



Texas NAHRO

December 11, 2003

The purpose of the Texas Chapter of NAHRO is to serve its membership engaged in providing persons of low and moderate income with the opportunity to live in adequate and safe housing and improving the quality of life for all within a community through development, redevelopment, conservation and rehabilitation activities.



*Wishing You
and Yours
a Happy,
Joyous
Holiday*

Seminar Ideas for the 2004 Conference

If you have ideas on a breakout session you'd like to see at the 2004 Texas NAHRO Conference, don't hesitate to call the office or email your suggestions to debswift@txnahro.org.

Just a reminder, the conference will be held at the Austin Renaissance Hotel from April 17-21.

Scholarship Applications Available

Deadline for the 2004 scholarship applications is March 26, 2004. Scholarship applications can be downloaded from the web site www.txnahro.org. Or you can call the office at 800/617-2900 or 512/451-1004 or email debswift@txnahro.org to receive copies.

Upcoming Events

- SW NAHRO Winter Committee Meeting Jan. 23-24, 2004, Austin, TX
- SW NAHRO Maintenance Workshop Feb. 17-19, 2004, Hot Springs, AR.
- TEXAS NAHRO Annual Conference , April 17-21, 2004 – Renaissance Austin Hotel - Austin, Texas

House Committee Plans Interim Work on Housing Issues

The 180 issues that House Speaker Tom Craddick has assigned to committees for study prior to the start of 79th Legislature will include several issues relating to public housing.

Speaker Craddick issued several charges to the House Committee on Urban Affairs. Charge Number 3 gives the committee the authority to review all housing programs in the state. The committee will examine public housing programs and how they meet the state's housing needs.

Deb Swift, Texas NAHRO service officer, recently met with Beau Rothschild, the clerk for the Housing and Urban Affairs Committee. Mr. Rothschild explained that the committee will not begin working on its charges until after the new year and probably closer to March. Mr. Rothschild said he welcomes any input and information from the association on the committee charges.

Mr. Rothschild said studies he has read indicate the state will face a severe housing

shortage for low income families by 2010 and the committee will be looking to see how it can help this situation. The committee's charges include:

1. Review the roles of special purpose districts; including justification, powers and responsibilities, as well as relationships with local elected governing bodies. Specifically, include an analysis of the use, benefits and drawbacks of tax increment reinvestment zones.
2. Actively monitor the implementation of SB 264, 78th Legislature, sunset legislation for the Texas Department of Housing and Community Affairs. Include an analysis of whether further reforms are needed through a review of best-practices in other states.
3. Evaluate the effectiveness of current programs in meeting the state's housing needs and examine new alternatives such as urban land banks, homestead preservation districts and

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The Exchange -- At the October board meeting, last year's president David Zappasodi, Housing Authority, turned over Texas NAHRO files to incoming president Jim Hargrove, Austin Housing Authority. A short time later, Jim turned around and presented David an award for his work as president.



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Message from President Jim Hargrove



The holiday season is always an appropriate time to reflect on the things for which we are thankful as well as to look forward to the future. Personally, I am blessed to have a wonderful wife and children. I am also thankful to have a great job and a hardworking staff at Austin Housing Authority.

As a Texas NAHRO member, I am also thankful for the hard work of the Texas NAHRO leadership this past year. President David Zappasodi worked hard to move our association forward and raised the bar of performance for presidents. Our association is also fortunate to have dedicated members such as Jose Garza of San Antonio Housing Authority who helped lead our legislative efforts last session. . . Blas Cantu of Harlingen who did an exemplary job as treasurer. . . and many, many others.

I am also thankful for those individuals who are willing to volunteer their time for the association and industry in the future. I am looking forward to working with the present board. Together I know we will take Texas NAHRO to the next level. If you would like to volunteer to serve in the future, please do not hesitate to contact Deb Swift or myself.

I wish you and yours a happy holiday season and look forward to working with you all in 2004.

Nominating Committee to Meet in January

The Nominating Committee of Texas NAHRO will meet on or before January 20th, 2004 to make nomination recommendations to fill the terms of Texas NAHRO Directors for the 2004-2006 term of office. If any Texas NAHRO member wishes to serve on the Texas NAHRO board as a director, or make recommendations for nominations, please contact any of the following members of the Nominating Committee: Blas Cantu, Jr., Chair, Harlingen; Bernadine Spears, Odessa; Debbie Eldredge, Sherman; Laura Hathaway, Port Arthur; Mark Mayfield, Marble Falls; or Richard Franco, Corpus Christi. Directors will be elected at the April 2004 Annual Business Meeting in Austin, Texas. Additional information may be obtained from the Nominating Committee.

According to the TX/NAHRO By-Laws:

"Not less than 120 calendar days (**December 20, 2003**) prior to the Annual Meeting of the Chapter annually, the membership shall be notified of the nominations to be made for election of new officers and Executive Board members and that members may recommend candidates. This notice may be in the Chapter Newsletter if timely published or mailed, faxed or electronically communicated to the members."

"Not less than 90 calendar days (**January 20, 2004**) prior to the Annual Meeting of the Chapter.....the Nominating Committee shall select one or more nomineesIn even numbered years for expiring and vacant Executive Board positions,....."

"Not less than 75 calendar days (**February 3, 2004**) prior to the Chapter's Annual Meeting.....; the Secretary shall notify the Chapter's entire membership of record at that date of the nominations recommended by the Nominating Committee, and indicate that additional nominations will be placed in nomination if petitions requesting such action reach the Secretary not less than 45 calendar days prior to the Annual Meeting."

Member Survey to Help Association Improve Services

I hope that the holiday season finds you in good health.

I am still in the process of setting up the association in my Austin office. Everything always takes longer than you plan.

I have developed a database based on responses to the information forms I mailed members last month. Thanks to those of you who have responded. I have had some returned mail and am working to track down everyone's correct address. I will be sending a second wave to those who have not yet responded.

I also want to thank the members who responded to the survey I mailed with last month's newsletter. The survey provided me a benchmark on where you all rank the association presently as well as issues of

concern. Overall members are satisfied with Texas NAHRO services. I hope that the survey next year has moved this rating to very satisfied or excellent..

Although most members who responded rated the web site as satisfactory, several members indicated that they would visit the site more often if it was updated had more information and was more current. Based on comments received and after viewing web sites of other NAHRO organizations and industry-related sites, I plan to restructure the site by early January. I'll send an announcement once the new site is up. However, until then, I'll be posting new information on the present site each week.

Members were generally satisfied with the Texas NAHRO newsletter, but divided

on how it should be sent to them. I hope to personalize the way everyone receives the newsletter based on their needs. Until I am comfortable that I have current email addresses I will be mailing a hard copy of the newsletter to everyone.

I will take results of the survey to the conference planning committee to help design the conference and trainings. I will post the results of the survey on the web and will update it as I receive additional responses. Please don't ever hesitate to call me with suggestions for the association.

I do thank you for the opportunity to work for Texas NAHRO and am looking forward to a great 2004.

Best wishes for the holidays.
Deb



TDHCA Board Moves Forward on Affordable Housing Research and Information Program and Public Hearing Rule Amendment

At its December 11th meeting, the Texas Department of Housing and Community Affairs accepted as public record the comments received at statewide hearings on the Affordable Housing Research and Information Program

The Affordable Housing Research and Information Program resulted from the passage of Senate Bill 1664, which authorized the program. TDHCA will use \$744,000 to contract for:

- ✓ periodic market studies to determine the need for housing;
- ✓ research to determine the effect of affordable housing developments on property values, social conditions, and quality of life in surrounding neighborhoods;
- ✓ research in affordable housing design and development approaches that enhance community acceptance and improve the quality of life; and
- ✓ public education and outreach efforts.

Throughout the summer/fall, TDHCA interacted with the public through various trade association conferences and consolidated public hearings to solicit suggestions from the public regarding how the department should prioritize the research and information funding. From these comments, TDHCA compiled the following suggestions.

- Research studies on the impact of affordable housing on local communities including:
 - property values;
 - traffic;
 - crime;
 - local schools;
 - community and economic development;
 - environmental impact of multifamily housing; and
 - inventory of existing research on the impact of affordable housing.
- General research related to affordable housing;

- critical assessments of the efficiency and effectiveness of public expenditures for subsidized housing;
- long-term studies of subsidized housing maintenance;
- affects of subsidized housing on people's ability to move off of welfare;
- impact of the provision of affordable housing to residents of affordable housing;
- educational effect on children of subsidized housing;
- profiles of who needs subsidized housing;
- profiles of who gets subsidized housing;
- the match or mismatch of existing subsidized housing programs serving families at different income levels;
- success stories of economic and racial integration promoted through subsidized housing;
- the range of economic needs of subsidized housing families;
- how the public wants provision of subsidized housing linked to program recipient initiatives;
- the benefits of economically and racially integrated communities;
- tax benefits of subsidized housing;
- overall social benefits of subsidized housing;
- best practices of "fair share" requirements;
- Smart Growth policies;
- Public Perception of Affordable Housing Survey/Focus Groups:
 - what the public thinks;
 - what ideas the public finds persuasive;
 - extent of voter support for subsidized housing.
- Market studies to identify/quantify the specific needs of the markets that have traditionally been over saturated.

- Statewide Registry of Neighborhood Organizations
- Administering Agency and Local Interaction:
 - How local Housing Finance Agencies (HFAs) and other states interact with and inform local communities prior to awarding of funds.
 - Information other HFAs and states provide with respect to the specifics of a development once an award is made.

In addition to the activities outlined above, it has been suggested that TDHCA convene an oversight committee consisting of housing and research professionals to assist in the review of proposals and advise on the appropriateness of research methodologies to ensure the quality of services the TDHCA receives.

TDHCA staff will use the input to develop a plan and contract for services. The contractor will likely be the Texas Housing Research Consortium, which assisted with the public hearings. Dr. Elizabeth Mueller, a professor in community and regional planning at the University of Texas, is coordinating the consortium's efforts.

Public Hearing Amendment

The TDHCA board also approved an amended administrative rule regarding its public hearing procedures. The rule will now be published in the *Texas Register* and made available for public comment.

The rule changes resulted from the passage of Senate Bill 264, passed during the 78th Texas Legislative Session. According to the new rules, the TDHCA must consider the following topics in relation to a proposed housing development:

- (1) the developer market study;
- (2) the location;

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House Committee Charges...

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- programs to provide gap financing.
- 4. Evaluate the effectiveness of Uniform State Service Regions in allocation of Home Investment Partnership Program (HOME) funds and low-income tax credits to develop housing and examine alternatives to meet the needs of the state's rural areas.
- 5. Monitor the agencies and programs under the committee's jurisdiction.



Taking Care of Business -- During the October Texas NAHRO board meeting, members took time to network. Lower left: Hazel Camp, Grayson County HA, and Debbie Eldredge, Sherman HA, visit during the board meeting. Upper left: Jose Garza, San Antonio HA, Bernadine Spears, Odessa HA, and Rudolf Montiel, El Paso HA. Upper right: Wes Bell, Kirbyville HA, Mary Ann Cuellar, Weatherford HA, and Roma Lewis, Garland, HA.



House Committee on Urban Affairs

Chairman: Robert Talton, House District 144, Pasadena



Vice Chairman: Crobin Van Arsdale, House District 130, Houston



Members:
Representative Jose Menendez, House District 124, San Antonio



Representative Kevin Bailey, House District 140, Houston



Representative Al Edwards, House District 146, Houston



Representative Bob Hunter, House District 71, Abilene



Representative Martha Wong, House District 134, Houston

TDHCA Moves Forward...

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- (3) the compliance history of the developer;
- (4) the financial feasibility;
- (5) the appropriateness of the development's size and configuration in relation to the housing needs of the community in which the development is located;
- (6) the development's proximity to other low income housing developments;
- (7) the availability of adequate public facilities and services;
- (8) the anticipated impact on local school districts;
- (9) zoning and other land use considerations; and
- (10) any other topics that the board by rule determines to be appropriate.

Texas NAHRO
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Merry Christmas