homeless individuals and families that are not prepared to make the transition to permanent housing and independent living; and
- Permanent housing, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.

Every year, continuum of care funds that have been targeted for specific counties in Texas are either

shifted to other counties within the state or out of the state entirely, because HUD does not receive enough competitive applications from Texas. Because of this, TDHCA has taken on an active role in helping to create homeless coalitions that provide efficient and effective services to the homeless, and to assist new and existing coalitions develop the expertise necessary to apply for HUD and other grant resources.

"A homeless coalition is a more formal way for agencies to work together to solve the problems of the homeless and to prevent homelessness in a community," says Kathy Reid, executive director of THN. "Working together and putting the needs of the community first is very different from the competitive way that many agencies operate. Cooperation is required to put together a continuum of care application. Then, coalitions can assist in that process and make that cooperation go even farther."

TDHCA, through a competitive process, selected two groups one from San Antonio and one from Houston to work as consultants on these special projects. The main criteria in choosing the groups was the demonstration of previous success in applying for and receiving HUD Homeless Assistance Continuum of Care Funds.

### HIDALGO COUNTY

TDHCA, through a contract with THN, partnered with consultants from the Houston area to develop a competitive continuum of care application in Hidalgo County. The county was trying to create a homeless coalition, but had not been successful in obtaining continuum of care funds. TDHCA, THN, and the consultants arranged meetings with community and civic groups in Hidalgo County to gain support for the project and then, with the assistance of local nonprofits, developed plans for a seamless system of service provision.

Maribel Navarro-Saenz, Executive Director of the County of Hidalgo Community Services Agency, was instrumental in developing the application and in coordinating with local service providers. This community action agency is the Community Services Block Grant (CSBG) contractor for the Hidalgo County area and was the lead agency for the Continuum of Care Application.

Five nonprofit organizations applied for funds as part of the consolidated application in Hidalgo County, and two additional agencies will provide services through subcontracts if the application

is funded. The proposed assistance for homeless persons includes information and referral, voice mail, centralized intake/assessment, mental health counseling, food bank services, health care services, and supportive transitional housing for families, individuals, victims of domestic violence, and persons with mental illness, including those that are dually diagnosed.

TDHCA, THN, and the consulting team will continue to assist the County of Hidalgo Community Services Agency in developing a viable homeless coalition and in increasing the number of service providers that participate in the coalition.

### NUECES COUNTY

The continuum of care application process was different in Nueces County since a homeless coalition, Homeless Issues Partnership (HIP), already existed in the area. HIP had previously applied for and been awarded continuum of care funds, however, their renewal application in 1997 was not approved. TDHCA's involvement with Nueces County was to assist HIP in developing an application that would receive funding.

The Nueces County continuum of care application project included partnership with THN and the City of San Antonio's Department of Community Initiatives—the CSBG contractor for Bexar County. The Community Action Division staff, led by Rolando Morales, Community Action Manager, has been very successful in obtaining continuum of care funds for the City of San Antonio.

In addition, Joe A. Martinez, the executive director of the Nueces County Community Action Agency, is a member of HIP and representatives from this organization participated in all of the planning meetings for the project.

After initial strategy meetings with HIP, local government representatives, TDHCA staff members and Kathy Reid, seven nonprofit organizations applied for funds as part of the consolidated application. Proposed homeless assistance activities include transitional housing for men and homeless families, and supportive services such as childcare, job training, substance abuse treatment, and adult education.

TDHCA is committed to helping nonprofits throughout the state establish homeless coalitions and apply for these funds.

*"A homeless coalition is a more formal way for agencies to work together to solve the problems of the homeless and to prevent homelessness in a community."*

*-- Kathy Reid*

*Executive Director, Texas Homeless Network*

**For more information about HUD Continuum of Care Funds: Contact Eddie Fariss, Program Manager (512) 475-3897**



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
P. O. BOX 13941  
AUSTIN, TX 78711-3941

BULK RATE  
U. S. POSTAGE  
PAID  
AUSTIN, TX  
PERMIT NO. 261

Government Publications  
Texas State Documents  
66961 6 2 NWS  
Depository Library  
Dallas

# Breaking Ground

A newsletter published by the Texas Department of Housing and Community Affairs

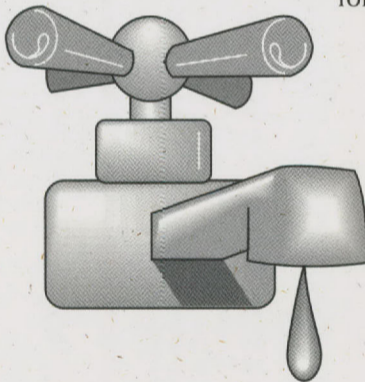
Breaking Ground

October 1998

## TDHCA Provides \$182,400 in Disaster Relief to Ensure a Safe Water Supply in Lovelady

TDHCA recently awarded an \$182,400 disaster relief grant to the city of Lovelady. The grant is provided through the Texas Community Development Program (TCDP) and will be used by the city for land acquisition, test drilling and a new well.

"This grant will help ensure that construction of a new water zone can begin as soon as possible," said Daisy Stiner, TDHCA acting executive director. "Until Lovelady's water system is renewed, the residents are in danger of being without drinkable water."



After several months of severe heat, the drought placed tremendous stress on Lovelady's only source of drinkable water. Like other well-dependent communities, the city was forced to run the well 24 hours a day during the drought, which ultimately caused its failure. The TCDP grant will enable the city to begin construction on an alternative water source. While the city's water system is being replaced, the Houston County Water Control & Improvement District will be providing 100 percent of the water residents need.

## Calendar of Events

### November

1998 Texas Housing and Community Affairs Conference  
**Austin, November 8-10**  
TDHCA Board Meeting  
**Austin, November 13**  
Housing Trust Fund Capacity Building Training: Establishing a CHDO, The Development Process  
**College Station, November 16-17**  
**Beaumont, November 18-19**  
HD410-Single-Family Home Ownership Finance.  
**Austin, November 17-20**  
Email [jcornier@tdhca.state.tx.us](mailto:jcornier@tdhca.state.tx.us) for info.

### December

Public Hearings for 1999 State of Texas Consolidated Plan. Call 512/475-4585 for information. Public comment is from November 18 to December 17, 1998.  
**Lubbock, December 2**

**Lufkin, December 3**  
**Del Rio, December 8**  
**Harlingen, December 9**  
**Austin, December 10**  
Housing Trust Fund 1999 Application Funding Workshops  
Facilitators of these funding workshops will discuss the Housing Trust Fund application process, underwriting criteria and eligible housing activities, and answer questions about the process. See story on *Page 4* of this issue for details about the funding that is available. Workshop schedules are as follows:  
**Lufkin, November 2**  
**Lubbock, November 3**  
**Harlingen, November 4**  
**Socorro, November 5**  
**Austin, November 6**  
For more information, contact the Housing Trust Fund at 512/475-1458.

Governor of Texas:  
George W. Bush

TDHCA Governing Board:  
Donald R. Bethel, Chair  
Margie Lee Bingham  
Robert Brewer  
Harvey Clemons Jr.  
C. Kent Conine  
James A. Daross  
Florita Bell Griffin, Ph. D.  
Michael E. Jones  
Paul R. Rodriguez

Acting Executive Director:  
Daisy A. Stiner

Director of Communications:  
Brian Montgomery

Managing Editor/Writer:  
Amy Lemen

Layout & Design:  
Amy Lemen/Gordon Anderson

Contributors to this Issue:  
Gordon Anderson, Debi Dyer, Stephanie Bond Huie, John Garvin, Kelly Major, Alvino Lopez, Heather Tindall, Elena Peinado, Eric Pike.

*Breaking Ground* is the newsletter of the Texas Department of Housing and Community Affairs (TDHCA), and is produced to inform the public about Department programs and services. It is written and designed in-house by Department staff. For permission to reproduce material in *Breaking Ground*, or to send in a contribution, please contact the editor. An original copy of reprinted information is appreciated. Contact us at 507 Sabine, Austin, Texas 78701; 512/475-3980; 512/475-3840 (FAX), or via email: [alemen@tdhca.state.tx.us](mailto:alemen@tdhca.state.tx.us).

TDHCA is an equal opportunity employer/program. Auxiliary aids and services are made available upon request to individuals with disabilities. Copies of this publication have been distributed in compliance with the State Depository Law, and are available for public use through the Texas State Publications Depository Program at the Texas State Library and other state depository libraries.

This publication is printed on recycled paper.

### Congratulations!

The following TDHCA employees were recently honored at the last meeting of the agency's Governing Board.

- Peggy Colvin, TDHCA's manager of energy assistance, received the *Director's Award* from the Department of Energy's Denver Regional Support Office for her work in ensuring Texans received the relief they needed from this summer's record heat wave.

- Members of TDHCA's Underwriting team recently received certificates of completion for the year-long *Credit Underwriting Training Program*. They are:  
- Jeannie Arellano  
- Larry Freeman  
- Teo Gomez  
- Cristina Jackson  
- Maria Velarde

If you know of someone who should be recognized, please let us know! Tell us who the person is, what they do, and why they should be honored. Send it via fax to 512/475-3840, or via email to [alemen@tdhca.state.tx.us](mailto:alemen@tdhca.state.tx.us), and we'll include it in the next issue of "Breaking Ground."