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Breaking Ground

The quarterly newsletter of the Texas Department of Housing and Community Affairs

TDHCA Undergoes Sunset Review

By Elena Peinado

Up to every twelve years the Sunset Commission takes an in-depth look at specific state agencies. This year, TDHCA's was on the Commission's schedule. TDHCA's review by the Sunset Commission will be completed and ready for legislative action by the 77th Legislative Session in 2001. The following is a brief review of where the agency stands in the process.

What is "Sunset"?

The Texas Legislature created the Sunset Advisory Commission in 1977 to identify and eliminate waste, duplication, and inefficiency in government agencies. The 10-member Commission reviews the policies and programs of more than 150 state agencies. The review questions the need for each agency; looks for duplication of other public services or programs; and considers changes to improve each agency's operations and activities. Sunset asks a very basic question: Do the agency's functions continue to be needed?

The Commission seeks public input through hearings on every agency under Sunset review and recommends actions on each agency to the full Legislature. The entire process provides the Commission an opportunity to make fundamental changes to an agency's mission or operations if needed. At the end of the review, the staff recommends changes to state statute and the agency's management practices. The Commission's House and Senate members traditionally introduce legislation. The Sunset Advisory Commission votes on these recommendations. Commissioners may also introduce recommendations and vote on these.

The following is an overview of where TDHCA has been in the Sunset process and where it's headed.

What has happened so far in TDHCA's Sunset review?

- On August 15, 1999, the Department submitted a Self-Evaluation Report to the Sunset Commission.
- Between August 1999 and May 2000, Sunset staff undertook its review of the Department, meeting with agency staff and interested parties.
- In May of this year, the Sunset staff published its report on the Department and made recommendations for statutory and management changes to the Department. The Sunset Commission held a hearing on these recommendations to discuss these suggestions and take public testimony on the Department.

- In June 2000, the Sunset Commission met to vote on staff recommendations. The Commission voted to approve most management recommendations but deferred action on statutory recommendations until the next Sunset hearing. The Commission met again in October and November, and again voted to postpone statutory decisions.

Highlights of Sunset recommendations

- Make changes to strengthen the role of public participation in the Department's rulemaking process.
- Require the Department to undertake a regionally based needs-assessment to ensure an equitable allocation of funds.
- Institute an Office of Multifamily Preservation within the Department to address the issue of HUD-financed developments at risk of converting to market rent.
- Create a Colonia Advisory Committee for the Department's board.
- Establish a community service and housing information clearinghouse.

Pending decision:

- Restructure the Department's Governing Board, reducing members from nine to five.
- Transfer the Community Development Block Grant Program to the Department of Agriculture, creating an Office of Rural Initiatives within the Department of Agriculture, but with the oversight of an appointed Commission to administer the program.
- Return the regulation of the manufactured housing industry to the Department of Licensing and Regulation.
- Continue the Department on a two-year probationary basis.

How has TDHCA responded?

The Department has seen the Sunset Review process as a way to reenergize its service delivery. Improved practices are now being put in place; and, following Sunset and legislative recommendations, the Department is proposing new initiatives to address deeper pockets of need in Texas. One of the most visible Department responses to Sunset recommendations has been increased dialogue with stakeholders and members of the public in policy development. The following meetings, which have been held in addition to public hearings, illustrate this effort:

- During the summer months, the Department formed a task force which included

(See "Sunset", page 2)

TDHCA Holds Discussions on 2001 Tax Credit QAP

By Gordon Anderson

TDHCA, addressing a legislative request for the Department to accommodate greater public input for its programs, recently held two informal public meetings to discuss the rules under which the Low Income Housing Tax Credit (LIHTC) Program is to be administered next year.

On September 18 and 19, LIHTC staff led discussion groups for the purpose of gathering suggested revisions for the 2001 Qualified Allocation Plan and Rules (QAP). Public comment has traditionally been reserved for that period after the QAP was prepared but before the Department's governing board approved the document.

Attending the meetings were approximately 40 tax credit developers and representatives of nonprofit organizations involved in affordable housing issues. Both

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meetings consisted of informal "round table" discussions of issues that could shape the draft QAP submitted for subsequent public comment and board approval.

Regional Allocation Formula

Among the key topics of discussion was Senate Bill 1112, the Department's Regional Allocation Formula, and its impact on the tax credit program. Passed by the 76th Texas Legislature, SB 1112 requires TDHCA to develop a formula to allocate funds from three of the Department's housing programs to each of 11 State Uniform Service Regions.

The goal of SB 1112 is to ensure program awards from the Tax Credit, Housing Trust Fund, and HOME programs are distributed equitably between rural and urban areas of Texas. Tax credit staff pro-

(See "QAP", page 6)

Dry, drier, driest....

Things just dried up in Throckmorton

By Jill McFarren

Drought conditions affected much of the Lone Star State in the third quarter of 2000. The parched ground cracked and crumbled in the mid summer months, crippling communities across the state.

In late June, the 1,036 citizens of Throckmorton (Throckmorton County) found themselves in a rush to quench their thirst for water. Constant triple-digit heat and 20 mile per hour winds evaporated the local water supply, sending the community scrambling to install a new water transmission line, a water storage tank, and submersible pump.

Steve Bowling, Throckmorton's director of public works organized a pipeline project that would extend 14 miles to link up with the Fort Belknap Water Supply

reservoir lines of the nearby community of Graham. To save his community, Bowling looked to TDHCA for help. TDHCA backed the community with a Texas STEP grant of \$800,000 for related

construction costs and much needed materials.

As required by the Texas STEP, Throckmorton signed up volunteers to lay the pipeline.

TDHCA contacted the network of STEP partners, the Texas Natural Resource Conservation Commission (TNRCC), the Texas Department of Health (TDH), the Texas Water Development Board (TWDB) and the General Land Office (GLO) to provide

equipment, expertise, technical assistance and funding options to Throckmorton.

Meanwhile, Throckmorton's story (See "Throckmorton", page 7)



Volunteers lay the 14-mile pipeline.

A message from the Executive Director

This has been a most adventurous year for the Texas Department of Housing and Community Affairs. In addition to carrying out our mission of providing quality affordable housing to our fellow Texans and assisting in the development of our state's communities, we ended a vigorous Sunset Commission review period as well as an extensive audit from the State Auditors Office.

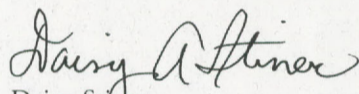
The review process has been invaluable in providing us with significant insight about the operations of our many programs. Committees have gathered, work orders given, and many of the measures suggested by Sunset and SAO are either already completed or near completion. We regard this oversight exercise as critical, because we believe that the efficiency and effectiveness of our work at the Department is of utmost importance.

Within the context of this very busy year, the Department staff accomplished more than 85 percent of our performance measures. The figure represents our sharply focused commitment to meeting our goals and mission throughout the year. I am proud of our Department and its conscientious, hard-working employees.

TDHCA accomplished many successes over the last 12 months. Texans should be proud of how their state office of housing and community affairs has contributed to the improved quality of life for so many of our fellow citizens. Some of the articles in this issue of Breaking Ground document a sampling of these successes. I trust you will enjoy the newsletter and find it informative and helpful.

In closing, I want to remind you that we need and encourage your active involvement in the ongoing development of the programs and services administered through the Department. The thoughts and concerns of our state's citizens as well as those of our housing and community affairs stakeholders are important. I invite each of you to contact me or any member of the Department's staff to share your ideas, comments and suggestions. Together, we truly can impact the most critical need of affordable housing and community development.

Respectfully,


Daisy Stiner
Executive Director, TDHCA

Guest Corner

Affordable Rural Rental Housing Preservation and Prospects

By Neal Sox Johnson, Executive Vice President, RRHA of Texas

The United States government officials in both the Executive Branch (President) and Legislative Branch (Senate & House) are faced with the opportunity and challenges to assist in preservation and creation of needed affordable housing in rural areas of America. The failure to accept these challenges will likely result in continuing with status quo policies, including uncertainty and very limited funding, that have been in place since 1994. These policies and practices are resulting in the slow and painful death of the USDA-Rural Housing Service (formerly FmHA) and the Section 515 Multi-Family Rental Housing Program.

Much of the aging portfolio of Section 515 multi-family rental housing properties, developed over the past four decades in rural America, urgently need positive actions and planned preservation including rehabilitation. This portfolio consists of approximately 17,800 complexes with 453,000 housing units nationally and 800 complexes with 27,000 housing units in the state of Texas. Should our federal government officials essentially abandon their past commitments and existing portfolio of needed decent, safe, sanitary, and affordable rental housing in rural areas of America? The federal government housing policies and role in providing incentives, authorizations, funding, and workable rental housing programs will definitely be a challenge, and hopefully a priority for our new president and members of congress as they take office in January 2001.

In my opinion, the most pressing rural rental housing problem areas include: 1) recognition and policies for preservation of existing rental housing; 2) exit strategies and tax consequences for existing property owners; 3) affordable rural rental housing program for rehabilitation and new construction to meet increasing needs; 4) partnerships with state, local and other government entities in utilizing federal funds and other incentives; and 5) addressing the ever increasing cost of tenant rent subsidies for the low and very low income households in need of affordable housing. These are some of the issues that urgently need leadership and focus.

In the past three years, I have been suggesting to members of congress and others, including federal government officials, the following overall strategies and alternatives that should be considered. My position may be somewhat controversial by some interested parties; however, a well-conceived strategy with consequences, is needed, to avoid more aimless directions and activities. I urge each of you to express your opinions.

Viable Strategy #1: The federal government viable strategy would continue to provide authorization and increase funding levels for Section 515 multi-family housing. (See "Rural Housing", page 6)

Sunset (continued from page 1)

Department staff, advocacy groups, and housing tax credit developers to craft a policy that would ensure fair access by holders of Section 8 rental vouchers to rental developments financed through the LIHTC Program. The Department has taken public comment on this policy. Proposed rules reflecting this policy have been included in the draft Qualified Allocation Plan.

- On August 29, 2000, the Department invited advocacy groups and other stakeholders to a question/answer session regarding the proposed regional allocation formulae to be applied to Department housing funds in accordance with SB 1112. The formulae were also open for review/comment at an Urban Affairs Committee hearing on August 30 and the Texas Association of Community Development Corporations annual conference on September 18. Proposed factors to be used in the formulae had previously been included for public comment in the 2000 State Low Income Housing Plan and include each region's percentage of: extremely low and very low income renters who pay more than 50 percent of their income for housing costs, extremely low and very low income households (renters or owners) living in severely substandard housing, and the state's poverty population.
- On September 18 and 19, 2000, the Department invited interested parties to discussion group sessions regarding the 2001 Qualified Allocation Plan. The input received helped the Department develop

the draft Qualified Allocation Plan for 2001. (The Department is now taking public comment on this draft, which is available on our website or upon request. See article on consolidated public hearings.)

- On September 5, 2000, the Department met with stakeholders to explain exceptional funding items the Department would include as part of its Legislative Appropriations Request.
- On October 4, 2000, the Department invited interested parties to a working session to discuss strategies to help the Department meet goals set in Rider 3 on the Department's appropriations. Rider 3 requires that the Department adopt a goal of directing \$30 million per year out of its housing finance funds to assist households at or below thirty percent of area median family income.

Other Department Sunset-related initiatives include the following:

- The Department's Board has directed the Executive Director to implement a Department-wide policy regarding the use of de-obligated funds in the Department's various programs. The policy places a priority on disaster relief, special needs, and colonias for use of uncommitted funds, as is appropriate for each program. (Look for an update on this in future newsletters.)
- The Department is conducting a comprehensive community needs assessment survey in order to obtain detailed need-based data at the local level. The Department will use the results of this survey as foundation for a regional needs-assess-

ment process as recommended by the Sunset Advisory Commission.

- As recommended by Sunset, the Department is holding joint public hearings for its Qualified Allocation Plan (affecting LIHTC Program), the HUD-required Consolidated Plan (affecting CDBG, ESG, HOME, and HOPWA), the State Low Income Housing Plan and Annual Report, the Regional Allocation Formula, and the Community Services Block Grant Program. (See also "TDHCA Establishes Consolidated Hearings", on page 4.)
- In fall of this year, the Department sub-

mitted its Legislative Appropriations Requests (LAR) to the Legislative Budget Board. Exceptional items related to needs assessment and preservation deal directly with Sunset recommendations. (See also "TDHCA's LAR Update", on page 3.)

Want to learn more about the process?

For more information on the Sunset process, visit the Sunset Advisory Commission's web site at www.sunset.state.tx.us ■

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TDHCA Governing Board:

Michael E. Jones, *Chair*

Donald Bethel	Robert Brewer	James A. Daross	Lydia Rangel Saenz
Margie Lee Bigham	C. Kent Conine	Florita Bell Griffin, PhD	Marsha L. Williams

Executive Director: Daisy A. Stiner

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TDHCA's LAR Update

The Texas Department of Housing and Community Affairs (TDHCA), with the advent of its Legislative Appropriations Request (LAR) for fiscal years 2002-2003, is casting a new vision to meet the state's increasing need for affordable housing and community development.

By Michael Lyttle

After a year of intensive review from both within and outside the agency, TDHCA is now poised to tackle housing and community development challenges with a proposed budget designed to meet the increasing needs.

"Right now, the housing and community development needs in Texas have never been so great," said Daisy A. Stiner, Executive Director. "While many Texans have benefited from our state's prosperity, there are some who have not been so fortunate. Governor Bush believes that 'no child should be left behind' in our state and nation. I would say that 'no family should be left behind.'"

While the department is "holding the line" with its base request of some \$211 million for FY2002 and FY2003, it is asking for some \$340 million in Exceptional Items to address the many issues raised by the Sunset Advisory Commission, the State Auditors Office, and other advisory groups.

Some of the highlights of the Exceptional Item request include:

Regional Needs Assessment and Planning (FY2002: \$393,500, 7 FTEs; FY2003: \$376,000, 7 FTEs)

With the passage of Senate Bill 1112, the Department received its mandate to take a regional approach to addressing Texas' housing needs. However, before any funds can be appropriated, the Department is intent upon gathering the most complete and accurate data in addressing the housing and community development needs. Consequently, a regional needs assessment is now in the beginning stages.

Once the needs assessment is completed, the Department will be able to effectively allocate awards from the HOME Program, Housing Trust Fund, and Low Income Housing Tax Credit Program on a regional basis. Awards from these three programs are to be distributed to each of the 11 Uniform State Planning Regions using a formula based on the need for such assistance.

Some of the factors in the allocation formula are:

- Current population
- Population growth from 1990 to the present
- Number of low-income households paying more than 30 percent of their gross monthly income on rent
- Number of low-income households paying more than 50 percent of their income on rent, and,
- Number of households with "worst case" housing needs.

"Worst case" has been defined by HUD as unassisted renters with incomes below 50 percent of the area median income and who pay more than half of their income on rent or live in severely substandard housing.

"A formula is not enough. We need qualified individuals to help us gain a greater understanding of the needs in each area of the state. We need individuals who live and work in these areas; people who know their own 'neck of the woods' if you will," said Ms. Stiner.

That's why the Department is proposing adding 11 Regional Development Coordinators, who will be hired from each service region, to work with local governments, non-profit organizations, lenders, and other stakeholders in developing strategies to address housing and community development needs.

"Let me emphasize that coordinators will not be telling regions how to use local funds," Ms. Stiner explained. "Instead, they will assist local partners in crafting plans to access, leverage, and layer a variety of federal, state, local, and private funds."

"I invite and strongly encourage everyone to get involved in the ongoing development of TDHCA's programs and services. Come to our public hearings. Give us your written comments and suggestions. I challenge you to be an active participant in shaping the agency into the public service agency that we all want TDHCA to be."

- Daisy Stiner
TDHCA Executive Director

percent over the biennium would support the Office of Colonia Initiatives and the very important work it's doing along the Texas-Mexico border.

"If the Legislature approves this request, we propose to take a new approach with the Housing Trust Fund. If funding allows, Trust Fund projects that benefit rural and low-income households will move from gap financing, if appropriate, to 100 percent financing, if that's what it takes to get a project built," Ms. Stiner said. "We will continue to take our financial stewardship responsibility very seriously, but we recognize that these populations often need greater subsidy to serve than other low-income groups."

Office of Housing Portfolio Preservation (FY2002: \$95,604,672, 8 FTEs; FY2003: \$102,581,047, 9 FTEs)

Preservation of affordable housing units is another area of critical need. The Department's request of nearly \$200 million over the biennium would preserve an additional 12,300 units, provide

temporary acquisition financing for 20, 100-unit properties, and provide predevelopment funds for nearly 200 transactions.

"I understand that our requested amount may seem high to some, but sadly, this

TDHCA's Legislative Appropriations Request (LAR) for fiscal years 2002-2003:

- Regional Needs Assessment and Planning
- Increase Funding of Housing Trust Fund
- Office of Housing Portfolio Preservation
- DOE Cost Share Requirement to Administer State Energy Assistance Program
- System Benefit Fund to Administer State Energy Assistance Program
- Compliance Monitors to Review Housing Property Affordability Documents
- Emergency Nutrition Temporary Emergency Relief Program to Administer Poverty-related Federal Funds through a Network of Agencies
- Increase Service to Communities with Rural Fire Prevention Volunteer to Administer State Program Providing Information, Advice, and Training

Increase Funding of Housing Trust Fund (FY 2002-2003: \$50 million, 6 FTEs each year)

Arguably the agency's most flexible tools in dealing with housing issues, the Housing Trust Fund, with the proposed increase, would provide approximately 3,100 new affordable housing units for very low and low income households. Ten percent of this funding would go towards capacity building for the non-profit and community housing development organizations who are on the front lines, trying to grapple with this issue daily. An additional 10 percent would go towards predevelopment activities, which will result in affordable housing development. Finally, another 10

would target only 3.2 percent of the existing targeted portfolio. We have much work ahead of us in this area," Ms. Stiner explained.

System Benefit Fund to Administer State Energy Assistance Program (FY2002-2003: \$17 million, 3 FTEs each year)

This amount is necessary to achieve an effective impact on the number of low-income households served and to continue the Department's existing low-income energy efficiency program. The Public Utility Commission will administer the System Benefit Fund.

Compliance Monitors to Review Housing Property Affordability Documents (FY2002: \$343,196, 4 FTEs; FY2003: \$316,092, 4 FTEs)

This funding would enable the Department to meet minimum federal tax credit monitoring regulations. Changes in the regulations governing Section 42 of the IRS Code require agencies to increase the scope, number, and frequency of onsite reviews.

"The new regulations require a greater number of physical inspections that utilize new housing quality standards, increase the annual certification requirements, and generally expand monitoring activities and corrective action tracking," Ms. Stiner explained.

Emergency Nutrition Temporary Emergency Relief Program to Administer Poverty-related Federal Funds through a Network of Agencies (FY2002-2003: \$3 million each year)

In previous years, "oil overcharge funds" were used to fund ENTERP, however no overcharge funds were appropriated in FY2000-2001. This funding would assist approximately 50,000 individuals and families, primarily in rural areas in the state.

Increase Service to Communities With Rural Fire Prevention Volunteer to Administer State Program Providing Information, Advice, and Training (FY2002: \$108,200, 2 FTEs; FY2003: \$102,000, 2 FTEs)

Funding for this item would support the agency's Local Government Services section and will increase the level of technical assistance and training for communities interested in establishing rural fire prevention districts.

"I believe our overall plan will have a greater impact on meeting the needs of our fellow Texans than ever before," Ms. Stiner said, in summary of the agency's appropriations request. "We recognize our responsibility to evolve and change with the needs of our constituents in upholding our mission. In this upcoming biennium, the Department will once again refine its path to achieving the goals set forth by its enabling legislation. We believe it is time to empower effective and decisive individuals from areas across the state who understand their community needs the greatest."

Ms. Stiner continued, "I invite and strongly encourage everyone to get involved in the ongoing development of TDHCA's programs and services. Come to our public hearings. Give us your written comments and suggestions. I challenge you to be an active participant in shaping the agency into the public service agency that we all want TDHCA to be." ■



TASK FORCE: Housing Opportunities for Section 8 Tenants

By Gordon Anderson

In June of this year, the Department appointed a Section 8 Task Force charged with the responsibility of developing a policy for expanding housing opportunities for Section 8 voucher and certificate holders in properties assisted with TDHCA funds.

Comprised of diverse representatives from the affordable housing community, the Task Force eventually narrowed its focus to concentrate on properties that receive assistance through the Department's Low Income Housing Tax Credit (LIHTC) Program. However, the guidelines established by the Task Force will be useful for all TDHCA housing programs with Section 8 occupancy provisions.

The Task Force met through June and July, eventually proposing two specific actions for TDHCA. First, it was recommended that the Department approve a statement of policy regarding the acceptance of Section 8 tenants by tax credit properties, which TDHCA's

governing board passed at its July 28 meeting. The Department also held two hearings to accept public comment on this policy and its proposed implementation.

The second action recommended by the Task Force is that the Department develop and propose a rule that incorporates specific restrictions and monitoring actions designed to ensure compliance with the policy.

TDHCA's policy on Section 8 and LIHTC properties as passed by the Department's governing board contains three essential provisions:

- Managers and owners of tax credit properties are prohibited from having policies, practices, procedures, and/or screening criteria that have the effect of excluding applicants solely because they have a Section 8 voucher or certificate.

- The verification of such an exclusionary practice on the part of the owner or the manager by TDHCA will be considered a violation and will result in the issuance of a Notice of Violation and, if appropriate, issuance of a Form 8823 to the Internal Revenue Service. *(Editor's note: Form 8823 is a formal report of non-compliance)*

- Any violation of program requirements relative to this policy will also impact the property owner's future participation in TDHCA programs

Tax credit properties with Land Use Restrictive Agreements (LURAs) executed after August 10, 1993 are governed by Section 42 of the Internal Revenue Code which clearly prohibits the exclusion of a tenant based solely on his or her status as a holder of a Section 8 voucher or certificate. Compliance with this policy is mandatory.



Professional Tax Credit Designation Gaining in Popularity

By Gordon Anderson

Two national housing organizations teamed up in 1997 to establish a new professional accreditation designation for persons involved in all aspects of tax credit properties. With two full years of its certification process completed, the program is proving to be extremely popular both within the industry and at the Texas Department of Housing and Community Affairs.

The National Association of Homebuilders (NAHB) and the National Affordable Housing Managing Association jointly created the Housing Credit Certified Professional (HCCP) designation, the highest level of nationally recognized professional competency and experience currently available for individuals active in developing, allocating, managing, and investing in housing credit properties.

The board established to govern the credential process is chaired by Beth Mullen of the national certified public accounting firm of Reznick, Fedder and Silverman. Suzanne Phillips, Director of TDHCA's Compliance Division, is a founding member. According to NAHB's Daria Jakubowski, HCCP certification is important because it provides a benchmark for industry professionalism.

"The designation says to peers and employers alike that you are a qualified individual who is committed to a high level of competency, knowledge, and professionalism in this very specialized field," Jakubowski says. "Thus far, over 500 tax credit professionals have completed the requirements obtained their HCCP designation."

Jakubowski notes that the certification requirements include a passing score on the 75-question certification exam, two years' experience working with the Low Income Housing Tax Credit (LIHTC) Program, ten hours of LIHTC education, and a demonstrated commitment to professional ethics and continuing education.

Exam questions cover all facets of the program, including tax credit allocation, development, project compliance, and law. Nationally, the pass rate for the exam is approximately 70 percent. TDHCA is proud to report that Compliance Division staff members who have taken the exam have all passed with flying colors. Congratulations!

TDHCA Housing Credit Certified Professionals:

Sara Newsom

Francisco Grajales

Nancy Dean

Jo Taylor

Patricia Murphy

Cliff Hudson

Lenore Thompson

Doris Ballard

Carmen Roldan

TDHCA Establishes Consolidated Hearings

By Jill McFarren

TDHCA has taken an innovative approach to providing for public input about the agency's programs and services. Through this new plan, the Department coordinated "consolidated" public hearings during which several TDHCA programs were discussed in various single day events.

The consolidation allowed for increased public accessibility to all of the agency's programs, providing for increased communications with the Department. "This approach increased exposure of many of TDHCA's programs to the public," said Sarah Dale Anderson, Director of the Strategic Planning & the Housing Resource Center, coordinator of the events. "Some of our programs aren't well known, so Texans now have a better opportunity to learn more about additional possibilities open to them."

TDHCA initially hosted seven consolidated events — each in different Uniform

State Service Regions. Additionally, through the course of the following year, there will be at a minimum another four consolidated hearings in the remaining four service regions, to further extend the opportunity for Texans to participate in the development of TDHCA programs. An added benefit of the consolidated arrangement will be a large cost savings for the agency, which will avoid hosting several separate events for each of the agency's programs.

Public hearings related to rule changes or program application or implementation workshops will be exempt from the consolidated events because of the specific nature of the topics.

For more information on public hearings and other TDHCA events, contact the agency's Housing Resource Center at (512) 475-3976 or check the TDHCA web site at: www.tdhca.state.tx.us. ■

Useful TDHCA Telephone Numbers

Compliance

(800) 643-8204

Texas First-Time Homebuyer Program

(800) 792-1119

Local Government Services

(800) 544-2042

Manufactured Housing

(800) 500-7074

Manufactured Housing

Field Offices:

Corpus Christi

(361) 887-9615

Dallas/Ft. Worth

(817) 321-8700

Edinburg

(956) 381-8129

Houston

(713) 795-5182

Lubbock

(806) 794-2105

San Antonio

(210) 212-9070

Tyler

(903) 533-1240

Waco

(254) 750-9681

Office of Colonia Affairs

(800) 462-4251

Office of Colonia Affairs

Field Offices:

Edinburg

(956) 383-3404

Laredo

(956) 726-4521

El Paso

(915) 834-4928

Relay Texas

Service for the hearing impaired
(800) 735-2988

Statewide Homebuyer Education Program

(877) 895-1093

Technical Assistance Offices:

Lubbock

(806) 794-6938

Lufkin

(409) 853-3040

Mount Pleasant

(903) 572-0111

TDHCA Facts: Texas STEP and Self-Help Projects

- Texas has one of the highest performing STEP Partnerships in the country (Texas is tied with Virginia at the top of the list.)
- The Lone Star State is the largest producer and supporter of community self-help projects.

Agency Helps Texans Cope with Harsh Summer

By Jill McFarren

The summer months are over, and the recovery from the drenching rains, stifling drought, melting heat, and high humidity has begun. To help its fellow Texans deal with the severe weather, TDHCA released emergency and disaster relief funds to ease the financial burdens of coping and rebuilding for affected communities and individuals.

Tornadoes and Floods and Storms, Oh My!

In early May, some areas of Texas were immersed in water due to tornadoes and storms. In early June, over 12 inches of rain fell rapidly in the state's northeastern section, causing extensive flood damage. Individual and commercial properties, bridges, roadways, and drainage pipes were debilitated. The end of TDHCA's third quarter yielded several funding distributions for disaster recovery efforts stemming from the inclement weather. The agency's Disaster Relief/Urgent Need Fund, administered through the Texas Community Development Program (TCDP), eased the financial burdens of reconstruction for many communities. Fund distributions for the quarter totaled \$3,169,961.

Heat Relief

While floods and drought affected a large number of Texans, most were simply trying to stay cool. TDHCA teamed up with the Division of Emergency Management of the Texas Department of Public Safety, and took the lead in administering \$14.3 million in federal emergency heat relief funds. The funds, earmarked to assist low-income households in meeting the high cost of utility bills, were made available through TDHCA's Comprehensive Energy Assistance Program (CEAP). TDHCA worked closely with 51 contract service agencies to distribute the monies to communities throughout the state.

This winter may bring more cause for Texans to tap into TDHCA's CEAP funds and other programs, as the rising costs of propane, natural gas, and other energy resources take effect. On October 10, 2000, the Department announced that it will administer \$8.4 million in emergency assistance funds, provided by the Low Income Home Energy Assistance Program of the U.S. Department of Health and Human Services. The funds will help low-income households pay expected higher heating bills this winter. Whatever the time of year, TDHCA stands ready to administer the funds necessary to aid Texans in meeting their utility expenses or deal with natural disasters.



TDHCA Receives Accolades from Peers

By Jill McFarren

The Texas Department of Housing and Community Affairs (TDHCA) has received major recognition from the National Council of State Housing Agencies (NCSHA) for promoting homeownership. The "Significant Achievement Award: Homeownership-Empowering New Buyers" award is the seventh received so far this year by the Texas state agency.

In addition to the award from NCSHA, agency programs have received four national awards and two regional awards, including:

- The National Partnership for Reinventing Government's "Vice Presidential (Al Gore) Hammer Award" for contributing to building a government that works better and costs less;
- The U.S. Department of Agriculture's (USDA) "Group Honor Award for Excellence" recognizing TDHCA's commitment to looking for ways to bring service to areas not being reached and improving existing programs;
- Three U.S. Department of Housing and Urban Development (HUD) regional awards for working to educate citizens involved in the residential property buying process;
- "Simply the Best" award
- Two "Best Practices" awards; and
- The National Federation of Municipal Analysts' "Award for Excellence in Bond Disclosure by a State House Finance Agency"

"We're proud to be recognized by our colleagues for our efforts in administering the programs and services that benefit the citizens of Texas," said Daisy Stiner, executive director of TDHCA. "We have a very talented staff who administer TDHCA's programs. Most importantly, we are all dedicated to increasing accessibility for all Texans into affordable housing."

Stiner is quick to point out that the agency directs many notable programs and services that support Texans. In keeping with its mandates from the last legislative session, the Department is in the process of implementing new funding formulas to make more financial resources available to rural areas for projects, ranging from infrastructure development, rental assistance, and other development programs. The agency has also successfully identified and executed comprehensive approaches towards improving living conditions in the border communities.

TDHCA is currently under review by the Sunset Commission, which is charged with examining every state agency's practices. Meanwhile, "the Department continues to focus on the tasks at hand," said Stiner. ■

State Officials Declare October 30th National Weatherization Day

By Jill McFarren

The Texas Department of Housing and Community Affairs (TDHCA) celebrated National Weatherization Day on October 30, 2000. The agency supported the official declaration, made by the U.S. Department of Energy, noting the importance of improving the conservation of energy in homes through weatherization.

According to recent data by the Energy Information Administration, a division of the U.S. Department of Energy, natural gas prices are forecast to rise nationally by 27% and fuel oil by 30% this year, compared with last year. Combined with colder winter temperatures this year, many families will see their energy bills rise dramatically.

This will impact all the families in Texas, but the hardest hit will be low-income families. The lowest-income households pay an average of 14% of their annual incomes for energy compared with 3.5% for other households. Under current conditions, this heavy energy burden may rise to 18%, causing more families to make the difficult choice between heat and other

basic necessities

Texans were encouraged to observe National Weatherization Day by making sure their homes are energy efficient. Texans should have their homes checked for potential air leaks, and take appropriate weatherizing steps, such as insulating their homes, sealing air leaks, weatherizing doors, and replacing or repairing windows.

Energy efficiency services are available to low-income households through TDHCA's Weatherization Assistance Program (WAP).

"It's important that we provide energy assistance for the elderly, persons with disabilities, and households with children," said TDHCA Executive Director Daisy Stiner, noting that house-

holds experience energy efficiency, financial, and health and safety gains as a result of weatherization measures. "Typically," Stiner continued, "homes are more affordable for everyone when heating and cooling costs are kept to a minimum".

TDHCA's WAP serves every county in Texas through its network of 36 local agencies. To locate your local provider, call toll free (877) 399-8939. ■



Weatherization Works!

WAP It Up! Weatherizing Home Pays Off

By Jill McFarren

Seventy-five year old Claudia Vann has been a client of TDHCA's Comprehensive Energy Assistance Program (CEAP) in Dallas for a while. As a CEAP participant, Vann has an energy assistance case worker assigned to monitor her utility bills and check up on her occasionally. This summer, Darla Spencer, Vann's CEAP case worker, became concerned that Vann's utility bills were consistently 11 percent or more of Vann's income. Spencer promptly notified the Dallas representatives for TDHCA's Weatherization Assistance Program (WAP).

Daniel Ariza, the Dallas area WAP subgrantee, coordinated an energy assessment and audit, reviewing Vann's home for weatherization needs and cost effectiveness. Not long afterwards, Ariza and his crew returned to weatherize Vann's home. They used 18 tubes of caulking to seal windows and sinks, installed 16 outlet gaskets, replaced a threshold, added insulation to her attic, and installed new energy efficient bedroom and living room air conditioners. Within twenty days of Vann's application to the WAP, the weatherization project was assessed and completed. The WAP covered the full \$2,228 tab. "This is such a valuable, important service available to folks," Ariza said. "We're really happy we could help Ms. Vann."

Today, thanks to Ms. Spencer and CEAP, WAP and Ariza's crew, Vann enjoys an average monthly savings of \$64 on her utility costs - about \$768 per year - an estimated 37% lower than in previous years!

The CEAP and WAP folks encourage all Texans to weatherize their homes, and offer the following tips:

- Seal all windows with caulking or sealant, or if needed, replace them with storm windows
- Properly insulate the attic and walls (where accessible)
- Insulate the water heater (use caution; check owners manual first)
- Insulate water pipes
- Weather-strip exterior doorways
- Reverse the direction of the blades on ceiling fans
- Install glass doors on fireplaces
- Use conservation shower heads to eliminate hot water waste ■

NCSHA Approves Practices for LIHC Property Compliance

Courtesy of NHC

Recently, the National Council of State Housing Agencies' (NCSHA) Board of Directors unanimously approved recommended practices designed to help state agencies better administer low income housing tax credit (LIHTC) property compliance. It is expected that these recommended practices will strongly influence how states monitor their LIHTC portfolio in the future. LIHTC properties have been monitored for program compliance for eight years subject to Internal Revenue Service (IRS) guidelines. Additionally, states have chosen to develop sophisticated and efficient monitoring systems that go well beyond the minimum requirements imposed by IRS regulations. These compliance practices vary from state to state since they respond specifically to state needs. In an effort to create some uniformity among the states while preserving flexibility, NCSHA received input from both state housing agencies as well as national industry trade groups, compliance trainers and other industry representatives. There are a total of 15 compliance practices that will serve as the minimum standard. The 15 compliance practices fall into three major categories: 1) Standardized Forms, 2) Compliance Administration, and 3) Gray Areas. For more information contact NCSHA at (202) 624-7710 or visit www.ncsha.org. ■

Rural Housing (continued from page 2)

This funding would assure timely response to a well-conceived preservation program for essential rehabilitation and provide enough financing for new Section 515 rental projects in rural areas. New construction is needed for tenant demand, and to provide needed incentives for developers to stay abreast and utilize the Section 515 program.

Exit Strategy #2: The federal government exit strategy would continue with very limited funding, as available in recent years, for the Section 515 Rental Housing Program. These funding levels address only most critical preservation and rehabilitation needs with very limited funding in target locations for new construction. In the meanwhile, develop policies and procedures to eventually withdraw and end the Section 515 Rental Housing Program. The USDA-RHS would continue to work with existing and prospective complex owners and management to assure that feasible projects may continue to provide tenants with affordable housing. Assist existing tenants in complexes that are no longer feasible to remain in program, with some transition assistance to other safe, decent, sanitary, and affordable housing, if available. This "exit strategy" from Section 515 financed affordable rental housing in rural areas should minimize by policies and procedures the adverse consequences to the existing and prospective tenants and owners of such properties.

Status Quo Strategy #3: The federal government status quo strategy would continue to operate the Section 515 Rural Housing Program in a manner similar to

the status quo practices utilized since 1994. These practices include: 1) very limited funding for preservation/rehabilitation and almost no funding for new construction; 2) a modest amount of tenant subsidy for existing units serving the low-low and very low income households; 3) no well conceived comprehensive preservation plan for existing complexes; 4) no well conceived comprehensive exit strategy without adverse consequences to existing complex owners and tenants; and 5) continued and increasing loss of existing affordable rental housing complexes in the Section 515 portfolio. This loss of existing complexes is due in part to the lack of project financial feasibility, increased administrative burden and cost, and the lack of project generated funds from operations to properly maintain the Section 515 complexes.

Obviously, the "viable strategy #1" would be preferred by those of us interested in serving the housing needs in rural America. However, the "status quo strategy #3" should be dismissed as ineffective and inefficient use of resources, causing hardship and concerns to all parties involved in affordable rural rental housing. There could certainly be some variations to the three strategies that I have proposed. Hard decisions may be difficult to achieve, but with the proper leadership and focus, the federal government needs to agree on a basic strategy so that owners, developers, and tenants can plan their future. ■

QAP (continued from page 1)

vided attendees with a spreadsheet detailing the effect the allocation formula would have had on the 2000 LIHTC allocation to demonstrate what the group might expect in the 2001 allocation round.

The formula proposes that a portion of the 4 percent tax credit attached to any private activity Multifamily Mortgage Revenue Bond proceeds each region receives should be counted toward its portion of the state credit ceiling amount. The formula becomes both somewhat complex and speculative at this point, as it must integrate a random lottery-based distribution into the planning process. However, by considering the bond/tax credits in the formula, the credit ceiling can be stretched to award additional credits to rural regions where bond/tax credit properties are less feasible.

After a lengthy discussion, the group recommended that the Department base the bond distribution adjustment on actual bond activity from the previous year, rather than any projected bond determination awards, which LIHTC staff agreed to review. Participants also requested that the rules behind the regional allocation formula detail how credits will be transferred from regions that do not receive enough qualified applications to those that do.

Reducing Costs, Paperwork

The topic of either a pre-application or phased application process for the LIHTC Program is one that has often been mentioned as desirable by housing advocates. As a result, program staff was prepared to discuss and examine this concept.

However, most participants appeared to be less interested in the details of a two-stage application process as they were in simply streamlining the application process to lower costs. Attendees also wanted more guidance from the Department regarding where applications should and should not be submitted under the new allocation plan.

The discussion yielded several suggestions that may be included in the 2001 QAP. One example is a recommendation requiring only a market survey, rather than a formal (and costly) market study, be required for an application. The market study would be required of all applications receiving credits at a later date. Another suggestion was to have applicants "pre-notify" the Department of where they intended to apply, which TDHCA would then post on its website. This would allow other applicants to know where applications were likely to be filed.

Furthermore, there was a consensus that publishing public notices in area newspapers was costly (\$600 per ad in some metro papers) and accomplished little in terms of actually notifying concerned citizens. Others stated that notifying city council members, county commissioners, and legitimate, recognized neighborhood groups was both more affordable and effective than a notice in any newspaper.

Other Discussion Group Highlights

Both discussion groups, in the final analysis, were interested in ensuring an applicant pool would be comprised of experienced and capable developers of affordable housing, and that the need for such

housing remained great. The following is a brief review of other issues, suggestions, and recommendations covered by these first-ever discussion groups:

- **Maximum Allocation Limit:** Some attendees wondered if a maximum percentage of the regional allocation should be imposed, or would one project be able to take an entire region's allocation of credits.
 - **Lower Income Households:** Participants were generally not opposed to adding points for serving lower income levels; however, there was concern that this could adversely impact the scoring of applications from smaller cities in MSAs with large metropolitan areas with high rents but which cannot charge higher rents. Would this type of scoring cause applicants to propose developments that may not be financially feasible with changes to financing rates or the rental market?
 - **Supportive Services:** Participants expressed a need for more guidance with regard to how points for supportive services will be assigned. Additionally, some attendees wondered why service providers are required to be a nonprofit organization. It was suggested that public housing authorities and local government agencies may be a superior provider of supportive services in some areas of the state, but they would not be eligible without the 501(c) designation.
 - **Transitional Housing:** One representative of a nonprofit organization suggested that they would prefer to provide transitional housing as part of a mixed income development, due to NIMBY issues and social integration issues where working families serve as role models and examples of success.
 - **Rural Project Definition:** One recommendation was the Rural Project definition be revised to account for Texas Rural Development eligibility in areas that are above 20,000 in population and for sites located outside of MSAs and PSAs with populations over 20,000.
 - **Rural and Nonprofit Set-Asides:** Two recommendations pertained to the QAP's rural and nonprofit set-asides. The first was a suggestion that the QAP be revised to show that the 76-unit cap on rural projects only apply to projects in the rural set aside, not projects in rural areas competing in the general set aside. The second was a suggestion that all nonprofits competing in the nonprofit set aside be pooled into the general set aside for consideration after the nonprofit set aside has been exhausted.
- As mentioned, this was the first time TDHCA has presented a pre-draft QAP public forum. Based on the results, the Department will continue to provide interested parties greater opportunities to be involved in the planning process. The two discussion groups provided many specific suggestions of value that will certainly be considered for inclusion in the QAP. ■

YOU are cordially invited to...

Tell us what you think about the Texas Department of Housing and Community Affairs. TDHCA is your office of housing and community affairs, so you're always welcome to share your comments, perspectives, and suggestions about TDHCA regarding any of its programs and services. Your input is vital in shaping the way the TDHCA develops, implements and administers its opportunities. Jot down your remarks and send to: Communications

TDHCA, P.O. Box 13941

Austin, TX 78711-3941

Fax: (512) 475-3840 E-Mail: jmcfarre@tdhca.state.tx.us

TDHCA's Mt. Pleasant Field Office Steps Up to the Plate for Neighbor in Need

By Jill McFarren

Luke and Glenna Gross live in a manufactured home on property owned by a relative. The modest Hunt County home provides shelter for their family of six children, one of whom has special needs. Their housing infrastructure is limited as bath, dish, and wash water is piped away from the home and allowed to drain into the ground. They don't have a septic system. They rent a port-a-potty.

Last spring, the Gross family received a letter from the Hunt County Health Department giving them 30 days to install a system to handle their wastewater or face enforcement action. Concerned that they may be forced to leave their home, the Grosses contacted the office of U.S. Senator Kay Bailey Hutchison requesting assistance. The Grosses request then made its way into the hands of Wayne Dial, Field representative, TDHCA's Mt. Pleasant Field Office.

Dial contacted the U.S. Department of Agriculture's Rural Development Offices in Mt. Pleasant, McKinney, and Sherman to identify possible financial opportunities available to the Gross family. Fortunately for the Grosses, Dial learned of the 504 Loan Program administered by the USDA. The move was nothing out of the ordinary for Dial, who later remarked, "Part of my responsibility is to provide assistance to the citizens of Texas."

Dial notified the Grosses about the program. While the family filed their loan program application, Dial contacted the Hunt County Health Department Office in Greenville, and negotiated an extension on the Grosses deadline.

According to Dial, going an extra mile for a neighbor is nothing new. "We are part of the region we serve," Dial said of the field office. "Sometimes we are called upon to help in an area that may not be part of the responsibility of TDHCA. When that happens, we do our best to link the proper agency or program with the individuals in need. Sometimes that personal attention makes all the difference."

Dial succeeded in helping to make a difference in the lives of eight Texans. The Grosses application was approved, with a portion of the wastewater system project funds coming from a USDA loan and the remaining amount provided from a Department of Community Services loan. In less than six weeks, the wastewater system was in place. The Gross family now enjoys a loan repayment schedule that is actually almost half of what they were paying for a portable toilet facility.



DECEMBER 2000

Texas State Government: Vital Components We Rely On

By Jill McFarren

As a state agency, we often use government lingo in our discussions, and refer to certain governmental processes and steps critical in the development of our programs and services. Recognizing that this jargon may be unfamiliar to some folks, we want to help you understand the elements of the processes to which we adhere. Below is a brief description of one of the components of our Texas government that our agency relies on, the Texas Register.

The Texas Register

Established by the Texas Legislature in 1975, the Texas Register serves as the journal of state agency rulemaking for Texas. Information published in the Texas Register includes proposed, adopted, withdrawn and emergency rule actions, notices of state agency review of agency rules, governor's appointments, attorney general opinions, and miscellaneous documents such as requests for proposals. These rulemaking actions are codified into the Texas Administrative Code, also maintained by the Office of the Secretary of State.

Publication of the Texas Register began in January, 1976. Demand for rules in electronic format prompted the release of the Texas Register on diskettes in 1991, and later through a dial-up electronic bulletin board. The Texas Register was made available through the Secretary of State's web site beginning in January, 1996 as directed by HB 2304 (74th Legislature). The Texas Register was made available first in a "plain text" version and is now available in both .html and Adobe Acrobat (.pdf) format.

Senate Bill 1177 (75th Legislature) decreased the publication frequency of the Texas Register from twice-weekly (Tuesdays and Fridays) to weekly (Fridays only). This change went into effect in September, 1997.

Subscription fees provide most of the funding for publication of the Texas Register. Electronic availability of the publication through the internet presents new challenges for recovering publication costs through subscription fees. HB 2304 provides the Secretary of State with the authority to charge fees for access to rules through the internet.

The Texas Register is available through the Secretary of State's web site at <http://www.sos.state.tx.us/texreg>. The Texas Administrative Code is available on the web at <http://www.sos.state.tx.us/tac>. ■

The information above is reprinted from the website of the Office of the Secretary of State at <http://www.sos.state.tx.us>.

TDHCA Hosts Fair Housing Track at Annual Housing Conference

By Jill McFarren

A plenary session on Fair Housing, hosted by TDHCA, was popular at this year's Annual Housing Conference, sponsored by the Texas Affiliation of Affordable Housing Providers (TAAHP). Like most sessions at the October event held in Austin, discussions were substantive, as attendees were encouraged to participate in valuable exchanges as issues were reviewed and questions were answered.

TDHCA's Executive Director Daisy Stiner, and Director of Compliance, Suzanne Phillips represented the state's perspectives, reiterating the Department's commitment to providing training and education to housing sponsors.

The first session of the Fair Housing track included an explanation of the federal Memorandum of Understanding (MOU) between the U.S. Treasury, the U.S. Department of Justice (DOJ), and the Department of Housing and Urban Development (HUD) aimed at promoting enhanced compliance with the Fair Housing Act. Brian Green, Director of Policy for the Fair Housing Office in Washington DC, announced a new initiative with the Internal Revenue Service (IRS), DOJ, and the HUD. The new MOU intends to promote compliance with the Fair Housing Act by providing training, technical assistance, and information sharing. The MOU includes provisions for HUD and DOJ to provide technical assistance to IRS, and IRS to provide training to HUD and DOJ on administrative issues related to the LIHTC program. Jointly the three agencies will discuss ways to increase compliance with the Act.

HUD and DOJ will be working more closely with state housing agencies by providing training to developers, syndicators, architects, managing agents. The MOU

also includes a reporting requirement for HUD and DOJ: the entities will provide notification regarding discrimination violations to the housing agencies which administer the LIHTC program, and the agency in turn will notify the IRS if the violations are associated with a LIHTC project. More information about the Fair Housing Act is available at www.hud.gov

Training on the Fair Housing Act and ADA was also provided in the early morning meeting, as in-depth discussions on accessibility under the various discrimination and civil rights laws, and the Fair Housing Act Design Manual developed. Questions were raised and answered about serving special needs populations, design standards for multifamily buildings and public areas (such as leasing offices, community centers, and laundry rooms), and NIMBYism (Not-In-My-Back-Yard).

Discussions concerning the complaint process triggered a reminder to attendees that the National Hotline number (800) 669-9777 is available as a resource. Thurmond Miles, Branch Chief of Enforcement HUD, FT. Worth, encouraged housing representatives to call his office at (817) 978-5594 with questions or requests for training.

Fair Housing discussions continued in a late morning breakout session led by Sunny Pietrafesa, Sr. Trial Attorney, Civil Rights Division at DOJ, and Jay Harris VP of Property Management, National Multi Housing Council. The meeting focused on Fair Housing Accessibility and Leasing Practices, covering HUD's approval of the Code Requirements for Housing Accessibility (CHRA), and covered specific construction requirements for apartment complexes constructed after March 1991. ■

Throckmorton (continued from page 1)

made national news, and Bowling received hundreds of calls from folks who volunteered their services. Nearly half of those who volunteered were residents of the county. Over 100 volunteers showed up July 17, the first day of construction. Skilled workers and entire construction crews from the Dallas Fort Worth area and beyond dug in to help the ailing community.

The city and several organizations donated the use of heavy equipment to dig the trenches necessary for the pipeline. The Red Cross, the Baptist Men's Association, and local individuals provided food

and shelter to the volunteers who worked on the pipeline daily from dawn 'til past dark in the scorching 100-degree heat.

Throckmorton's water relief effort was completed on September 13th following the repairs of only two leaks, and the flushing and disinfection of the system.

The citizens of Throckmorton are grateful to the many people who showed up from other communities to help them, and are proud of the efforts of neighbors and newly found friends. Most of all, residents are grateful

for no longer having to unload drinking water from a semi-trailer at 1:30 am. ■

Funds administered through the Texas Small Towns Environment Program (Texas "STEP") under the Community Development Block Grant, are earmarked to provide monies to communities who use their own resources such as volunteer time, knowledge, equipment and labor to meet water, wastewater and other infrastructure needs in rural Texas communities.

ON THE CALENDAR

DECEMBER 2000

- TBA** HOME NOFA to be published for a CHDO funding round.
- TBA** LIHTC 2001 draft QAP is published in the Texas Register, and opens for public comment. Contact Cherno Njie at (512) 475-1565.
- 8** Texas Homeless Network workshop*#, Lufkin. Contact Josie Elam at (512) 482-8270 or visit www.thn.org.
- 12** LIHTC 2001 QAP public hearing, Austin. Contact Cherno Njie at (512) 475-1565.
- 12-13** "Financial Management"#, Dallas/Ft. Worth. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 12-14** "Developing Affordable Housing in Rural Texas"*, Corpus Christi. Contact Mia Ford at the Texas Development Institute at (512) 478-6067.
- 12-15** Nonprofit Resource Center of Texas workshop***#, San Antonio. Contact Suzanne Mora at (210) 227-4333 or visit www.nprc.org
- 15** FY2001 ESGP applications available. Contact Eddie Fariss at (512) 475-3897.

JANUARY 2001

- TBA** LIHTC 2001 QAP will be adopted by the TDHCA Board, published in the Texas Register, and forwarded to the Governor for approval.
- 8** ESGP Application workshop, Austin. Contact Eddie Fariss at (512) 475-3897.
- 9-10** "Business Planning for Nonprofits"#, Corpus Christi. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 16** Texas Homeless Network workshop*#, San Angelo. Contact Josie Elam at (512) 482-8270 or visit www.thn.org.
- 16-18** "Developing Affordable Housing in Rural Texas"s, Tyler. Contact Mia Ford at the Texas Development Institute at (512) 478-6067.
- 23-24** "Construction Management"#, Houston. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 30-31** TONYA, Inc. workshop**#, Beaumont. Contact Hershel Lipow or Alastair Smith at (202) 289-8100 or visit www.tonyainc.com
- 31** Texas Homeless Network workshop*#, Laredo. Contact Josie Elam at (512) 482-8270 or visit www.thn.org.

FEBRUARY 2001

- TBA** LIHTC 45-day application acceptance period begins following Governor's approval of 2001 QAP. Contact

- TBA** Cherno Njie at (512) 475-1565. LIHTC Application Training workshop. Contact Cherno Njie at (512) 475-1565.
- 1-2** TONYA, Inc. workshop**#, Lufkin. Contact Hershel Lipow or Alastair Smith at (202) 289-8100 or visit www.tonyainc.com
- 6-7** "Property Management"#, Lubbock. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 6-8** "Developing Affordable Housing in Rural Texas"#, Del Rio. Contact Mia Ford at the Texas Development Institute at (512) 478-6067.
- 12-13** TONYA, Inc. workshop**#, San Antonio. Contact Hershel Lipow or Alastair Smith at (202) 289-8100 or visit www.tonyainc.com
- 12-14** 2001 Community Development Conference, Austin. Sponsored by the TX Assn. of Community Development Corporations (TACDC).
- 13** Texas Homeless Network workshop*#, Wichita Falls. Contact Josie Elam at (512) 482-8270 or visit www.thn.org.
- 13-14** "Business Planning for Nonprofits"#, Lubbock. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 15-16** TONYA, Inc. workshop**#, McAllen. Contact Hershel Lipow or Alastair Smith at (202) 289-8100 or visit www.tonyainc.com
- 21** FY2001 ESGP application deadline. Contact Eddie Fariss at (512) 475-3897.
- 27** Texas Homeless Network workshop*#, Edinburg. Contact Josie Elam at (512) 482-8270 or visit www.thn.org.
- 28** Deadline for Governor to approve the final LIHTC 2001 QAP.

MARCH 2001

- 5-6** TONYA, Inc. workshop**#, Midland. Contact Hershel Lipow or Alastair Smith at (202) 289-8100 or visit www.tonyainc.com
- 6-8** "Developing Affordable Housing in Rural Texas"#, College Station. Contact Mia Ford at the Texas Development Institute at (512) 478-6067.
- 8-9** TONYA, Inc. workshop**#, El Paso. Contact Hershel Lipow or Alastair Smith at (202) 289-8100 or visit www.tonyainc.com
- 13-16** Nonprofit Resource Center of Texas workshop***#, San Antonio. Contact Suzanne Mora at (210) 227-4333 or visit www.nprc.org
- 20-21** "Financial Management"#, El Paso. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 21** Texas Homeless Network workshop*#, Paris. Contact Josie Elam at (512) 482-8270 or visit www.thn.org.

APRIL 2001



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
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Austin, Texas 78711-3941
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- TBA** LIHTC application deadline (late April 2001). Contact Cherno Njie at (512) 475-1565.
- 3-4** "Property Management"#, El Paso. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 24-25** "Financial Management"#, San Antonio. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- MAY 2001**
- 6-8** "Developing Affordable Housing in Rural Texas"#, Lubbock. Contact Mia Ford at the Texas Development Institute at (512) 478-6067.
- 8-9** "Construction Management"#, Dallas/Ft. Worth. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 15-16** "Property Management"#, Houston. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 15-18** Nonprofit Resource Center of Texas workshop***#, San Antonio. Contact Suzanne Mora at (210) 227-4333 or visit www.nprc.org

JUNE 2001

- TBA** LIHTC will hold four public hearings in four different locations on applications received for proposed tax credit developments. Contact Cherno Njie at (512) 475-1565.
- 12-13** "Property Management"#, San Antonio. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com
- 19-20** "Construction Management"#, Corpus Christi. Contact Andrea Freeman or Ursula Jackson at ICF Consulting at (703) 934-3317 or visit www.icf-infotech.com

SEPTEMBER 2001

- TBA** LIHTC Carryover Training workshop. Contact Cherno Njie at (512) 475-1565.
- TBA** LIHTC Certification Training workshop. Contact Cherno Njie at (512) 475-

- 1565.
- 1** CSBG submits its Annual Plan to the U.S. Department of Health and Human Services.
- #** TDHCA Housing Trust Fund Capacity Building Training
- *** Texas Homeless Network workshops will include sessions on Best Practices for Nonprofits, Obtaining State & Federal Funds for Affordable Housing, Planning & Collaboration, and Grant Writing as a Process.
- **** TONYA, Inc. workshop include: Organizational Development, Housing Resources, Housing Programs, and Grant Writing.
- ***** Each Nonprofit Resource Center of Texas' workshop is a four day series featuring: Roles & Responsibilities of Board & Staff, Strategic Planning, Resource Development, Strategic Alliances, Internal Operation & Human Resources, nonprofit Fiscal Management, Proposal Writing and Government Grantwriting.

- CHDO Community Housing Development Organization
- CSBG Community Services Block Grant Program
- ESGP Emergency Shelter Grants Program
- HOME HOME Investment Partnerships Program
- LIHTC Low-Income Housing Tax Credit Program
- NOFA Notice of Funding Availability
- QAP Qualified Allocation Plan and Rules
- TBA Date to be announced

TDHCA program entries are highlighted in color for your convenience.

Interested in contributing to this section of Breaking Ground?

Simply email the date, title of event, city where the event will take place, contact name, phone number, and web or

e-mail address to:
jmcfarre@tdhca.state.tx.us
or mail to:

TDHCA Communications
P.O. Box 13941
Austin, TX 78711-3941

All contributions will be reviewed for consideration of publication, with priority given to those addressing the scope and needs of TDHCA's constituents.

Please feel free to refer to the TDHCA web site at www.tdhca.state.tx.us for additional agency information.