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Breaking Ground

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

Housing Conference Recap MEET THE TDHCA SCHOLARSHIP WINNERS!

By Amy Lemen

As part of its annual Housing Conference, TDHCA awarded five \$1,000 academic scholarships to students from Texas universities in housing-related fields. We chose five Texas colleges and asked them to recommend their top three candidates in housing-related fields such as architecture or city planning. Each student completed an application and a panel of TDHCA judges from different program areas scored the applications.

"We wanted to offer these scholarships as a great way to inspire students to help us continue our mission to create affordable housing opportunities in Texas," said Daisy A. Stiner, TDHCA executive director. "These scholarships represent an investment in the future of students who not only exhibit financial need, but also intend to pursue careers in affordable housing and community development."

Congratulations to the following scholarship recipients:

Rosa Nichols is in the Public Management program at **Huston-Tillotson College** and is including a concentration in Information Systems in her degree plans. She is a full-time student and mother who will be the second child in a family of 10 to graduate from college. Rosa is also an outstanding student who is most proud of the example she is setting for her daughter. Her activities don't end with school, however. Rosa has coached and managed the 8- and 9-year-old girls' softball teams in Pflugerville for the past three years; has been a foster parent for the last 10 years; and is an active member and volunteer in her church community.

Please see *Students* on page 2

MORE THAN 700 ATTEND TDHCA'S 1999 TEXAS HOUSING CONFERENCE

By Alecia Pulman

The 1999 Texas Housing Conference, "Raising the Roof in '99: Building Communities, Building Relationships," was a great success! Held October 31 through November 2 in Austin at the Marriott at the Capitol and co-sponsored by TDHCA and the Texas Apartment Association, the Conference was attended by more than 700 individuals representing nonprofit, for-profit, and local government partners; and developers, builders, and lenders from across the country dedicated to the expansion and development of affordable housing.

This year's conference featured many distinguished speakers including **Austin Mayor Kirk Watson**, **George Latimer** and **Drew Pearson**. Keynote speaker George Latimer, Professor of Urban Studies at Macalester College in Minnesota, provided the audience with insight and humor as he discussed urban planning and affordable housing issues. Motivational speaker Drew Pearson, former Dallas Cowboy and chairman of Drew Pearson Marketing, provided listeners with a motivational and inspirational story of his own successes and failures and offered advice on working as a team. After his speech, Pearson was available for more than 45 minutes to take pictures and sign autographs for which he was confronted with a line of excited fans that extended outside the conference main ballroom!

The conference included more than 30 workshops appealing to all attendees and offering valuable information about affordable housing. Tracks included *Homeownership*, *Community Development*, *Rental Housing*, *Communications*, *Community Affairs* and *Case Studies*.

The **Scholarship Awards Luncheon** was a new addition this year. Five scholarships were awarded to graduate and undergraduate students attending Texas colleges in pursuit of a career in residential construction, affordable housing or related studies. Students from the University of Texas at Austin, Huston-Tillotson, the University of Texas at El Paso, Prairie View A&M University, and Texas A&M University were awarded scholarships (See *story about the winners, page 1*).

Another new addition was the **Excellence in Achievement Awards** presented to our peers in affordable housing. Fourteen winners received honors and represented both for-profit and nonprofit organizations throughout Texas. Categories included: *Creative Partnership*, *Management Innovations*, *Rental Housing*, *Friend of Affordable Housing*, *Homeownership*, *Special Needs Housing*, *Community Development* and *Special Recognition* (Please refer to page 3 for awardees).

"The *Excellence in Achievement Awards* was a great opportunity to

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AT LEFT: 1999 Texas Housing Conference volunteers with motivational speaker and former Dallas Cowboy Drew Pearson.

TDHCA PROGRAMS RECEIVE NATIONAL RECOGNITION FOR EXCELLENCE

TDHCA was recently recognized by the National Council of State Housing Agencies (NCSHA) for its HOME Online and Housing Infrastructure Fund (HIF) at NCSHA's Fall Conference, held in Chicago.

TDHCA's **HOME Investment Partnerships (HOME) Division** was recognized in the Management Innovation: Financial and Operations Management category for HOME Online—a web-based system that allows HOME program recipients to access individual contract and project information online.

This innovative system—the only one of its kind in the country—has effectively reduced the time it takes to receive funds from 20 days to just six. In addition, the system posts total project budgets, draws in process, draws to date, and project and contract balances.

Targeted toward low- to very

low-income citizens, the HOME program helps with down payment assistance, home rehabilitation, and other repairs. TDHCA receives the funds for the program from the federal government, then selects recipients through a competitive awards process.

TDHCA's **Community Development Division** was recognized in the Homeownership: Encouraging New Production category for its Housing Infrastructure Fund (HIF). Created in 1996 as part of TDHCA's Texas Community Development Program (TCDP), this fund provides grants for infrastructure to support the development of new single-family and multifamily housing.

Income guidelines require that at least 51 percent of the homes constructed are sold to low- and moderate-income citizens. The program encourages communities to form local partnerships with private

developers, nonprofit organizations, local government and financial institutions. Eligible projects must leverage public or private resources for the actual housing construction costs and other costs not eligible for assistance under this fund. Creative leveraging of resources helps make single-family homes and multifamily housing units affordable and available at substantially lower costs than current market rates.

"We are committed to providing access to low-income citizens through these programs and to improving the sustainability of Texas communities," said Daisy A. Stiner, TDHCA Executive Director. "We are honored that these programs received recognition on a national level." Besides the NCSHA awards, both divisions received a U.S. Department of Housing and Urban Development (HUD) "Best Practice" award for these programs in July.

What does TDHCA's website have in common with Yahoo?

Hint: It's not Beanie Baby Auctions, chat rooms or weather reports! It's an **electronic mailing list!** The **HOME Investment Partnership Program (HOME)** periodically sends notices regarding funding cycles and other pertinent information via e-mail. The electronic mailing list allows the HOME Program to quickly inform the public about workshop dates and public hearings. To join the list, go to www.tdhca.state.tx.us/home.htm. For more information, contact **Willie Tenorio**, Regional Coordinator, HOME Program at 512/475-1247.

www.tdhca.state.tx.us

We at TDHCA would like to offer our support to those Texans who were affected by the recent tragedy at Texas A&M University. Our thoughts and prayers are with you.

TDHCA SCHOLARSHIP WINNERS

(continued from page 1)

Reuben Williams is a junior civil engineering student from the **University of Texas at El Paso**. His fascination with dirt and building blocks as a child led him to his current academic interest in civil engineering. His goal is to work in residential construction and start his own contracting business. Reuben finds engineering "fun" and enjoys learning how the physical world works and how he can use the resources on this planet we live in to make the world a better place.

Thane Michael Eddington is a master's of architecture student in his second year at **Texas A&M University**. He is the son of a general contractor and has a diverse background in construction, architecture, botany, art and landscape design. His goal is to integrate all these fields upon graduation from the master's program at A&M. Although he was recently selected as a member of the Tau Sigma Delta Honor Society at A&M, Thane is most proud of his son, Ethan, who was born shortly after he entered the master's program.

Elena Rochelle Stephens is a junior architecture major from **Prairie View A&M University** in Houston. She is involved in several organizations at school, including the Tau Sigma Delta Architectural Honor Society; the American

Institute of Architectural Students; and the Student Government Association - of which she is also the junior class president. She also volunteers on campus to help new students with their transition to college, as well as with an eldercare program in the Houston area.

Elena's goals include working for an architectural firm that specializes in government projects for low-income families and other public needs—and one day owning her own firm.

Yun-Jeong Cho is a second-year graduate student in the Community and Regional Planning Program at the **University of Texas at Austin**. She is originally from Seoul, South Korea, where she earned an undergraduate degree in political science. While in school, she spent two years as a photojournalist at her college newspaper, and experienced first-hand the political forces that influenced different groups of people. She came to the U.S. in the fall of 1998 to work on her master's. Her goal is to work as a planner, facilitator and educator in Seoul—a city of 12 million people with rapid economic growth and urbanization.

We would like to offer our congratulations to all TDHCA very talented group of scholarship recipients.

Team Effort for the Homeless

By Deborah Glover

TDHCA is one of 14 state agencies represented within the team that oversees the **Community Resource Coordination Groups for Adults** project. Since 1987, children with interagency needs in Texas have benefited from these groups. Known CRCGs, the teams use collaborative decision-making processes to create and locate resources for youths whose needs cannot be met by any single agency. Now, adults have the same option.

The State Office of CRCG has established demonstration sites around the state to offer coordinated services to adults. CRCGs in the Brazos Valley, Travis County, Harris County, Smith & Henderson Counties, El Paso County and the Panhandle each serve different clients. All the clients have multiple needs, and the resources required are not easily accessible.

Besides the state agencies, several nonprofit organizations, private providers, and consumer representatives round out the team—so the team can respond to client needs effectively.

Those who have a need for mental health or substance abuse treatment; housing assistance; job training; and other services can meet with local representatives of the state agencies, the nonprofit associations and other resources as needed. Through the collaborative efforts of the local service representatives, the clients are able to receive custom-designed service packages that respond to their needs.

Continued on page 5

“EXCELLENCE IN ACHIEVEMENT” AWARD WINNERS

By Amy Lemen

Recognition of our peers is important, and there are a lot of hard-working people out there who offer valuable services to many Texans. The **Excellence in Achievement** awards presented at this year’s Texas Housing Conference were a first for TDHCA—and helped us recognize the commitment of many people and organizations involved in creating affordable housing.

“We wanted to host an awards ceremony to honor our peers for their successes in affordable housing and community development as a way of showing our appreciation for their efforts,” said Daisy Stiner, TDHCA executive director.

Each awardee had to be nominated by one of their peers, and a judging committee of TDHCA employees in the each of the program divisions selected the recipients. Texas Apartment Association president George Allen and TDHCA board members Marsha Williams and Robert Brewer presented the awards at the conference dinner. Our honorees are as follows:

Creative Partnership Award, Non-Profit: Sharon Keilin and the Texas Department of Criminal Justice-Habitat for Humanity partnership

The Texas Department of Criminal Justice’s partnership with Habitat for Humanity began five years ago. The program teaches ex-offenders valuable building skills and works with them to construct much-needed low-income housing. There are now 28 facilities throughout the state where offenders learn to build Habitat homes. Nominated by Kurt Jobe of American Youthworks, the program has built more than 250 homes for needy families since its inception.

Creative Partnership Award, For-Profit: Kim Whitaker and Allstate Insurance Company

The Allstate Neighborhood Partnership Program has been described by nominator Linda Jordan, executive director of the South Dallas/Fair Park Inner City Development Corporation—as an “advocate for the South Dallas community and its residents.”

Established in 1997 with the Inner City Development Corporation, this partnership includes a home safety assessment and minor repair program; a home-based business loan program; community development and education; housing development; and a home improvement loan program.

Rental Housing, For-Profit: A.G. Swan and the Springtown Spring Gardens Apartments

When census data revealed an above average number of elderly

residents in need of affordable housing, A.G. Swan took action. Nominated for the award by Carl McCullar of McCullar Realty, Swan went into partnership with the Weatherford Housing Authority to ensure an adequate rent subsidy was available to provide housing for those existing on Social Security income only. When economic costs threatened to shut down development, land was donated to ensure it would be completed.

As a result, the Springtown Spring Gardens Apartments began construction in July 1999 and will achieve the goal of providing safe housing to those on a fixed income.

Rental Housing, Non-Profit: Guadalupe Neighborhood Development Corporation

Father Bill Elliott of Our Lady of Guadalupe Catholic Church in Austin nominated the recipient in this category. In March 1981, concerned residents formed the Guadalupe Neighborhood Development Corporation to encourage affordable homeownership and rental opportunities and to preserve the character of the neighborhood.

In the past 15 years, GNDC has built new single-family rental housing, moved houses onto vacant lots, and has rehabilitated more than 20 single-family homes that now provide affordable rental housing in the neighborhood.

The corporation also owns 26 affordable rental units, has made homeowners of 16 families and has four new homes under construction.

Homeownership, Non-Profit: Community Development Corporation of Brownsville

Nominated by the San Felipe Jesus Church, the Community Development Corporation of Brownsville initiated the Colonia Self-Help Center/Colonia Redevelopment Program in Cameron and Willacy counties to target five area colonias.

Through below-market financing, quality construction, and targeted outreach, this organization is able to provide safe, sanitary owner-occupied housing for very low-income families.

Homeownership, For-Profit: Jim Howe and Gateway HomeBuilders

Hal Rose of the Temple Housing Authority nominated Jim Howe and Gateway HomeBuilders for their efforts in making affordable housing a reality for Temple’s low-income citizens.

Mr. Howe organized a group of local builders who bought lots from the Housing Authority and built affordable homes, and also convinced local attorneys to provide transaction documents to homebuyers on a pro-bono basis.

As a result of his efforts, more than

140 new homes were built for low-income families in the past two years.

Special Needs Housing, Non Profit: Pineywoods HOME Team Affordable Housing

In her nomination form, Kristen McDaniel of the Enterprise Foundation called the Pineywoods HOME Team Universal Design Rental Project a “a unique affordable housing opportunity for people with disabilities.”

This development will serve 20 very low- and low-income families, including at least 10 families with special needs. In addition, Pineywoods HOME Team has conducted extensive outreach in the area to make people aware of this accessible housing development.



Special Needs Housing, For-Profit: Heritage at Dartmouth

Heritage at Dartmouth provides low cost housing to low-income families and individuals with disabilities. They also have offices on-site for local agencies that provide supported employment to adults with developmental disabilities. Nominated by developer Emmanuel Glockzin, the Heritage community has 96 apartments—a third of which are occupied by special needs residents.

Community Development, Non-Profit: Don Bonifay and Ector County

Over the last 10 years, the Ector County Commissioners Court has worked to address the degradation of the individual water wells that the citizens depend on for clean water.

As county engineer and public works director, Don Bonifay has been a central figure in working with TDHCA to obtain first-time water service for more than 1300 residents in West Odessa.

According to nominator and Ector County judge Jerry Caddel, Don’s efforts resulted in two planning grants for \$75,000; and five construction grants that totaled \$2.1 million for the county.

TDHCA Executive Director Daisy Stiner presents TDHCA’s first annual **Excellence in Achievement Awards**. The awards were a great way to recognize our peers in affordable housing.

Please see *Excellence* on page 5

TDHCA RECEIVES \$140,000 GRANT FOR HOMEBUYER EDUCATION EXPANSION

By Gordon Anderson, TDHCA

TDHCA recently received a \$140,000 grant from the U.S. Department of Housing and Urban Development (HUD) to help expand the state agency's Texas Statewide Homebuyer Education Program (TSHEP). The grant will facilitate TDHCA's efforts to make comprehensive homebuyer education available to low- and moderate-income households in all 254 Texas counties.

The program also netted the Department a 1999 HUD "Best Practices" Award from among 3,000 entries. HUD Secretary Representative Elizabeth Julian presented the check and award to state housing officials at a news conference held at TDHCA headquarters.

"I'm here today to make a 'down payment' on HUD's support for homebuyer education and counseling," said Julian, referring to the grant. "I am proud to present this funding to further the state's efforts. The education providers who work with and benefit from this program know just how important TSHEP is."

Julian praised TDHCA's training methods, stating that the quality, uniformity, and comprehensive nature helped make it a "model for the nation" in terms of homebuyer counseling. "You have a great thing going here, and we support your efforts," she said.

TDHCA officials estimate that an additional 500 individuals could be counseled and prepared for the home buying process as a result of this increased funding.

The \$140,000 grant is the second significant HUD award to TDHCA for the homebuyer education program. The Department was awarded \$380,000 from the federal agency in December 1998. Funds are distributed to local education providers on a competitive awards basis. TDHCA has already conducted two workshops and has scheduled a third to teach nonprofit organizations the principles and applications of comprehensive homebuyer education and to certify participants as trainers.

TSHEP was initiated this year as an extension of a mandate by the 76th Legislature. The program is providing comprehensive pre- and post-purchase homebuyer information without duplicating the efforts of existing homebuyer education programs. TDHCA is working with state and national organizations including Fannie Mae, Freddie Mac, Wells Fargo Bank/Norwest Mortgage, United Cerebral Palsy, and the Neighborhood Reinvestment Corp. to develop and implement the program.

TSHEP's first phase is focusing on underserved areas of the state with no existing homebuyer education providers. The program's priority clients will include minorities, persons with disabilities, and lower income populations. For more information, contact **Sarah Dale** at 512/475-3982.

COLONIAS PARTNERSHIP WINS PRESTIGIOUS AWARD

By Ann Garcia, OCI

On November 17, 14 employees of TDHCA's Office of Colonia Initiatives (OCI), USDA Food & Nutrition (FNS), HUD, the Texas Dept. of Health and the Texas A&M University Colonias Program were honored with the **Vice Presidential Hammer Award**. The award was presented for the creation of the **Partnership for Change** alliance.

The Hammer Award is given to teams of federal employees and their partners whose work results in a government that works better and costs less. It's called the "Hammer Award" to remind us of the accomplishments government has made in becoming more innovative, effective and efficient. It symbolizes that the federal government is working better and smarter and that the days when government paid \$400 for a \$6 hammer are over.

Partnership for Change was prompted by a growing awareness of the dire conditions faced by the estimated 400,000 residents of the Texas colonias.

The FNS and OCI sought out project partners that had a desire to make a difference in the lives of the colonia residents; a willingness to share information, resources and expertise; and a mindset to set aside "the way things have always been done."

By August 1998, the team was comprised of nine organizations with a mission to "improve the nutrition, health, and living conditions of the residents of the Texas colonias." The result has been greater success in bringing much-needed health and nutrition assistance to the impoverished colonia residents and the collaboration of housing agencies working together to make program funding easily accessible to colonia residents.

With Partnership for Change, the partners have moved beyond "If we build it, they will come" program delivery to "Work with us, tell us what's needed, and let's find a way to build it together."

OCI UPDATE: CONTRACT FOR DEED CONVERSION INITIATIVE

By Susana Garza

TDHCA's Office of Colonia Initiatives (OCI) will soon be announcing the FY 2000 availability of approximately \$2 million in funds through the HOME Investment Partnerships Program for Contract-for-Deed Conversions in border communities. This program will allow eligible applicants to assist residents living in Texas colonias—communities within 150 miles of the Texas-Mexico border—with the conversion of their existing contract-for-deed to a traditional note and deed of trust.

All properties must be in a colonia, as determined by the Texas Water Development Board, or meet the department's definition of a colonia. Residents must also meet all applicable HOME Program requirements.

Funds will be distributed on a first come, first serve basis. Applicants will be required to meet minimum threshold criteria to be considered for an award.

Eligible Applicants include:

- * Units of General Local Government
- * Public Housing Agencies
- * Nonprofit Organizations
- * For-Profit Entities

For additional information, contact **Susana Garza**, OCI, at 1-800-462-4251 or sgarza@tdhca.state.tx.us.

TEXAS BOOTSTRAP LOAN PROGRAM

By Susana Garza, OCI

TDHCA will soon announce the availability of \$2.8 million from the Texas Housing Trust Fund for the **Texas Bootstrap Loan Program**—part of Senate Bill 1287 that was recently passed by the 76th Texas Legislature.

This initiative is designed to promote and enhance homeownership opportunities for very low-income Texans, providing loans to purchase or refinance property to build new residential housing or improve existing housing.

Applications will be reviewed and scored by TDHCA staff and recommended for funding based on ranking and availability of funding.

Eligible Applicants include:

- * Colonia Self-Help Centers
- * State-Certified Nonprofit Organizations

For additional information, please contact **Juan D. Palacios**, OCI, at 800-462-4251 or jpalacio@tdhca.state.tx.us.



HOMEBUYER EDUCATION: Good for ALL Texans...

ABOVE: John Garvin (left), TDHCA's Director of Strategic Planning, and Elizabeth Julian, HUD Secretary's Representative, announce additional funding for TDHCA's Homebuyer Education program

Photography by: Jorge Reyes, TDHCA Housing Resource Center

**TDHCA AWARDS \$594,204 IN
"TEXAS STEP" GRANTS**



combined award of \$594,204 in Texas Small Towns Environment Program (Texas STEP) Grants to the city of Alpine and to Jeff Davis County will help solve the water and wastewater needs of these communities.

Alpine will use the grant of \$297,000 to increase the water supply and water storage capacity for its water system customers. Jeff Davis County will use its grant of \$297,204 to improve essential services through the construction of a fire station/emergency medical service building.

These grants will provide funding for materials and other costs related to improving the essential services in these areas. said Daisy A. Stiner, TDHCA executive director.

Texas receives an annual allocation of funds from the U.S. Department of Housing and Urban Development (HUD) to principally assist persons of low and moderate income. The funds are distributed through seven funding categories to meet the diverse needs of the citizens of Texas.

Excellence Awardees

Continued from page 3

**Community Development, For-Profit:
Katherine Gonzalez and Community
Development Solutions**

Nominator Mark Mayfield of Marble Falls Housing Development was facing an urgent need for affordable housing units.

Katherine Gonzalez and Community Development Solutions worked in partnership with the city of Marble Falls, and were able to acquire a million-dollar HOME program loan and a \$300,000 federal home loan bank grant to create 54 new apartments for the low- and very-low income; large families and the elderly.

The project used all local contractors-increasing economic activity-and also helped solve drainage problems with the help of a \$200,000 Texas Community Development program grant offered through TDHCA.

**Management Innovations, Non-Profit:
Panhandle Community Services**

Terry Burns of Panhandle Community Services applied for, designed and implemented a program to provide homebuyer assistance across the 26 counties located in the rural Texas Panhandle. Programs were available in the metro areas, but none addressed the concerns of the rural communities.

Since its beginnings, the program has been able to place more than 60 families in their own homes-and have had placements in nearly every city in the service area.

Nominated by Johnny Raymond, executive director, we'd like to congratulate Terry Burns and Panhandle Community Services for providing one of the most important components to owning a home—education.

NOTE: There were no entries in the Management Innovations For-Profit category.

**Friend of Affordable Housing, For-Profit:
Manuel Gandara**

Realtor Manuel "Manny" Gandara has dedicated more than thirty years of his life toward providing housing for those less fortunate.

Nominator Andy Mares calls him a "pioneer in housing volunteerism," and says that his role as adviser and trainer in the housing market and unique ability as a community organizer in the El Paso area make him a powerful force in affordable housing.

**Friend of Affordable Housing, Non-Profit:
Edwina Carrington, Texas
Affiliation of Affordable Housing
Providers**

Diana Kise, Jot Couch, Cynthia Bast and Richard Morrow say that Edwina Carrington has the ability to bring together diverse housing industry representatives and get them to work together for a common goal.

She has been involved in affordable housing since 1977 and has worked to raise the education and skill levels of those individuals and organizations in the delivery of affordable housing.

**Special Recognition: Commissioner
Miguel Teran, El Paso County**

According to nominator Rodrigo Mercado, the Honorable Miguel Teran has exhibited a "relentless proactive strategy to address the needs of the colonias in unincorporated areas of El Paso."

He established a community development department in the county, and colonia residents are now the focus of intensive self-help program, water and sewer assistance.

As county commissioner for El Paso, he is a grass-roots politician who has succeeded in articulating the voice of the county's neediest residents.

Congratulations to all the award winners. We are honored to have you as our partners in affordable housing!

Briefly...

State Vendors: Don't Miss This Opportunity!

By Julie Dumbeck

TDHCA's Purchasing Department, along with the General Services Commission, The University of Texas at Austin, the Texas Department of Insurance, and the Texas Department of Health, is co-hosting the "First Economic Opportunity Forum of the New Millennium".

This FREE event is scheduled for **January 20, 2000 from 8 a.m.-4 p.m.** at the Frank Erwin Center in Austin. The goal is to provide economic opportunities for vendors such as helpful tools, marketing, obtaining capital, bidding, and other items related to doing business with the state of Texas.

State agency representatives will be on hand for questions and will have information available for vendors interested in business opportunities with these state agencies. Contact the **Purchasing Department at 512/475-3988** for information.

1999 Texas Housing Conference a Success!

Continued from page 1

recognize the work of folks who are concerned about housing and the communities here in Texas," said one attendee.

Overall, the Conference was a great success, and post-conference evaluations indicated that an overwhelming majority of attendees agreed.

Another attendee mentioned that the best aspect of the conference was, "the opportunity to network with other organizations and exchange ideas." We hope all those who attended had a successful conference.

*Thanks to the many TDHCA volunteers and speakers who offered their time to make this year's conference a success. We couldn't have done it without you. A very special thanks goes to **Heather Tindall**, whose leadership and incredible organizational skills made the conference go off without a hitch! Ed.*

CRCG: A Team Effort
Continued from page 2

Before the CRCG system, the same client (or the client's family) would go to one agency after another, repeat the intake information, and get services from each agency. Some caseworkers would make contact with agencies to help the process along, but most referrals were informal and time-consuming. At best, the client would spend long hours waiting for assistance. At worst, the client would go unserved, and the resources went unused.

The CRCG for Adults project is still in the pilot phase but the process has been quite effective, and new groups are popping up all over the state. For more information, contact **Larry Swift**, program coordinator, at 512-424-6560



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Breaking Ground

December 1999

TDHCA AWARDS \$48M THROUGH TCDP PROGRAM

TDHCA recently awarded \$48,818,827 in grants to fund essential infrastructure and planning activities that will primarily benefit low- and moderate-income Texans through its Texas Community Development Program.

The funds are awarded on a competitive, biannual basis through TCDP's Community Development Fund and its Planning and Capacity Building Fund. The Community Development Fund primarily addresses basic needs, such as water, sewer and housing. The Planning and Capacity Building Fund addresses city planning activities that can improve a community.

"These counties will now have the resources to handle basic community needs—such as proper water and sewage facilities, housing, and

streets that are paved," said Daisy Stiner, TDHCA executive director.

TDHCA received 660 requests for funding under the Community Development Fund, and 178 grants were awarded to communities in 24 state planning regions. Through the Planning and Capacity Building Fund, 26 grants were awarded to cities for the development of planning reports and mapping. The information will be helpful in defining existing problems that may exist with housing, public infrastructure and the economic climate of a community.

For information about the **Texas Community Development Program**, contact Ruth Cedillo at 512/475-3882; or Sandy Mauro at 512/475-3912.



IN MEMORY...
Chauncy Steele
1944-1999

She climbed her ladder of life, not to gain; but to give everyone a cheerful smile every day; not to take, but to offer her help and love to her family, friends and TDHCA co-workers.

Calendar of Events

January 2000

The CDBG Housing Infrastructure Fund applications will be available in **January 2, 2000** and the applications will be due **March 31, 2000**.

February 2000

February 14-16, 2000

Texas Association of Community Development Corporations Fourth Annual Conference, Radisson Plaza Hotel, Fort Worth. Call 512/457-8232 for additional information.

KUDOS!

CONGRATS to TDHCA employee Heidi Maldonado, Customer Service Supervisor, who was recently presented with an award through the State Employee Incentive Program.

Heidi combined a series of procedures into one—thereby reducing the amount of staff, processing time and money for TDHCA's Manufactured Housing Division. Congratulations!

Governor of Texas:

George W. Bush

TDHCA Governing Board:

Donald R. Bethel, Chair
Margie Lee Bingham
Robert Brewer
C. Kent Conine
James A. Daross
Florita Bell Griffin, Ph. D.
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