

2009 State of Texas Low Income Housing Plan and Annual Report

Spring Terrace, Austin, is a Single-Room-Occupancy complex funded through the Multifamily Bond Program. The development features environmentally-friendly solar panels and a rain collector.



2009 STATE OF TEXAS LOW INCOME HOUSING PLAN AND ANNUAL REPORT

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SECTION 1: INTRODUCTION

The Texas Department of Housing and Community Affairs (TDHCA, Department) is the State's lead agency responsible for affordable housing. TDHCA offers a Housing Support Continuum for low- to moderate-income Texans with services ranging from poverty and homelessness prevention to disaster recovery.

INSTITUTIONAL STRUCTURE

In 1991, the 72nd Texas Legislature created the Texas Department of Housing and Community Affairs. The Department's enabling legislation combined programs from the Texas Housing Agency, the Texas Department of Community Affairs and the Community Development Block Grant Program from the Texas Department of Commerce.

On September 1, 1992, two programs were transferred to TDHCA from the Texas Department of Human Services: the Low Income Home Energy Assistance Program (LIHEAP) and the Emergency Nutrition and Temporary Emergency Relief Program (ENTERP). Effective September 1, 1995, in accordance with House Bill 785, regulation of manufactured housing was transferred to the Department. In accordance with House Bill 7, effective September 1, 2002, the Community Development Block Grant (CDBG) and Local Government Services programs were transferred to the newly created Office of Rural Community Affairs (ORCA). However, TDHCA, through an interagency contract with ORCA, administers 2.5 percent of the CDBG funds used for the Self-Help Centers along the Texas-Mexico border. Effective September 1, 2002, in accordance with Senate Bill 322, the Manufactured Housing Division became an independent entity administratively attached to TDHCA.

AGENCY MISSION AND CHARGE

TDHCA's mission is "to help Texans achieve an improved quality of life through the development of better communities."

TDHCA accomplishes this mission by administering a variety of housing and community affairs programs for households whose incomes are low to moderate as determined by the Area Family Median Income (AMFI). A primary function of TDHCA is to act as a conduit for federal grant funds for housing and community services. Additionally, because several major housing programs require the participation of private investors and private lenders, TDHCA also operates as a housing finance agency.

More specific policy guidelines are provided in §2306.002 of TDHCA's enabling legislation:

(a) The legislature finds that:

- (1) every resident of this state should have a decent, safe and affordable living environment;*
- (2) government at all levels should be involved in assisting individuals and families of low income in obtaining a decent, safe and affordable living environment; and*
- (3) the development and diversification of the economy, the elimination of unemployment or underemployment and the development or expansion of commerce in this state should be encouraged.*

(b) The highest priority of the department is to provide assistance to individuals and families of low and very low income who are not assisted by private enterprise or other governmental programs so that they may obtain affordable housing or other services and programs offered by the department.

Funding sources to meet the legislative goals include the U.S. Department of Housing and Urban Development, U.S. Treasury Department, U.S. Department of Health and Human Services, U.S. Department of Energy and State of Texas general revenue funds. With this funding, TDHCA strives to

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promote sound housing policies; promote leveraging of state and local resources; prevent discrimination; and ensure the stability and continuity of services through a fair, nondiscriminatory and open process. Because of the great amount of need in proportion to the federal and state funding available, the Department strives to provide the most benefit by managing these limited resources to have the greatest impact.

TDHCA is only one organization in a network of housing and community services providers located throughout the state. This document focuses on programs within TDHCA's jurisdiction, which are intended to either work in cooperation with or as complements to the services provided by other organizations.

HOUSING SUPPORT CONTINUUM ACTIVITIES OVERVIEW

TDHCA's Housing Support Continuum can be divided into six categories. It should be noted that, with the exception of the Section 8 Housing Choice Voucher Program, TDHCA administers its programs and services through a network of organizations across Texas and does not fund individuals directly.

The TDHCA Housing Support Continuum is as follows:

(1) Poverty and Homelessness Prevention

For Texans who struggle with poverty or are currently homeless, TDHCA offers several programs that provide essential services to assist with basic necessities. The Community Services Block Grant Program provides essential services such as child care, health and human services, job training, farmworker assistance, nutrition services and emergency assistance that may prevent poverty. To assist low-income Texans who may have a residence but struggle to pay energy costs associated with housing, the Comprehensive Energy Assistance Program provides utility subsidies and education. The Emergency Shelter Grants Program funds homeless shelter development or preservation and emergency rental assistance.

(2) Rental Assistance and Multifamily Development

TDHCA offers a wide range of rental assistance, from subsidizing the rent of low-income Texans in market-rate units to subsidizing developments that provide reduced rent for low-income Texans. The Section 8 Housing Choice Voucher Program, the HOME Program's Tenant-Based Rental Assistance and the Housing Trust Fund Program's Rental Assistance help low-income Texans who need rent subsidization in order to retain their housing. The HOME Program's Rental Housing Development, the Housing Trust Fund Program's Rental Development, the Housing Tax Credit Program and the Multifamily Bond Program subsidize developments that provide reduced rents for low-income Texans.

(3) Homebuyer Assistance and Single-Family Development

After a low-income household has become self-sufficient, the household may be ready for homeownership. TDHCA works to ensure that potential homeowners understand the responsibilities of homeownership by offering homeownership education courses as well as providing financial tools to make homeownership more attainable.

To help create informed consumers, TDHCA's Colonia Self Help Centers Program and Texas Statewide Homebuyer Education Program provide homebuyer counseling through experienced homebuyer education providers.

TDHCA also offers a broad range of financial tools to help low-income Texans transition into homeownership. The HOME Program's Homebuyer Assistance and the Housing Trust Fund Program's Homebuyer Assistance programs provide down payment and closing cost assistance. The First Time Homebuyer Program has unassisted funds which provide below-market mortgage financing through

participating lenders and assisted funds which provide below-market mortgage financing along with down payment and closing cost assistance. The Mortgage Credit Certificate Program provides tax credits that reduce the federal income taxes, dollar-for-dollar, and thus reduce monthly mortgage payment for qualified households.

Beyond down payment assistance, below-market mortgages and tax credits, TDHCA offers programs that assist in the development of housing to increase homeownership opportunities for low-income Texans. The Texas Bootstrap Loan Program promotes homeownership by providing funds to purchase or refinance real property on which to build new residential housing, construct new residential housing or improve existing residential housing through an owner-builder model. TDHCA also works with Community Housing Development Organizations to subsidize the development of single-family housing that will be sold to low-income households. The HOME Single-Family Development and Colonia Model Subdivision programs offer Community Housing Development Organizations loans or grants to construct residential subdivisions, acquire and rehabilitate single-family homes and offer down payment assistance.

(4) Rehabilitation and Weatherization

In the course of homeownership, there may come a time when substantial rehabilitation or reconstruction needs to take place. The HOME Program's Owner-Occupied Housing Assistance and the Housing Trust Fund Program's Rehabilitation Assistance provide loans or grants for the repair or reconstruction of a low-income homeowner's existing home.

Furthermore, low-income Texans may need weatherization services to help control energy costs and thus keep the home affordable, whether they rent or own. TDHCA offers the Weatherization Assistance Program which allocates funding regionally to help households control energy costs through the installation of storm windows, attic and wall insulation, weather-stripping and sealing and energy consumption education.

(5) Foreclosure Relief

As a result of the national foreclosure crisis, TDHCA has undertaken several programs to mitigate foreclosure.

TDHCA applied for and received federal funding through the National Foreclosure Mitigation Counseling program. Under this program TDHCA supplies funds to reimburse foreclosure counseling agencies for different levels of foreclosure counseling.

TDHCA is in the process of implementing a Neighborhood Stabilization Program which will use federal funds to rehabilitate, resell or redevelop foreclosed or abandoned properties. This program will stabilize communities by using properties that have the potential to become sources of blight.

(6) Disaster Recovery

When natural and man-made disasters strike, low-income households are often the most dramatically affected. In an effort to reduce the recovery time, almost every department in TDHCA offers some sort of disaster assistance.

After a disaster, basic needs must be met as soon as possible. The Community Services Division offers a portion of the Community Service Block Grant funds for low-income persons who live in communities impacted by a disaster. The emergency disaster relief funds provide persons with emergency shelter, food, clothing, pharmaceutical supplies, bedding, cleaning supplies, personal hygiene items and replacement of essential appliances including stoves, refrigerators and water heaters.

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Some TDHCA programs are dedicated specifically to meet the needs of communities affected by natural disasters. TDHCA's Disaster Recovery Division helps to administer two Community Development Block Grants (CDBG) Disaster Recovery Programs for Hurricanes Rita and Katrina and will help to administer one CDBG Disaster Recovery Program for Hurricanes Dolly and Ike. For households affected by natural disasters, CDBG Disaster Recovery Program funds may be used for home rehabilitation and reconstruction, reconstruction of affordable rental housing stock in the impacted areas, restoration of critical infrastructure, restoration of community facilities and economic development.

For the low-income households who rent, the Housing Tax Credit Program has certain amounts allocated specifically for recovery from Hurricanes Rita, Dolly and Ike. In 2005, Housing Tax Credits were set aside for building income-qualified apartments in the Gulf Coast Opportunity Zone after Hurricane Rita. In 2008, Housing Tax Credits were reserved for low-income apartment development for the counties affected by Hurricane Ike.

To address longer-term recovery, deobligated HOME Program funds may be used for disaster relief through the HOME Program's Owner Occupied Assistance. These funds target eligible homeowners in the repair, rehabilitation and reconstruction of their existing home affected by the natural disaster.

Although some household's may receive federal assistance after a disaster, some homeowners may still lack a small amount of funds for repair or rehabilitation. The Housing Trust Fund Program offers the Disaster Recovery Homeowner Repair Gap Financing Program to assist qualified households, who are lacking only a small portion of funding, fulfill their full cost of construction.

To strengthen the recovery efforts of communities affected by disasters, the Texas First Time Homebuyer Program offers targeted funds which are used for home loans to qualified homebuyers wishing to purchase within the 22 East Texas counties designated under the Gulf Opportunity Zone Act and the 22-county area known as the Rita Go Zone.

HOUSING SUPPORT CONTINUUM ACTIVITIES CHART

The following table outlines TDHCA's programs. For more detailed program information, please see "TDHCA Programs" in *Section 4: Action Plan* on page 129.

Continuum	Program/Activities	Description	Eligible Households
(1) Poverty and Homelessness Prevention	Community Services Block Grant	Funds local agencies to provide essential services and poverty programs	<50% AMFI
	Comprehensive Energy Assistance	Funds local agencies to offer energy education, financial assistance and Heating, Ventilating and Air Conditioning (HVAC) replacement	<50% AMFI
	Emergency Shelter Grants	Funds entities to provide shelter and related services to the homeless	<30% AMFI (Homeless)
(2) Rental Assistance and Multifamily Development	Section 8 Housing Choice Vouchers	Acts as a public housing authority to offer tenant-based rental assistance vouchers in certain areas	<50% AMFI
	HOME Program – Tenant-Based Rental Assistance	Grants for entities to provide tenant-based rental assistance for two years	<80% AMFI
	Housing Trust Fund Program – Rental Assistance	Grants for entities to provide rental subsidies for a period of time specified in the Notice of Funding availability	<80% AMFI

Continuum	Program/Activities	Description	Eligible Households
(3) Homebuyer Assistance and Single-Family Development	HOME Program – Rental Housing Development	Loans or grants to develop or preserve affordable rental housing	<80% AMFI
	Housing Trust Fund Program – Rental Development	Loans or grants for rental housing development and other industry innovations	<80% AMFI
	Housing Tax Credit Program	Tax credits to develop or preserve affordable rental housing	<60% AMFI
	Multifamily Bond Program	Loans to develop or preserve affordable rental housing	<60% AMFI
(4) Rehabilitation and Weatherization	Texas Statewide Homebuyer Education	Training for nonprofits to provide homebuyer education	<115% AMFI (All)
	Colonia Self-Help Center Program	Homebuyer education offered through Colonia Self-Help Centers and Office of Colonia Initiatives (OCI) field offices	<115% AMFI (All)
	HOME Program – Contract For Deed Conversion	Stabilizes colonia resident ownership by converting contract for deeds into traditional mortgages, allowing equity to be earned	<60% AMFI
	HOME Program – Homebuyer Assistance	Loan and grants for entities to offer down payment and closing cost assistance	<80% AMFI
	Housing Trust Fund Program – Homebuyer Assistance	Loan and grants for entities to offer down payment and closing cost assistance	<80% AMFI
	First Time Homebuyer Program – Unassisted Funds	Low-interest loans for first time homebuyers	<115% AMFI
	First Time Homebuyer Program – Assisted Funds	Low-interest loans for first time homebuyers with down payment and closing costs	<80% AMFI
	Mortgage Credit Certificate Program	Annual tax credit for qualified homebuyers based on the interest paid on the homebuyer's mortgage loan	<115% AMFI
	Texas Bootstrap Loan Program	Funds entities to offer owner-builder loans programs	<60% AMFI
	HOME Program – Single-Family Development	Loans or grants for Community Housing Development Organizations to construct single-family housing and offer down payment assistance	<80% AMFI
(4) Rehabilitation and Weatherization	HOME Program – Colonia Model Subdivision	Loans for Community Housing Development Organizations to develop residential subdivisions as an alternative to colonias	<60% AMFI
	HOME Program – Owner-Occupied Assistance	Loans and grants for entities to provide home repair assistance	<80% AMFI
	Housing Trust Fund Program – Repair Assistance	Loans and grants for entities to provide home repair assistance	<80% AMFI
(4) Rehabilitation and Weatherization	Weatherization Assistance Program	Funds local agencies to provide minor home repairs to increase energy efficiency	<50% AMFI

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Continuum	Program/Activities	Description	Eligible Households
(5) Foreclosure Relief	National Foreclosure Mitigation Counseling	Fund Foreclosure Counselors to assist households avoid foreclosure	None required
	Neighborhood Stabilization Program	Purchase foreclosed properties to demolish or create affordable housing and stabilize existing neighborhoods	<120% AMFI
(6) Disaster Recovery	Community Development Block Grant Program – Round One	Targeted disaster recovery funding to provide home repair assistance and preserve affordable rental housing	<80% AMFI
	Community Development Block Grant – Round Two	Targeted disaster recovery funding to provide home repair assistance, preserve affordable rental housing, provide infrastructure repairs and provide community services for areas with evacuees	<80-150% AMFI
	Community Development Block Grant – Hurricanes Dolly and Ike	Funds for disaster relief, long-term recovery and restoration of infrastructure, housing and economic revitalization	50% of the funds used for <80% AMFI
	Housing Tax Credit – Disaster Recovery	Tax credits to develop or preserve affordable rental housing for the Gulf Coast Opportunity Zone and counties affected by Hurricane Ike	<60% AMFI
	HOME Program – Disaster Recovery Owner Occupied Assistance	Deobligated HOME funds may be used in non-Participating Jurisdictions to assist with home repair, rehabilitation and reconstruction of homes affected by a disaster	<80% AMFI
	Housing Trust Fund Program – Disaster Recovery Homeowner Repair	Assists households who are lacking only a small portion of funds to fulfill their full cost of construction	<80% AMFI
	Texas First Time Homebuyer – Targeted Funds	Assist those affected by natural disasters by improving existing residential housing through self-help construction	<60% AMFI

ADMINISTRATIVE STRUCTURE

Agency programs are grouped into the following divisions: Multifamily Finance Production, Texas Homeownership, HOME and Housing Trust Fund, Office of Colonia Initiatives, Disaster Recovery and Community Affairs. The Manufactured Housing Division is administratively attached to TDHCA, though it is an independent entity with its own governing board.

Additionally, there are several Divisions within TDHCA which are involved in the administration of the agency as a whole but which do not administer specific programs. The Department of Policy and Public Affairs disseminates information and is a liaison between TDHCA and industry stakeholders, advocacy groups and the executive and legislative branches of state and Federal government. The Housing Resource Center acts as a central clearinghouse for information regarding TDHCA programs and general housing-related issues. The Real Estate Analysis Division provides TDHCA with analytical reports necessary to make well-informed decisions about the funding of affordable housing developments. The Portfolio Management and Compliance Division ensures housing program and financial compliance with federal and state regulations by using various oversight measures including onsite monitoring visits and desk reviews. Other divisions that are involved in TDHCA's internal management include Administrative Support, Bond Finance, Financial Administration, Information Systems, Internal Audit and Legal Services.

2009 STATE OF TEXAS LOW INCOME HOUSING PLAN AND ANNUAL REPORT

The *2009 State of Texas Low Income Housing Plan and Annual Report* (SLIHP, Plan) is prepared annually in accordance with §2306.072–2306.0724 of the Texas Government Code (TGC). This statute requires that TDHCA provide a comprehensive statement of activities in the preceding year, an overview of statewide housing needs and a resource allocation plan to meet the state's housing needs. It offers policy makers, affordable housing providers and local communities a comprehensive reference on statewide housing need, housing resources and performance-based funding allocations. The format is intended to help these entities measure housing needs, understand general housing issues, formulate policies and identify available resources. As such, the Plan is a working document whose annual changes reflect input received throughout the year.

The Plan is organized into eight sections:

- *Introduction:* An overview of TDHCA and the Plan
- *Annual Report:* A comprehensive statement of activities for 2008, including performance measures, actual numbers served and a discussion of TDHCA's Strategic Plan goals
- *Housing Analysis:* An analysis of statewide and regional demographic information, housing characteristics and housing needs
- *TDHCA Action Plan:* A description of TDHCA's program descriptions, initiatives, resource allocation plans, and goals.
- *Public Participation:* Information on the Plan preparation and a summary of public comment
- *Colonia Action Plan:* A revised biennial plan for 2009–2010, which discusses housing and community development needs in the colonias, describes TDHCA's policy goals, summarizes the strategies and programs designed to meet these goals and describes projected outcomes to support the improvement of living conditions of colonia residents
- *Texas State Affordable Housing Corporation (TSAHC) Plan:* This section outlines TSAHC's plans and programs for 2009 and is included in accordance with legislation
- *Appendix:* Includes TDHCA's enabling legislation

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Because the Plan's legislative requirements are rather extensive, TDHCA has prepared a collection of separate publications in order to fulfill requirements. TDHCA produces the following publications in compliance with §2306.072–2306.0724 of the Texas Government Code:

- *State of Texas Low Income Housing Plan and Annual Report* (this document)
- *Basic Financial Statements and Operating Budget*: Produced by TDHCA's Financial Administration Division and fulfill §2306.072(c)(1)
- *TDHCA Program Guide*: A description of TDHCA's housing programs and other state and federal housing and housing-related programs, which fulfills §2306.0721(c)(4) and §2306.0721(c)(10)
- *TDHCA Housing Sponsor Report*: A report that provides property and occupant profiles of developments that have received assistance from TDHCA, which fulfills §2306.072(c)(6), §2306.072(c)(8) and §2306.0724

SECTION 2: ANNUAL REPORT

The Annual Report required by §2306.072 of the Texas Government Code includes the following sections:

- TDHCA's Operating and Financial Statements
- *Statement of Activities*: Describes TDHCA activities during the preceding year that worked to address housing and community service needs
- *Statement of Activities by Region*: Describes TDHCA activities by region
- *Housing Sponsor Report*: Describes fair housing opportunities offered by TDHCA's multifamily development inventory
- *Analysis of the Distribution of Tax Credits*: Provides an analysis of the sources, uses and geographic distribution of housing tax credits
- *Average Rents Reported by County*: Provides a summary of the average rents reported by the TDHCA multifamily inventory

OPERATING AND FINANCIAL STATEMENTS

TDHCA's Operating Budgets and Basic Financial Statements are prepared and maintained by the Financial Administration Division. For copies of these reports, visit <http://www.tdhca.state.tx.us/finan.htm>.

STATEMENT OF ACTIVITIES

The Department has many programs that provide an array of services. This section of the Plan highlights TDHCA's activities and achievements during the preceding fiscal year through a detailed analysis of the following:

- TDHCA's performance in addressing the housing needs of low-, very low- and extremely low-income households
- TDHCA's progress in meeting its housing and community services goals

This analysis is provided at the State level and within each of the 13 service regions TDHCA uses for planning purposes (see Figure 2.1). For general information about each region, including housing needs and housing supply, please see the Housing Analysis section of this document.

FUNDING COMMITMENTS AND HOUSEHOLDS SERVED BY ACTIVITY AND PROGRAM

For the state and each region, a description of funding allocations, amounts committed, target numbers and actual number of persons or households served for each program is provided. Along with the summary performance information, data on the following activity subcategories is provided.

- Renter
 - New Construction activities support multifamily development, such as the funding of developments and predevelopment funding.
 - Rehabilitation Construction activities support the acquisition, rehabilitation and preservation of multifamily units.
 - Tenant-Based Assistance supports low-income Texans through direct rental payment assistance.
- Owner
 - Single-family development includes funding for housing developers, nonprofits, or other housing organizations to support the development of single-family housing.
 - Single-family financing and homebuyer assistance helps households purchase a home through such activities as mortgage financing and down payment assistance.
 - Single-family owner-occupied assistance helps existing homeowners who need home rehabilitation and reconstruction assistance.
 - Community services includes supportive services, energy assistance and homeless assistance activities.

In FY 2008, TDHCA committed \$474,254,026 in total funds. Almost all of this funding, approximately 99 percent of the total came from federal sources. TDHCA committed funding for activities that predominantly benefited extremely low-, very low- and low-income individuals. The chart below displays the distribution of this funding by program activity.

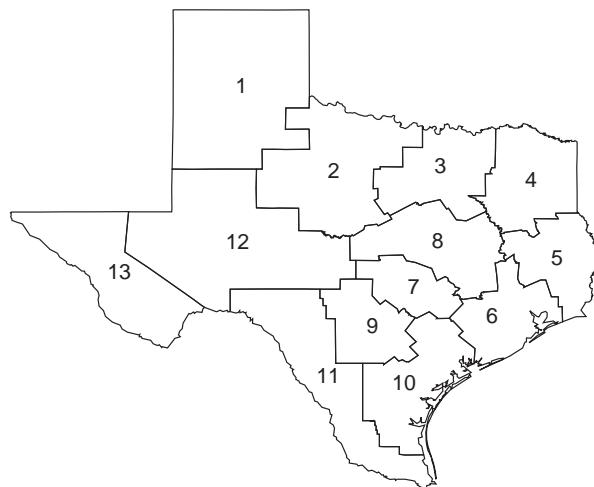
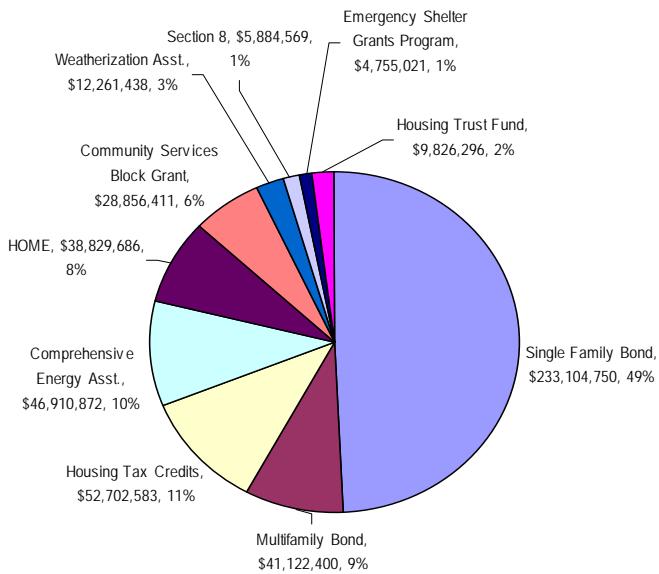


Figure 2.1 State Service Regions

Total Funding By Program, FY 2008

Total Funds Committed: \$ 474,254,026

**Funding and Households/Persons Served by Activity, FY 2008, All Activities**

Household Type	Activity	Committed Funds	Number of Households/ Individuals Served	% of Total Committed Funds	% of Total Households/ Individuals Served
Renter	Rental Assistance	\$10,866,106	1,617	2.3%	0.2%
	New Construction	\$97,707,895	4,714	20.6%	0.7%
	Rehab Construction	\$22,059,228	2,386	4.7%	0.3%
Owner	Financing & Down Payment	\$244,583,155	2,862	51.6%	0.4%
	Rehabilitation Assistance	\$6,253,900	224	1.3%	0.0%
	Homeless Services	\$4,755,021	111,291	1.0%	16.0%
	Energy Related	\$59,172,310	71,996	12.5%	10.4%
	Supportive Services	\$28,856,411	500,296	6.1%	71.9%
Total		\$474,254,026	695,386	100.0%	100.0%

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Statement of Activities

Funding and Households/Persons Served by Housing Program, FY 2008

	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Rental Assistance	\$0	-	\$4,168,721	422	\$812,816	86	\$0	-	\$0	-	\$5,884,569	1,109
Rental New Construction	\$0	-	\$17,763,882	239	\$0	-	\$38,821,613	3,803	\$41,122,400	672	\$0	-
Rental Rehabilitation	\$0	-	\$8,178,258	258	\$0	-	\$13,880,970	2,128	\$0	-	\$0	-
Owner Financing & Down Pmt.	\$233,104,750	2,065	\$4,403,925	448	\$7,074,480	349	\$0	-	\$0	-	\$0	-
Owner Rehab. Asst	\$0	-	\$4,314,900	97	\$1,939,000	127	\$0	-	\$0	-	\$0	-
Total	\$233,104,750	2,065	\$38,829,686	1,464	\$9,826,296	562	\$52,702,583	5,931	\$41,122,400	672	\$5,884,569	1,109

*This dollar amount represents the first year's allocation. The allocation is repeated once a year for ten years. This amount includes \$7,430,557 in additional awarded Housing Tax Credits. The households served with the additional awards were reported previously and are not reported for 2008.

Funding and Households/Persons Served by Community Affairs Programs, FY 2008

	ESGP^		CSBG^*		CEAP		WAP*	
	Funds	Ind	Funds	Ind	Funds	HH	Funds	HH
Homeless Services	\$4,755,021	111,291	\$0	0	\$0	0	\$0	0
Energy Related	\$0	0	\$0	0	\$46,910,872	68,055	\$12,261,438	3,941
Supportive Services	\$0	0	\$28,856,411	500,296	\$0	0	\$0	0
Total	\$4,755,021	111,291	\$28,856,411	500,296	\$46,910,872	68,055	\$12,261,438	3,941

*For these programs, funds and households served reflect different 12 month periods.

[^] ESGP and CSBG programs represent individuals served, not households

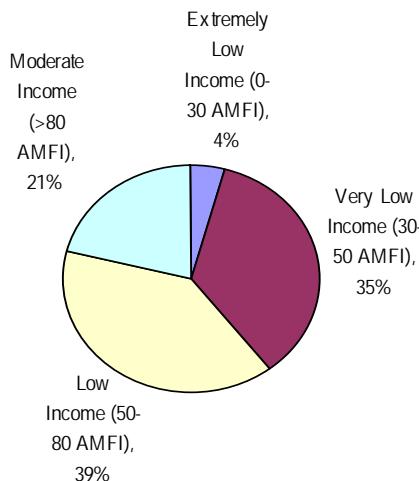
FUNDING COMMITMENTS AND HOUSEHOLDS SERVED BY INCOME GROUP

The SLIHP uses the following subcategories to refer to the needs of households or persons within specific income groups.

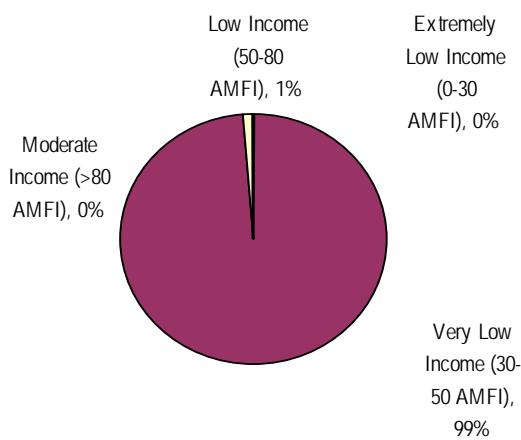
- Extremely Low Income (ELI): 0% to 30% Area Median Family Income (AMFI)
- Very Low Income (VLI): 31% to 50% (AMFI)
- Low Income (LI): 51% to 80% (AMFI)
- Moderate Income and Up (MI): >80% (AMFI)

The vast majority of households and individuals served through CEAP, WAP and ESGP earn less than 30 percent of the AMFI. However, federal tracking of assistance from these programs is based on poverty guidelines, which do not translate easily to an AMFI equivalent. For conservative reporting purposes, assistance in these programs is reported in the VLI category.

Total Funding by Income Level, FY 2008



Total Households Served by Income Level, FY 2008



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Statement of Activities

Funding and Households/Persons Served by Income Category, FY 2008 All Activities

Activity	Committed Funds	Number of Households/ Individuals Served	% of Total Committed Funds	% of Total Households/ Individuals Served
Extremely Low Income (0-30 AMFI)	\$20,408,591	1,544	4%	0%
Very Low Income (30-50 AMFI)	\$163,843,791	686,953	35%	99%
Low Income (50-80 AMFI)	\$184,312,977	6,410	39%	1%
Moderate Income (>80 AMFI)	\$98,567,110	731	21%	0%
Total	\$467,132,469	695,638	100%	100%

Housing Activities

	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Extremely Low Income (0-30 AMFI)	\$5,742,993	60	\$6,617,871	385	\$883,692	39	2,427,551	274	\$0	-	\$4,736,484	786
Very Low Income (30-50 AMFI)	\$28,461,733	349	\$21,196,247	704	\$5,141,711	263	15,199,103	1784	\$0	-	\$1,061,255	270
Low Income (50-80 AMFI)	\$100,332,914	927	\$11,065,568	619	\$4,059,893	268	27,645,372	3873	\$41,122,400	672	\$86,830	51
Moderate Income (>80 AMFI)	\$98,567,110	729	\$0	-	\$0	-	-	0	\$0	-	\$0	2
Total	\$233,104,750	2,065	\$38,879,686	1,708	\$10,085,296	570	\$45,272,026	5931	\$41,122,400	672	\$5,884,569	1,109

*This Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

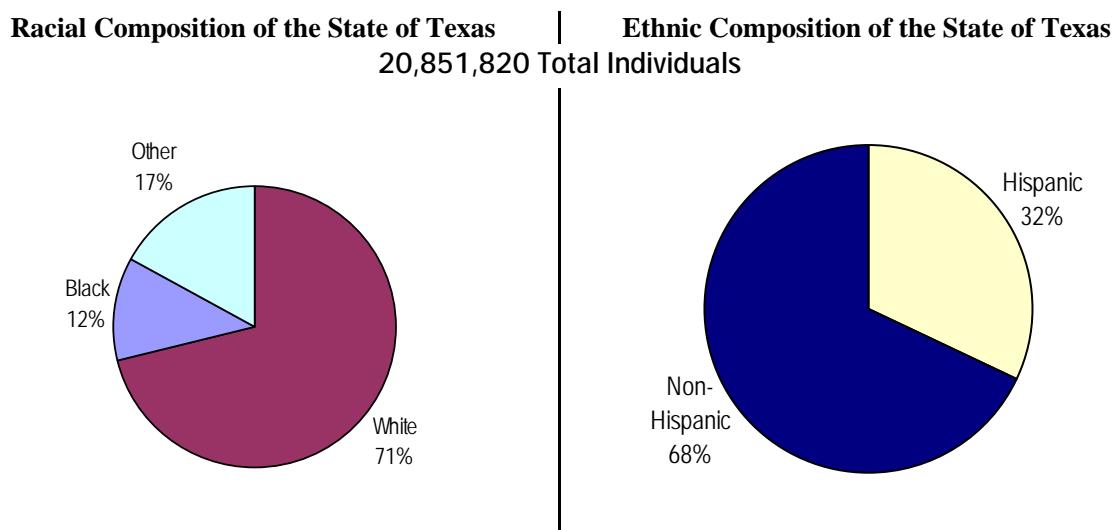
Community Affairs Activities

	ESGP*		CSBG*		CEAP		WAP	
	Funds	Indvd	Funds	Indvd	Funds	HH	Funds	HH
Extremely Low Income (0-30 AMFI)	\$0	-	\$0	-	\$0	-	\$0	-
Very Low Income (30-50 AMFI)	\$4,755,021	111,291	\$28,856,411	500,296	\$46,910,872	68,055	\$12,261,438	3,941
Low Income (50-80 AMFI)	\$0	-	\$0	-	\$0	-	\$0	-
Moderate Income (>80 AMFI)	\$0	-	\$0	-	\$0	-	\$0	-
Total	\$4,755,021	111,291	\$28,856,411	500,296	\$46,910,872	68,055	\$12,261,438	3,941

*These programs report by individuals served rather than households served.

RACIAL AND ETHNIC COMPOSITION OF HOUSEHOLDS RECEIVING ASSISTANCE

As required by legislation, TDHCA reports on the racial and ethnic composition of individuals and families receiving assistance. These demographic categories are delineated according to the standards set by the U.S. Census. Accordingly, “race” is broken down into three sub-classifications: White, Black and Other. “Other” includes races other than White and Black, as well as individuals with two or more races. As ethnic origin is considered to be a separate concept from racial identity, the Hispanic population is represented in a separate chart. Persons of Hispanic origin may fall under any of the racial classifications. Households assisted through each TDHCA program or activity have been delineated according to these categories. Regional analyses of this racial data are included in the Statement of Activities by Uniform State Service Region section that follows. Note that the state population racial composition charts examine individuals, while the many program racial composition charts examine households.



Housing Programs

Racial and ethnic data on housing programs is presented below using two general categories: Renter Programs and Homeowner Programs.

Renter Programs

The following charts depict the racial and ethnic composition of households receiving assistance from all TDHCA renter programs. Included in this category are households participating in TDHCA’s Tenant-Based Rental Assistance (TBRA) Program and Section 8 Housing Choice Voucher Program, as well as households residing in TDHCA-funded multifamily properties.

Multifamily properties receive funding through one or more of the following TDHCA programs: the Housing Tax Credit Program, Housing Trust Fund, HOME Investment Partnership Program and Multifamily Bond Program. Data for these programs is collected from the Fair Housing Sponsor Report, which is gathered each year from TDHCA-funded housing developments. The report includes information about each property, including the racial composition of the tenant population as of December 31 of the given year. Accordingly, the 2008 report is a snapshot of property characteristics on December 31, 2007.

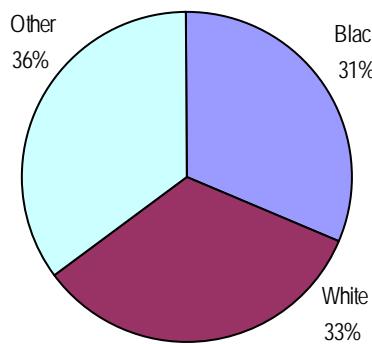
It should be noted that the Housing Sponsor Report does not report on or represent all units financed by TDHCA. Some submitted reports describe properties under construction, which do not yet have occupied

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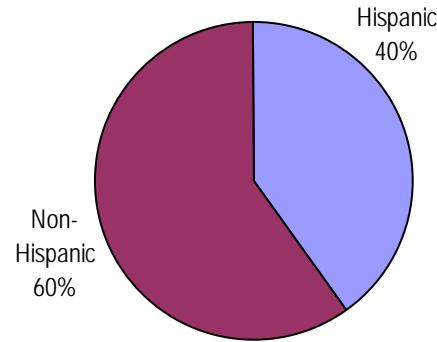
Statement of Activities

units. Some properties did not submit a report and still others did not fill out the report accurately. Therefore, TDHCA is left with usable data for only a portion of existing multifamily units. As a result, the following charts present a picture of race and ethnicity based on samples and may not represent actual percentages.

Racial Composition of TDHCA-Assisted Renter Households



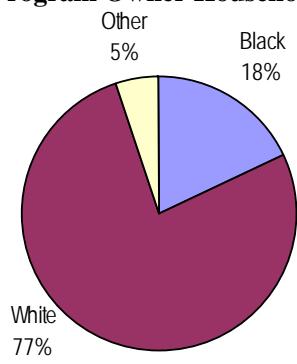
Ethnic Composition of TDHCA-Assisted Renter Households



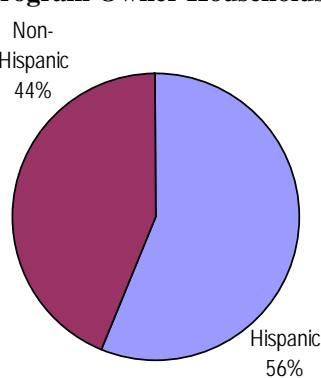
Homeowner Programs

The following charts depict the racial and ethnic composition of households receiving assistance from all TDHCA homeowner programs. TDHCA homeowner assistance comes in the form of three programs: the Single Family Bond Program, HOME Owner-Occupied Home Repair Program and HOME Homebuyer Assistance Program. Office of Colonia Initiatives programs are reported in the Homeowner Programs category under the following funding sources: HOME Program for Contract for Deed loans, Single Family Bond for some Contract for Deed loans and some Texas Bootstrap Program loans and the Housing Trust Fund for some Texas Bootstrap loans. Due to the data reporting techniques of the Single Family Bond Program, race and ethnicity are combined into one category.

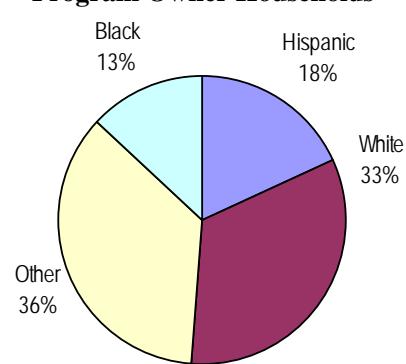
Racial Composition of HOME Program Owner Households



Ethnic Composition of HOME Program Owner Households



Ethnic Composition of SF Bond Program Owner Households



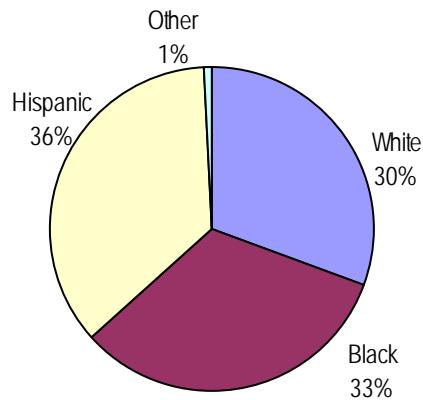
Community Affairs Programs

The Community Affairs programs allocate funding to entities with service areas that span across two or more uniform state service regions, so racial data for these programs is reported by entity rather than region. Due to the data reporting techniques of the Weatherization Assistance Program (WAP), Energy Assistance Program (CEAP) and Community Services Block Grant (CSBG) Program race and ethnicity are combined into one category. The Emergency Shelter Grant Program (ESGP) reports race and ethnicity as two separate categories

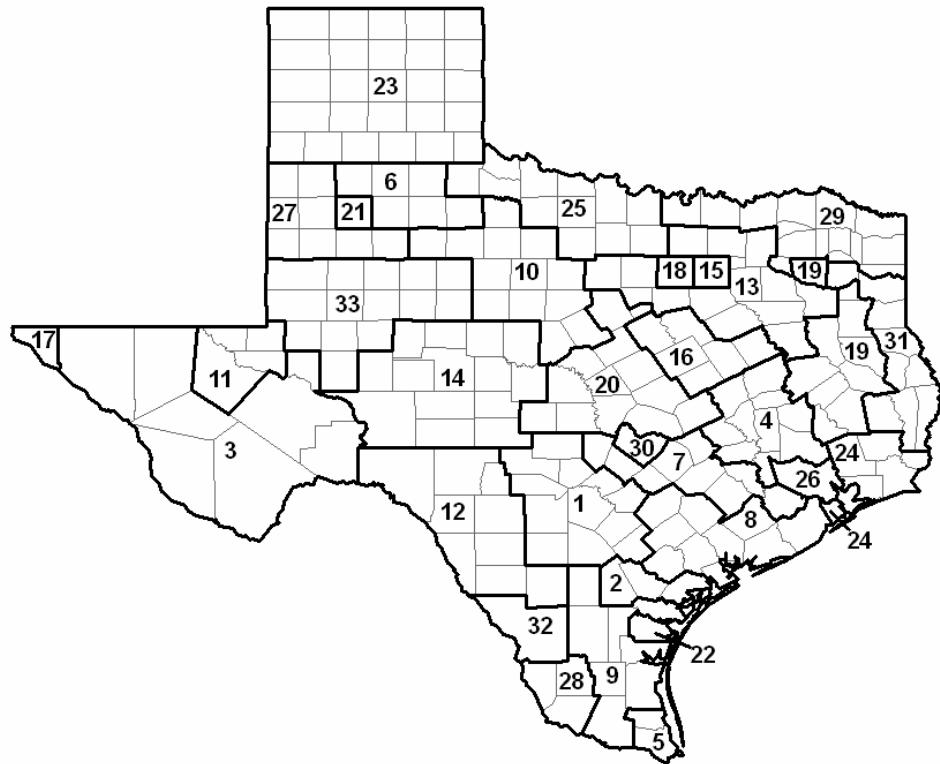
Weatherization Assistance Program

The Weatherization Assistance Program (WAP) funds a network of subcontractor organizations, some of which have a service area that spans across two or more regions. Because of this, WAP racial composition data for FY 2008 is listed according to subcontractor. A map is provided in order to locate subcontractor service areas. Racial and ethnic composition for the state is available, but because this data does not fit into regional boundaries, regional data is not available.

Racial and Ethnic Composition of WAP Assisted Households, Statewide, 2008



WAP Subcontractor Service Areas, 2008



**Racial and Ethnic Composition of Households Receiving WAP Assistance
by Subcontractor, Statewide, PY 2008**

#	Contractor	WAP Counties Served	PY 2008 Allocations	HH Served	White	Black	Hispanic	Other
1	Alamo Area Council of Governments	Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, Wilson	980,650	384	95	67	218	4
2	Bee Community Action Agency	Bee, Live Oak, Refugio	50,965	17	2	4	11	0
3	Big Bend Community Action Committee, Inc.	Brewster, Crane, Culberson, Hudspeth, Jeff Davis, Pecos, Presidio, Terrell	153,480	42	2	0	39	1
4	Brazos Valley Community Action Agency	Brazos, Burleson, Grimes, Leon, Madison, Montgomery, Robertson, Walker, Waller, Washington	401,105	98	61	30	6	1
5	Cameron and Willacy Counties Community Projects, Inc.	Cameron, Willacy	349,427	96	1	0	95	0
6	Caprock Community Action Association, Inc.	Crosby, Dickens, Floyd, Hale, King, Motley	122,331	40	1	7	32	0
7	Combined Community Action, Inc.	Austin, Bastrop, Blanco, Caldwell, Colorado, Fayette, Fort Bend, Hays, Lee	227,389	67	45	14	8	0
8	Community Action Committee of Victoria Texas	Aransas, Brazoria, Calhoun, De Witt, Goliad, Gonzales, Jackson, Lavaca, Matagorda, Victoria, Wharton	316,276	46	10	13	23	0
9	Community Action Corporation of South Texas	Brooks, Hidalgo, Jim Wells, Kenedy, Kleberg, San Patricio	735,005	151	13	3	126	9
10	Community Action Program, Inc.	Brown, Callahan, Comanche, Eastland, Haskell, Jones, Kent, Knox, Shackelford, Stephens, Stonewall, Taylor, Throckmorton	271,731	72	52	6	14	0
11	Community Council of Reeves County	Loving, Reeves, Ward, Winkler	46,087	18	3	0	15	0
12	Community Services Agency of South Texas	Dimmit, Edwards, Kinney, La Salle, Maverick, Real, Uvalde, Val Verde, Zavala	242,614	51	2	0	49	0
13	Community Services, Inc.	Anderson, Collin, Denton, Ellis, Henderson, Hood, Hunt, Kaufman, Johnson, Navarro, Palo Pinto, Parker, Rockwall, Smith, Van Zandt	657,683	179	105	60	12	2
14	Concho Valley Community Action Agency	Coke, Coleman, Concho, Crockett, Irion, Kimble, McCulloch, Menard, Reagan, Runnels, Schleicher, Sterling, Sutton, Tom Green	238,175	69	24	0	45	0
15	To Be Determined	Duval, McMullen	40,383	0	0	0	0	0

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#	Contractor	WAP Counties Served	PY 2008 Allocations	HH Served	White	Black	Hispanic	Other
16	Dallas County Department of Health and Human Services	Dallas	909,553	367	114	206	43	4
17	Economic Opportunities Advancement Corporation of Planning Region XI	Bosque, Falls, Freestone, Hill, Limestone, McLennan	250,477	61	18	39	4	0
18	El Paso Community Action Program, Project BRAVO, Inc.	El Paso	486,938	186	6	1	179	0
19	Fort Worth, City of, Department of Housing	Tarrant	510,974	188	58	98	32	0
20	Greater East Texas Community Action Program (GETCAP)	Angelina, Cherokee, Gregg, Houston, Nacogdoches, Polk, Rusk, San Jacinto, Trinity, Wood	389,968	84	55	23	6	0
21	Hill Country Community Action Association, Inc.	Bell, Burnet, Coryell, Erath, Hamilton, Lampasas, Llano, Mason, Milam, Mills, San Saba, Somervell, Williamson	293,576	124	94	12	18	0
22	Lubbock, City of, Community Development Department	Lubbock	164,903	63	16	22	24	1
23	Nueces County Community Action Agency	Nueces	207,447	61	13	1	47	0
24	Panhandle Community Services	Armstrong, Briscoe, Carson, Castro, Childress, Collingsworth, Dallam, Deaf Smith, Donley, Gray, Hall, Hansford, Hartley, Hemphill, Hutchinson, Lipscomb, Moore, Ochiltree, Oldham, Parmer, Potter, Randall, Roberts, Sherman, Swisher, Wheeler	412,968	139	73	11	54	1
25	Programs for Human Services, Inc.	Chambers, Galveston, Hardin, Jefferson, Liberty, Orange	427,378	195	84	107	2	2
26	Rolling Plains Management Corporation	Archer, Baylor, Cottle, Clay, Foard, Hardeman, Jack, Montague, Wichita, Wilbarger, Wise, Young	217,780	70	39	17	14	0
27	Sheltering Arms, Inc.	Harris	1,514,169	489	21	409	53	6
28	South Plains Community Action Association, Inc.	Bailey, Cochran, Garza, Hockley, Lamb, Lynn, Terry, Yoakum	103,489	58	6	0	52	0
29	South Texas Development Council	Jim Hogg, Starr, Zapata	116,083	0	0	0	0	0
30	Texoma Council of Governments	Bowie, Camp, Cass, Cooke, Delta, Fannin, Franklin, Grayson, Hopkins, Lamar, Marion, Morris, Rains, Red River, Titus	397,788	151	91	57	3	0

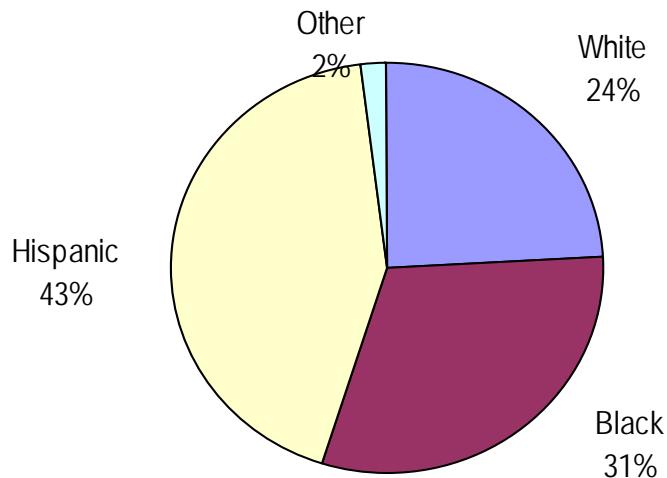
*Annual Report**Statement of Activities*

#	Contractor	WAP Counties Served	PY 2008 Allocations	HH Served	White	Black	Hispanic	Other
31	Travis County Health and Human Services Department	Travis	306,460	121	38	27	54	2
32	Tri-County Community Action, Inc.	Harrison, Jasper, Newton, Panola, Sabine, San Augustine, Shelby, Tyler, Upshur	229,263	85	29	56	0	0
33	Webb County Community Action Agency	Webb	156,825	81	0	0	81	0
34	West Texas Opportunities, Inc.	Andrews, Borden, Dawson, Ector, Fisher, Gaines, Glasscock, Howard, Martin, Midland, Mitchell, Nolan, Scurry, Upton	332,098	88	28	10	50	0
	WAP TOTAL	STATE	12,261,438	3,941	1,199	1,300	1,409	33

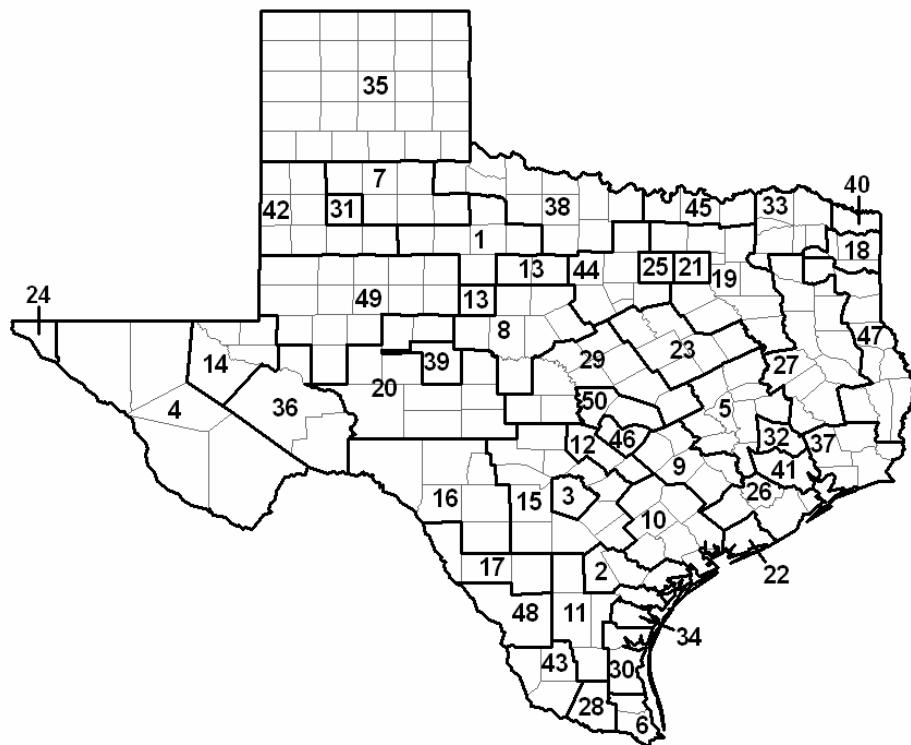
Comprehensive Energy Assistance Program

The Comprehensive Energy Assistance Program (CEAP) funds a network of subcontractor organizations, some of which have a service area that spans across two or more regions. Because of this, CEAP racial composition data for FY 2008 is listed according to subcontractor. A map is provided in order to locate subcontractor service areas. Racial composition for the state is available, but because this data does not fit into regional boundaries, regional data is not available.

Racial and Ethnic Composition of CEAP Assisted Households, Statewide, PY 2008



CEAP Subcontractor Service Areas, FY 2008



**Racial and Ethnic Composition of Households Receiving CEAP Assistance
by Subcontractor, Statewide, FY 2008**

#	Subcontractor	Counties Served	PY 2008 Allocation	HH Served	White	Black	Hisp.	Other
1	ASPERMONT SMALL BUSINESS DEVELOPMENT CENTER, INC.	Haskell, Jones, Kent, Knox, Stonewall, Throckmorton	353,753	493	229	74	188	2
2	BEE COMMUNITY ACTION AGENCY	Bee, Live Oak, Refugio	195,452	277	32	22	221	2
3	BEXAR COUNTY DEPT. OF COMMUNITY INVESTMENT	Bexar	2,830,521	4,408	341	608	3,406	53
4	BIG BEND COMMUNITY ACTION COMMITTEE, INC.	Brewster, Culberson, Hudspeth, Jeff Davis, Presidio	387,377	759	90	2	666	1
5	BRAZOS VALLEY COMMUNITY ACTION AGENCY, INC.	Brazos, Burleson, Grimes, Leon, Madison, Robertson, Walker, Waller, Washington	1,142,253	1,321	289	909	114	9
6	CAMERON AND WILLACY COUNTIES COMMUNITY PROJECTS, INC.	Cameron, Willacy	1,340,061	3,627	423	97	3,107	0
7	CAPROCK COMMUNITY ACTION ASSOCIATION	Crosby, Dickens, Floyd, Hale, King, Motley	469,143	848	198	110	533	7
8	CENTRAL TEXAS OPPORTUNITIES, INC.	Brown, Callahan, Coleman, Comanche, Eastland, McCulloch, Runnels	533,906	763	591	41	123	8
9	COMBINED COMMUNITY ACTION, INC.	Austin, Bastrop, Colorado, Fayette, Lee	374,946	451	129	250	71	1
10	COMMUNITY ACTION COMMITTEE OF VICTORIA TEXAS	Aransas, Calhoun, DeWitt, Goliad, Gonzales, Jackson, Lavaca, Victoria	653,615	893	274	277	340	2
11	COMMUNITY ACTION CORPORATION OF SOUTH TEXAS	Brooks, Jim Wells, San Patricio	444,486	862	48	11	802	1
12	COMMUNITY ACTION INC., OF HAYS, CALDWELL AND BLANCO COUNTIES	Blanco, Caldwell, Hays	258,153	341	111	105	119	6
13	COMMUNITY ACTION PROGRAM, INC.	Shackelford, Stephens, Taylor	353,311	502	211	113	177	1
14	COMMUNITY COUNCIL OF REEVES COUNTY	Loving, Reeves, Ward, Winkler	176,743	241	33	15	192	1
15	COMMUNITY COUNCIL OF SOUTH CENTRAL TEXAS	Atascosa, Bandera, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, Wilson	930,291	1,658	494	79	1,073	12
16	COMMUNITY COUNCIL OF SOUTHWEST TEXAS, INC.	Edwards, Kinney, Real, Uvalde, Val Verde, Zavala	542,177	510	19	6	477	8
17	COMMUNITY SERVICES AGENCY OF SOUTH TEXAS, INC.	Dimmit, LaSalle, Maverick	388,255	493	5	1	487	0
18	COMMUNITY SERVICES OF NORTHEAST TEXAS, INC.	Camp, Cass, Marion, Morris	309,374	661	261	364	16	20
19	COMMUNITY SERVICES, INC.	Anderson, Collin, Denton, Ellis, Henderson, Hunt, Kaufman, Navarro, Rockwall, Van Zandt	1,672,646	2,417	1,232	886	256	43
20	CONCHO VALLEY COMMUNITY ACTION AGENCY	Coke, Concho, Crockett, Irion, Kimble, Menard, Reagan, Schleicher, Sterling, Sutton	455,197	647	257	3	385	2
21	DALLAS COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES	Dallas	3,488,157	2,200	239	1,747	166	48
22	ECONOMIC ACTION COMMITTEE OF THE GULF COAST	Matagorda	118,950	190	40	94	55	1
23	ECONOMIC OPPORTUNITIES ADVANCEMENT CORPORATION OF PR XI	Bosque, Falls, Freestone, Hill, Limestone, McLennan	960,583	1,286	410	737	137	2
24	EL PASO COMMUNITY ACTION PROGRAM, PROJECT BRAVO, INC.	El Paso	1,867,413	3,934	110	100	3,685	39

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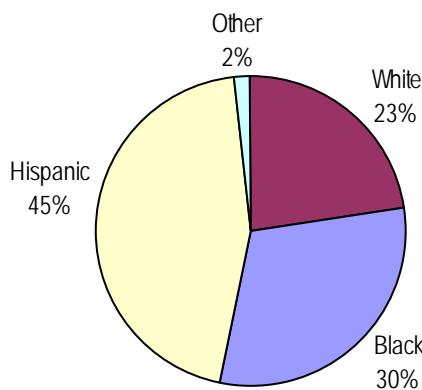
#	Subcontractor	Counties Served	PY 2008 Allocation	HH Served	White	Black	Hisp.	Other
25	FORT WORTH,CITY OF, PARKS & COMMUNITY SERVICES DEPARTMENT	Tarrant	1,959,596	3,094	794	1,742	532	26
26	GALVESTON COUNTY COMMUNITY ACTION COUNCIL, INC.	Brazoria, Fort Bend, Galveston, Wharton	1,157,635	1,455	287	857	299	12
27	GREATER EAST TEXAS COMMUNITY ACTION PROGRAM (GETCAP)	Angelina, Cherokee, Gregg, Houston, Nacogdoches, Polk, Rusk, San Jacinto, Smith, Trinity, Wood	1,881,776	3,035	1,017	1,820	188	10
28	HIDALGO COUNTY COMMUNITY SERVICES AGENCY	Hidalgo	2,029,569	4,180	52	5	4,118	5
29	HILL COUNTRY COMMUNITY ACTION ASSOCIATION, INC.	Bell, Coryell, Hamilton, Lampasas, Llano, Mason, Milam, Mills, San Saba	811,981	967	578	200	167	22
30	KLEBERG COUNTY HUMAN SERVICES	Kenedy, Kleberg	387,602	413	24	40	349	0
31	LUBBOCK, CITY OF	Lubbock	632,407	914	217	319	373	5
32	MONTGOMERY COUNTY EMERGENCY ASSISTANCE	Montgomery	395,991	1,875	1,211	535	107	22
33	NORTHEAST TEXAS OPPORTUNITIES, INC	Delta, Franklin, Hopkins, Lamar, Rains, Red River, Titus	531,728	749	400	331	18	0
34	NUECES COUNTY COMMUNITY ACTION AGENCY	Nueces	795,562	762	54	180	526	2
35	PANHANDLE COMMUNITY SERVICES	Armstrong, Briscoe, Carson, Castro, Childress, Collingsworth, Dallam, Deaf Smith, Donley, Gray, Hall, Hansford, Hartley, Hemphill, Hutchinson, Lipscomb, Moore, Ochiltree, Oldham, Parmer, Potter, Randall, Roberts, Sherman, Swisher, Wheeler	1,583,740	2,955	1,332	393	1,224	6
36	PECOS COUNTY COMMUNITY ACTION AGENCY	Crane, Pecos, Terrell	201,223	350	32	0	318	0
37	PROGRAMS FOR HUMAN SERVICES	Chambers, Hardin, Jefferson, Liberty, Orange	1,160,671	1,338	320	941	12	65
38	ROLLING PLAINS MANAGEMENT CORPORATION	Archer, Baylor, Clay, Cottle, Foard, Hardeman, Jack, Montague, Wichita, Wilbarger, Young	760,322	816	487	179	125	25
39	SAN ANGELO-TOM GREEN COUNTY HEALTH DEPARTMENT	Tom Green	259,329	339	151	27	159	2
40	SENIOR CITIZENS SERVICES OF TEXARKANA, INC.	Bowie	249,714	297	89	208	0	0
41	SHELTERING ARMS, INC.	Harris	5,806,864	7,318	785	4,869	894	770
42	SOUTH PLAINS COMMUNITY ACTION ASSOCIATION, INC.	Bailey, Cochran, Garza, Hockley, Lamb, Lynn, Terry, Yoakum	396,882	740	132	81	520	7
43	SOUTH TEXAS DEVELOPMENT COUNCIL	Jim Hogg, Starr, Zapata	445,179	271	2	0	269	0
44	TEXAS NEIGHBORHOOD SERVICES	Erath, Hood, Johnson, Palo Pinto, Parker, Somervell, Wise	645,574	863	742	49	67	5
45	TEXOMA COUNCIL OF GOVERNMENTS	Cooke, Fannin, Grayson	434,709	454	300	144	8	2
46	TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT	Travis	1,175,282	680	152	297	218	13
47	TRI-COUNTY COMMUNITY ACTION, INC.	Harrison, Jasper, Newton, Panola, Sabine, San Augustine, Shelby, Tyler, Upshur	879,228	1,011	417	574	19	1

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#	Subcontractor	Counties Served	PY 2008 Allocation	HH Served	White	Black	Hisp.	Other
48	WEBB COUNTY COMMUNITY ACTION AGENCY	Webb	601,422	1,061	0	1	1,033	27
49	WEST TEXAS OPPORTUNITIES, INC.	Andrews, Borden, Dawson, Ector, Fisher, Gaines, Glasscock, Howard, Martin, Midland, Mitchell, Nolan, Scurry, Upton	1,273,603	1,963	533	338	1,081	11
50	WILLIAMSON-BURNET COUNTY OPPORTUNITIES, INC.	Burnet, Williamson	206,520	373	194	67	103	9
	TOTAL	STATE	46,910,872	68,055	16,368	20,848	29,523	1,316

Community Services Block Grant Program

The Community Services Block Grant Program (CSBG) funds a network of subcontractor organizations, some of which have a service area that spans across two or more regions. In addition, some CSBG subcontractors have been awarded funding for special projects that overlap existing service areas. Because of this, CSBG racial composition data for FY 2008 is listed according to subcontractor. Racial composition for the state is available, but because this data does not fit into regional boundaries, regional data is not available.

Racial and Ethnic Composition of Individuals Receiving CSBG Assistance, Statewide, FY 2008**Racial Composition of Individuals Receiving CSBG Assistance by Subcontractor, Statewide, FY 2008**

#	Contractor	Counties Served	2008 Allocation	Individuals Served	White	Hispanic	Black	Other
1	ALABAMA-COUSHATTA INDIAN RESERVATION	Polk, Tyler	63,056	158	0	1	0	157
2	ASOCIACION PRO SERVICIOS SOCIALES, INC	Jim Hogg, Starr, Webb, Zapata	109,393	999	937	62	0	0
3	ASPERMONT SMALL BUSINESS DEVELOPMENT CENTER, INC.	Haskell, Jones, Kent, Knox, Stonewall, Throckmorton	150,000	1,351	477	612	202	60
4	AUSTIN, CITY OF, HEALTH & HUMAN SCVS DEPT	Travis	825,902	8,443	781	4,842	2,675	145
5	BEE COMMUNITY ACTION AGENCY	Aransas, Bee, Kenedy, Kleberg, Live Oak, Refugio	255,266	2,373	633	1,540	162	38
6	BIG BEND COMMUNITY ACTION COMMITTEE, INC.	Brewster, Culberson, Hudspeth, Jeff Davis, Presidio	150,000	2,527	212	2,301	8	6
7	BRAZOS VALLEY COMMUNITY ACTION AGENCY, INC.	Brazos, Burleson, Chambers, Grimes, Leon, Liberty, Madison, Montgomery, Robertson, Walker, Waller, Washington	886,036	7,330	1,656	2,435	3,076	163
8	*CAMERON AND WILLACY COUNTIES COMMUNITY PROJECTS, INC.	Cameron, Willacy	983,572	9,720	62	9,626	31	1

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9	CAPROCK COMMUNITY ACTION ASSOCIATION	Crosby, Dickens, Floyd, Hale, King, Motley	171,146	2,208	369	1,608	216	15
10	CENTRAL TEXAS OPPORTUNITIES, INC.	Brown, Callahn, Coleman, Comanche, Eastland, McCulloch, Runnels	208,961	1,854	1,251	461	101	41
11	COMBINED COMMUNITY ACTION, INC.	Austin, Bastrop, Colorado, Fayette, Lee	190,846	1,002	341	175	481	5
12	COMMUNITY ACTION COMMITTEE OF VICTORIA TEXAS	Calhoun, De Witt, Goliad, Gonzales, Jackson, Lavaca, Victoria	277,548	3,623	890	1,837	871	25
13	COMMUNITY ACTION CORPORATION OF SOUTH TEXAS	Brooks, Jim Wells, San Patricio	237,087	2,003	134	1,829	35	5
14	COMMUNITY ACTION INC., OF HAYS, CALDWELL AND BLANCO COUNTIES	Blanco, Caldwell, Hays	190,787	1,681	570	817	249	45
15	COMMUNITY ACTION PROGRAM, INC.	Mitchell, Shackelford, Stephens, Taylor	227,174	1,501	533	616	336	16
16	*COMMUNITY ACTION SOCIAL SERVICES & EDUCATION, INC.	Maverick	234,902	1,981	1	1,980	0	0
17	COMMUNITY COUNCIL OF REEVES COUNTY	Loving, Reeves, Ward, Winkler	202,820	938	136	746	52	4
18	*COMMUNITY COUNCIL OF SOUTH CENTRAL TEXAS	Atascosa, Bandera, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, Wilson	582,854	6,924	1,694	4,917	255	58
19	*COMMUNITY COUNCIL OF SOUTHWEST TEXAS, INC.	Edwards, Kinney, Real, Uvalde, Val Verde, Zavala	329,175	2,001	45	1,925	16	15
20	*COMMUNITY SERVICES AGENCY OF SOUTH TEXAS, INC.	Dimmit, La Salle	165,472	741	67	674	0	0
21	COMMUNITY SERVICES OF NORTHEAST TEXAS, INC.	Bowie, Cass, Marion, Morris, Camp	261,465	2,006	861	102	943	100
22	COMMUNITY SERVICES, INC.	Anderson, Collin, Denton, Ellis, Henderson, Hunt, Kaufman, Navarro, Rockwall, Van Zandt	969,308	7,572	3,323	1,137	2,888	224
23	CONCHO VALLEY COMMUNITY ACTION AGENCY	Coke, Concho, Crockett, Irion, Kimble, Menard, Reagan, Schleicher, Sterling, Sutton, Tom Green	260,587	1,140	355	733	43	9
24	DALLAS INTER-TRIBAL CENTER	Collin, Dallas, Denton, Ellis, Hood, Johnson, Kaufman, Parker, Rockwall	113,561	393	12	22	6	353
25	ECONOMIC ACTION COMMITTEE OF THE GULF COAST	Matagorda	150,000	926	196	366	347	17
26	ECONOMIC OPPORTUNITIES ADVANCEMENT CORPORATION OF PR XI	Bosque, Falls, Freestone, Hill, Limestone, McLennan	473,480	3,812	937	487	2,341	47
27	EL PASO COMMUNITY ACTION PROGRAM, PROJECT BRAVO, INC.	El Paso	1,308,998	12,338	305	11,625	293	115
28	FORT WORTH,CITY OF, PARKS & COMMUNITY SERVICES DEPARTMENT	Tarrant	1,266,652	26,435	3,527	12,903	9,675	330

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Statement of Activities

29	GALVESTON COUNTY COMMUNITY ACTION COUNCIL, INC.	Tarrant	762,942	4,982	813	1,217	2,856	96
30	GREATER EAST TEXAS COMMUNITY ACTION PROGRAM (GETCAP)	Brazoria, Fort Bend, Galveston, Wharton	869,691	10,203	3,345	1,137	5,580	141
31	GUADALUPE ECONOMIC SERVICES CORP	Angelina, Cherokee, Gregg, Houston, Nacogdoches, Polk, Rusk, San Jacinto, Smith, Trinity, Wood	186,994	1,451	82	1,333	36	0
32	GULF COAST COMMUNITY SERVICES ASSOCIATION	Bailey, Briscoe, Castro, Cochran, Crosby, Deaf Smith, Dickens, Floyd, Garza, Hale, Hall, Hockley, Lamb, Lubbock, Lynn, Motley, Parmer, Swisher, Terry, Yoakum	4,073,115	12,915	724	5,136	6,961	94
33	HIDALGO COUNTY COMMUNITY SERVICES AGENCY	Harris	1,661,164	14,529	114	14,364	29	22
34	HILL COUNTRY COMMUNITY ACTION ASSOCIATION, INC.	Bell, Coryell, Hamilton, Lampasas, Llano, Mason, Milam, Mills, San Saba	439,247	1,822	957	343	445	77
35	LUBBOCK, CITY OF	Lubbock	373,952	213	56	98	36	23
36	NORTHEAST TEXAS OPPORTUNITIES, INC	Delta, Franklin, Hopkins, Lamar, Rains, Red River, Titus	244,068	2,547	1,248	112	1,097	90
37	NUECES COUNTY COMMUNITY ACTION AGENCY	Nueces	490,346	1,930	150	1,408	320	52
38	PANHANDLE COMMUNITY SERVICES	Armstrong, Briscoe, Carson, Castro, Childress, Collingsworth, Dallum, Deaf Smith, Donley, Gray, Hall, Hansford, Hartley, Hemphill, Hutchinson, Lipscomb, Moore, Ochiltree, Oldham, Parmer, Potter, Randall, Roberts, Sherman, Swisher, Wheeler	568,347	10,808	4,503	4,951	1,286	68
39	PECOS COUNTY COMMUNITY ACTION AGENCY	Crane, Pecos, Terrell	150,000	725	65	656	1	3
40	ROLLING PLAINS MANAGEMENT CORPORATION	Archer, Baylor, Clay, Cottle, Foard, Hardeman, Jack, Montague, Wichita, Wilbarger, Young	302,806	3,651	1,811	679	867	294
41	SAN ANTONIO, CITY OF, DEPARTMENT OF COMMUNITY INITIATIVES	Bexar	1,777,581	27,481	1,900	21,332	3,934	315
42	SIN FRONTERAS ORGANIZING PROJECT	El Paso	111,939	1,861	0	1,861	0	0
43	SOUTH PLAINS COMMUNITY ACTION ASSOCIATION, INC.	Bailey, Cochran, Garza, Hockley, Lamb, Lynn, Terry, Yoakum	187,077	2,803	389	1,935	409	70
44	SOUTH TEXAS DEVELOPMENT COUNCIL	Jim Hogg, Starr, Zapata	283,611	310	0	310	0	0
45	SOUTHEAST TEXAS REGIONAL PLANNING COMMISSION	Hardin, Jefferson, Orange	502,064	1,703	526	195	961	21

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Statement of Activities

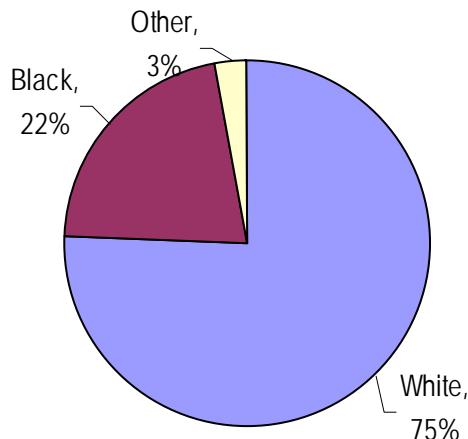
46	TEXAS NEIGHBORHOOD SERVICES	Erath, Hood, Johnson, Palo Pinto, Parker, Somervell, Wise	353,167	3,519	1,885	636	926	72
47	TEXOMA COUNCIL OF GOVERNMENTS	Cooke, Fannin, Grayson	221,012	3,251	2,841	70	277	63
48	TRI-COUNTY COMMUNITY ACTION, INC.	Harrison, Jasper, Newton, Panola, Sabine, San Augustine, Shelby, Tyler, Upshur	364,875	3,393	1,639	153	1,557	44
49	URBAN LEAGUE OF GREATER DALLAS	Dallas	2,430,223	8,266	2,343	1,672	4,160	91
50	WEBB COUNTY COMMUNITY ACTION AGENCY	Webb	510,728	11,356	511	7,292	3,414	139
51	WEST TEXAS OPPORTUNITIES, INC.	Andrews, Borden, Dawson, Ector, Fisher, Gaines, Glasscock, Howard, Martin, Midland, Nolan, Scurry, Upton	565,128	6,056	555	5,121	353	27
52	WILLIAMSON-BURNET COUNTY OPPORTUNITIES, INC.	Burnet, Williamson	180,286	2,234	781	854	507	92
	TOTAL	STATE	28,856,411	251,989	47,543	139,244	61,314	3,888

*These contractors receive some additional funding to fund specialized activities for a few counties that fall outside their service area.

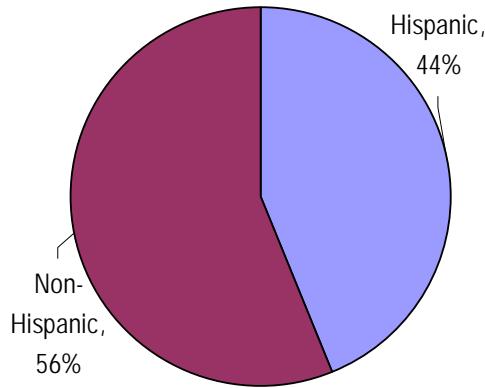
Emergency Shelter Grants Program

The Emergency Shelter Grants Program (ESGP) funds a network of subcontractor organizations, some of which have a service area that spans across two or more regions or multiple subcontractors serve the same area. Because of this, ESGP racial composition data for FY 2008 is listed according to subcontractor. Racial composition for the state is available, but is unavailable at the regional level.

Racial Composition of Individuals Receiving ESGP Assistance, Statewide, FY 2008



Ethnic Composition of Individuals Receiving ESGP Assistance, Statewide, FY 2008



Racial and Ethnic Composition of Individuals Receiving ESGP Assistance by Subcontractor, Statewide, FY 2008

Contractor	County	Award	Total Individuals	White	Black	Other	Hispanic	Non-Hispanic
ADVOCACY RESOURCE CENTER FOR HOUSING	Hidalgo	\$51,481.00	2094	2093	1	0	2094	0
AMARILLO, CITY OF	Potter	\$123,754.76	2990	2167	565	258	591	2399
AMISTAD FAMILY VIOLENCE AND RAPE CRISIS CENTER	Val Verde	\$32,391.39	1382	1337	8	37	1255	127
ARLINGTON LIFE SHELTER	Tarrant	\$51,690.00	1067	589	450	28	122	945
BASTROP COUNTY WOMEN'S SHELTER, D.B.A. FAMILY CRISIS CENTER	Bastrop	\$55,473.00	734	483	156	95	130	604
BETHANY HOUSE OF LAREDO, INC.	Webb	\$60,000.00	128	111	8	9	84	44
BONITA HOUSE OF HOPE	Harris	\$61,084.00	121	43	78	0	4	117
BRIDGE OVER TROUBLED WATERS, INC., THE	Harris	\$48,750.00	280	207	62	11	130	150
BROWNSVILLE, CITY OF	Cameron	\$193,902.93	14004	13961	35	8	12739	1265
CATHOLIC CHARITIES, ARCHDIOCESE OF SAN ANTONIO, INC.	Bexar	\$51,408.00	232	188	40	4	156	76
CHILDREN'S CENTER, INC., THE	Galveston	\$75,798.42	670	287	278	68	104	529
COLLIN INTERVENTION TO YOUTH	Collin	\$64,492.70	141	83	48	10	31	110
COMAL COUNTY FAMILY VIOLENCE SHELTER	Comal	\$40,554.00	1394	1285	29	71	635	750
COMPASSION MINISTRIES OF WACO, INC.	McLennan	\$33,192.57	171	117	24	30	58	113
CONNECTIONS INDIVIDUAL & FAMILY SERVICES	Comal	\$49,699.00	417	380	23	13	240	176

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Contractor	County	Award	Total Individuals	White	Black	Other	Hispanic	Non-Hispanic
CORPUS CHRISTI HOPE HOUSE	Nueces	\$54,143.69	1844	1739	80	9	998	830
COVENANT HOUSE TEXAS	Harris	\$70,070.00	1700	575	1103	21	233	1466
DALLAS JEWISH COALITION/VOGEL ALCOVE	Dallas	\$35,172.66	301	87	209	5	47	254
DENTON, CITY OF	Denton	\$129,460.34	1769	1328	368	54	272	1478
EAST TEXAS CRISIS CENTER, INC.	Smith	\$68,737.00	482	325	137	20	143	339
FAITH MISSION AND HELP CENTER, INC.	Washington	\$84,092.00	419	189	226	4	49	370
FAMILY ABUSE CENTER, INC.	McLennan	\$44,494.31	253	166	72	15	23	230
FAMILY CRISIS CENTER, INC.	Cameron	\$145,601.00	3637	3541	50	44	3082	553
FAMILY GATEWAY, INC.	Dallas	\$46,548.00	462	70	366	26	28	434
FAMILY PLACE, THE	Dallas	\$47,198.00	845	370	375	100	235	610
FAMILY SERVICES OF SOUTHEAST TEXAS, INC.	Jefferson	\$62,494.99	927	432	463	32	88	839
FAMILY VIOLENCE PREVENTION SERVICES, INC.	Bexar	\$64,870.00	1769	1466	184	119	1163	606
FIRST STEP OF WICHITA FALLS, INC.	Wichita	\$22,671.24	351	246	82	23	57	294
FOCUSING FAMILIES	Waller	\$52,884.18	357	253	87	17	158	199
FORT BEND COUNTY WOMEN'S CENTER	Fort Bend County	\$53,070.00	388	223	134	31	151	237
GRAYSON COUNTY JUVENILE ALTERNATIVES INC	Grayson	\$57,254.00	86	60	19	7	8	78
HARMONY HOUSE, INC.	Harris	\$53,968.08	24	11	12	1	1	23
HAYS COUNTY WOMEN'S CENTER	Hays	\$86,398.00	532	453	57	22	304	228
HOPE ACTION CARE	Bexar	\$64,561.23	183	128	53	2	97	86
HOPE'S DOOR, INC.	Collin	\$39,548.81	230	144	61	25	67	163
HOUSTON AREA WOMEN'S CENTER	Harris	\$65,000.00	4867	3478	1194	157	2717	2112
JOHNSON COUNTY FAMILY CRISIS CENTER	Johnson	\$48,300.00	202	186	13	3	32	170
MID-COAST FAMILY SERVICES, INC.	Victoria	\$42,763.14	362	259	82	21	173	189
MIDLAND FAIR HAVENS, INC.	Midland	\$58,734.43	1175	882	263	30	500	675
MISSION GRANBURY, INC.	Hood	\$52,196.23	116	108	3	5	0	116
MONTGOMERY COUNTY WOMEN'S CENTER	Montgomery	\$72,141.07	712	481	176	55	232	480
NEW BEGINNING CENTER	Dallas	\$44,754.87	737	542	157	36	328	407
NORTHWEST ASSISTANCE MINISTRIES	Harris	\$63,665.82	123	37	84	2	24	99
OPPORTUNITY CENTER FOR THE HOMELESS	El Paso	\$70,000.00	1937	1628	226	83	1091	846
PANHANDLE CRISIS CENTER, INC.	Ochitree	\$67,249.00	590	578	0	12	310	280
PORT CITIES RESCUE MISSION MINISTRIES	Jefferson	\$77,814.05	394	136	222	6	0	364
PROMISE HOUSE, INC.	Dallas	\$60,000.00	226	84	139	3	47	179
PROVIDENCE MINISTRY CORPORATION	Cameron	\$37,756.00	190	149	38	3	161	29
SABINE VALLEY REGIONAL MHMR CENTER	Gregg	\$53,719.99	25	16	9	0	0	25
SAFE HAVEN OF TARRANT COUNTY	Tarrant	\$66,048.00	5623	3652	1443	461	1973	3583
SALVATION ARMY OF ABILENE	Taylor	\$73,530.98	6966	5691	1029	246	2944	4022
SALVATION ARMY OF BIG SPRING	Howard	\$41,090.00	386	351	31	4	94	292
SALVATION ARMY OF CORPUS CHRISTI	Nueces	\$70,259.00	1232	1081	143	8	486	746
SALVATION ARMY OF DALLAS FOR CARR P. COLLINS SERVICE CENTER	Dallas	\$29,987.79	155	60	90	5	58	97
SALVATION ARMY OF EL PASO	El Paso	\$42,450.58	779	736	40	3	597	182
SALVATION ARMY OF FORT WORTH FOR THE FIRST CHOICE PROGRAM	Tarrant	\$66,048.00	153	69	78	6	22	131
SALVATION ARMY OF GALVESTON	Galveston	\$69,995.00	15899	11623	4160	116	2256	13643

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Statement of Activities

Contractor	County	Award	Total Individuals	White	Black	Other	Hispanic	Non-Hispanic
SALVATION ARMY OF KERRVILLE	Kerr	\$49,934.00	467	436	28	3	110	357
SALVATION ARMY OF MCALLEN	Hidalgo	\$64,999.00	1255	1228	23	3	1082	172
SALVATION ARMY OF ODESSA	Ector	\$33,218.00	631	543	82	6	168	463
SALVATION ARMY OF TYLER	Smith	\$72,872.10	8817	5387	3389	41	2007	6810
SALVATION ARMY OF VICTORIA	Victoria	\$43,376.00	209	173	36	0	118	91
SAN ANTONIO METROPOLITAN MINISTRY, INC.	Bexar	\$40,000.00	2159	1590	412	102	1104	1000
SEARCH	Harris	\$129,328.00	3627	1316	2211	95	354	3268
SETON HOME	Bexar	\$53,046.00	207	180	27	0	112	95
SHELTER AGENCIES FAMILIES IN EAST TEXAS	Titus	\$39,205.00	758	614	90	54	222	536
SIN FRONTERAS ORGANIZING PROJECT	El Paso	\$70,000.00	812	811	0	1	812	0
STAR OF HOPE MISSION	Harris	\$65,000.00	1911	602	1255	54	301	1610
TRAVIS COUNTY DOMESTIC VIOLENCE AND SEXUAL ASSAULT DBA SAFEPLACE	Travis	\$38,666.00	706	452	110	104	355	311
TWIN CITY MISSION	Brazos	\$70,000.00	769	450	210	109	156	613
WESLEY COMMUNITY CENTER	Harris	\$64,779.00	464	130	333	1	102	362
WINTERGARDEN WOMEN'S SHELTER, INC.	Dimmit	\$54,696.76	1268	1207	0	61	1170	98
WOMEN TOGETHER FOUNDATION, INC.	Hidalgo	\$57,740.00	681	677	1	2	645	35
WOMEN'S HOME, THE	Harris	\$61,917.00	97	70	25	2	7	90
WOMEN'S SHELTER OF EAST TEXAS, INC.	Nacogdoches	\$47,489.00	440	250	149	41	79	361
YMCA OF METROPOLITAN DALLAS	Dallas	\$42,350.00	116	68	40	8	22	94
ESGP Total	State	\$4,755,021.31	111,291	83,720	24,019	3,228	48,790	62,177
				77%	18%	4%	46%	54%

PROGRESS IN MEETING TDHCA HOUSING AND COMMUNITY SERVICES GOALS

The goals, strategies and objectives established in the Legislative Appropriations Act, the TDHCA *Strategic Plan* and the *State of Texas Consolidated Plan*, guide TDHCA's annual activities through the establishment of objective performance measures. TDHCA's resulting goals are as follows:

- 1) Increase and preserve the availability of safe, decent and affordable housing for very low-, low- and moderate-income persons and families
- 2) Promote improved housing conditions for extremely low-, very low- and low-income households by providing information and technical assistance.
- 3) Improve living conditions for the poor and homeless and reduce the cost of home energy for very low-income Texans.
- 4) Ensure compliance with the TDHCA's federal and state program mandates.
- 5) Protect the public by regulating the manufactured housing industry in accordance with state and federal laws.
- 6) Target its housing finance programs resources for assistance to extremely low-income households.
- 7) Target its housing finance resources for assistance to very low-income households.
- 8) Provide contract for deed conversions for families who reside in a colonia and earn 60 percent or less of the applicable Area Median Family Income
- 9) Work to address the housing needs and increase the availability of affordable and accessible housing for persons with special needs through funding, research and policy development efforts.

Progress made towards meeting those goals, the upcoming year's goals and information on TDHCA's actual performance in satisfying in FY 2008 goals and strategies is provided in *Section 4: Action Plan* on page 129.

Annual Report

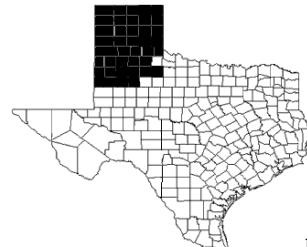
Statement of Activities by Region

STATEMENT OF ACTIVITIES BY UNIFORM STATE SERVICE REGION

This section describes TDHCA's FY 2008 activities by Uniform State Service Region. The regional tables do not include information for WAP, CEAP, ESGP, CSBG and CFNP because figures are not available for these programs at the regional level. Additionally, for purposes of reporting, Office of Colonia Initiatives figures do not appear as an independent category, but rather the figures are grouped under their respective funding sources. For example, most Contracts for Deed Conversion are reported under HOME Program Homebuyer Assistance.

As required by legislation, TDHCA reports on the racial composition of individuals and families receiving assistance. Regional information has been organized into two generalized categories of housing activity type: Renter Programs and Homeowner Programs.

For more information on the housing activity types and racial reporting categories, please see "Racial Composition of Households Receiving Assistance" under the Statement of Activities section on page 12.

REGION 1

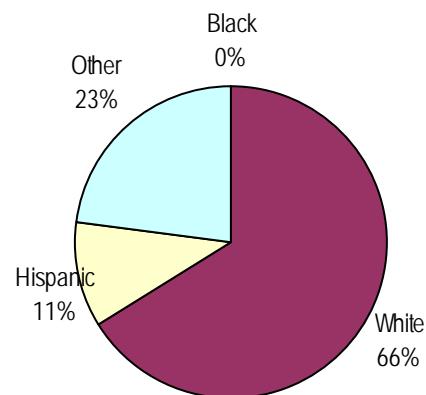
TDHCA allocated \$3,502,753 in Region 1 during FY 2008.

Homeowner programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

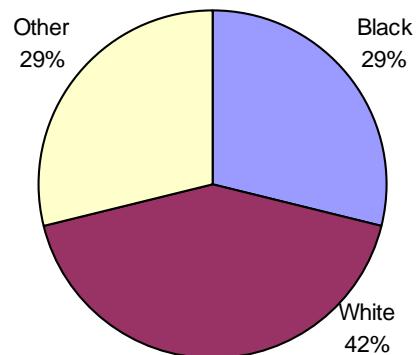
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

SINGLE FAMILY BOND PROGRAM

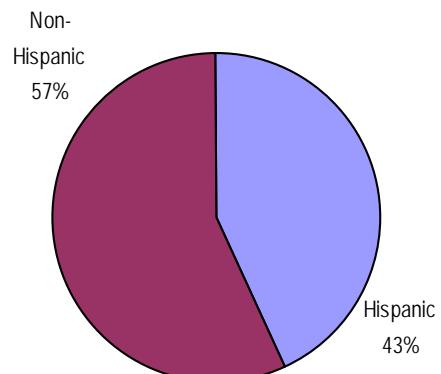
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY



PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY

**RENTER PROGRAMS**

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Participation in TDHCA Programs

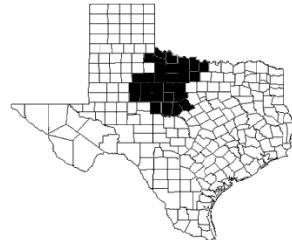
FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 1

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$2,317,376	35	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$2,317,376	35
Renter Programs	\$0	0	\$84,558	28	\$0	0	\$1,100,819	252	\$0	0	\$0	0	\$1,185,377	280
Total	\$2,317,376	35	\$84,558	28	\$0	0	\$1,100,819	252	\$0	0	\$0	0	\$3,502,753	315

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 1

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$94,254	1	\$79,243	26	\$0	0	\$0	0	\$0	0	\$0	0	\$173,497	27
30-50% AMFI	\$1,259,423	21	\$5,315	2	\$0	0	\$0	0	\$0	0	\$0	0	\$1,264,738	23
50-80% AMFI	\$870,699	12	\$0	0	\$0	0	\$1,100,819	252	\$0	0	\$0	0	\$1,971,518	264
>80% AMFI	\$93,000	1	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$93,000	1
Total	\$2,317,376	35	\$84,558	28	\$0	0	\$1,100,819	252	\$0	0	\$0	0	\$3,502,753	315

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 2

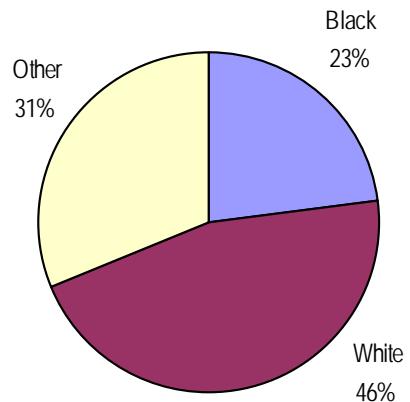
TDHCA allocated \$3,364,057 in Region 2 during FY 2008.

Homeowner programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

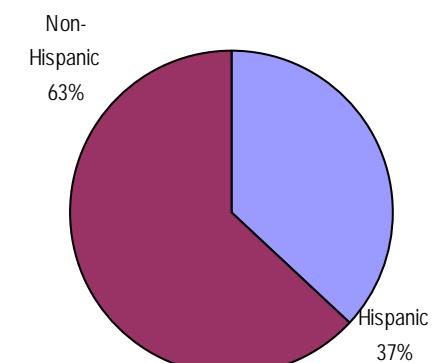
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS

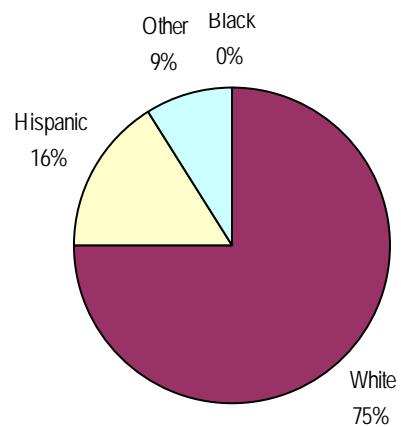
PERCENT OF COMMITTED FUNDS BY RACE



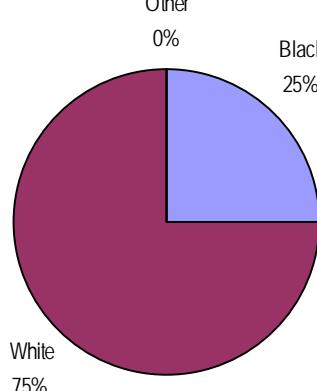
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

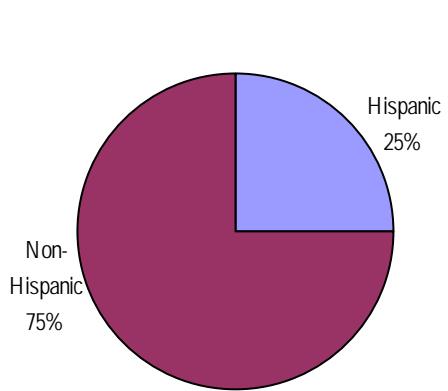
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 2

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$1,991,713	32	\$239,996	4	\$117,800	4	\$0	0	\$0	0	\$0	0	\$2,349,509	40
Renter Programs	\$0	0	\$30,696	11	\$0	0	\$884,554	80	\$0	0	\$99,298	28	\$1,014,548	119
Total	\$1,991,713	32	\$270,692	15	\$117,800	4	\$884,554	80	\$0	0	\$99,298	28	\$3,364,057	159

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 2

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$0	0	\$28,336	10	\$0	0	\$44,228	4	\$0	0	\$79,402	20	\$151,966	34
30-50% AMFI	\$1,207,454	19	\$122,358	3	\$87,800	3	\$309,594	28	\$0	0	\$16,344	5	\$1,743,550	58
50-80% AMFI	\$784,259	13	\$119,998	2	\$30,000	1	\$530,732	48	\$0	0	\$3,552	3	\$1,468,541	67
>80% AMFI	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Total	\$1,991,713	32	\$270,692	15	\$117,800	4	\$884,554	80	\$0	0	\$99,298	28	\$3,364,057	159

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 3

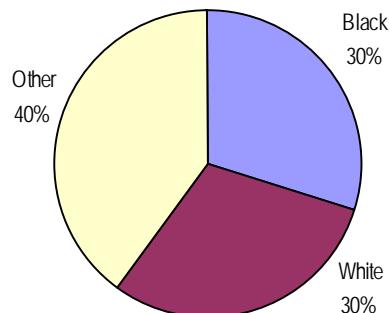
TDHCA allocated \$56,698,544 in Region 3 during FY 2008.

Homeowner programs accounted for the largest segment of this total and the very low-income households group (30-50% AMFI) was the most served income group.

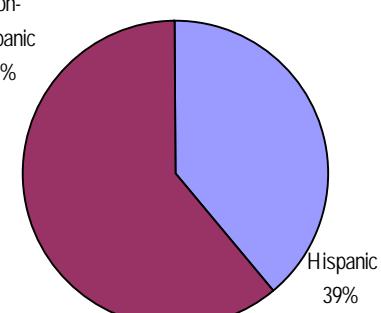
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS

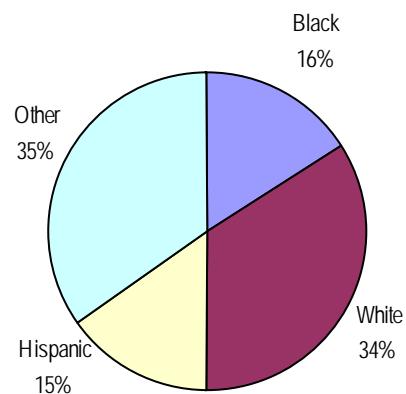
PERCENT OF COMMITTED FUNDS BY RACE



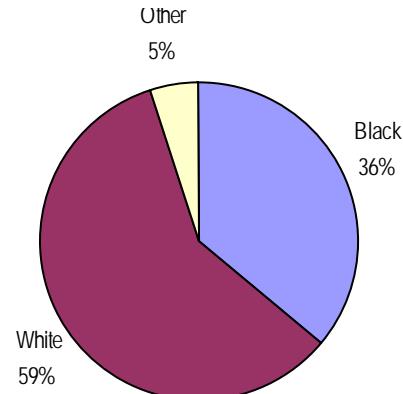
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

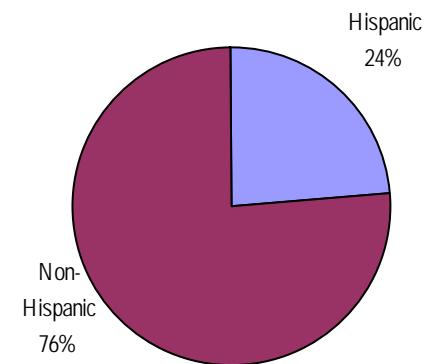
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

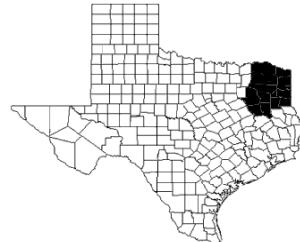
FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 3

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$39,245,299	362	\$783,397	31	\$772,188	28	\$0	0	\$0	0	\$0	0	\$40,800,884	421
Renter Programs	\$0	0	\$4,723,901	145	\$0	0	\$9,108,071	1,006	\$0	0	\$2,065,689	327	\$15,897,661	1478
Total	\$39,245,299	362	\$5,507,298	176	\$772,188	28	\$9,108,071	1006	\$0	0	\$2,065,689	327	\$56,698,545	1899

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 3

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$1,142,187	13	\$1,654,598	35	\$55,000	2	\$644,705	74	\$0	0	\$1,597,602	224	\$5,094,092	348
30-50% AMFI	\$7,128,324	82	\$3,787,800	128	\$610,688	22	\$3,939,831	436	\$0	0	\$425,857	85	\$15,892,500	753
50-80% AMFI	\$17,776,697	167	\$64,899	13	\$106,500	4	\$4,523,535	496	\$0	0	\$42,230	18	\$22,513,861	698
>80% AMFI	\$13,198,091	100	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$13,198,091	100
Total	\$39,245,299	362	\$5,507,297	176	\$772,188	28	\$9,108,071	1006	\$0	0	\$2,065,689	327	\$56,698,544	1899

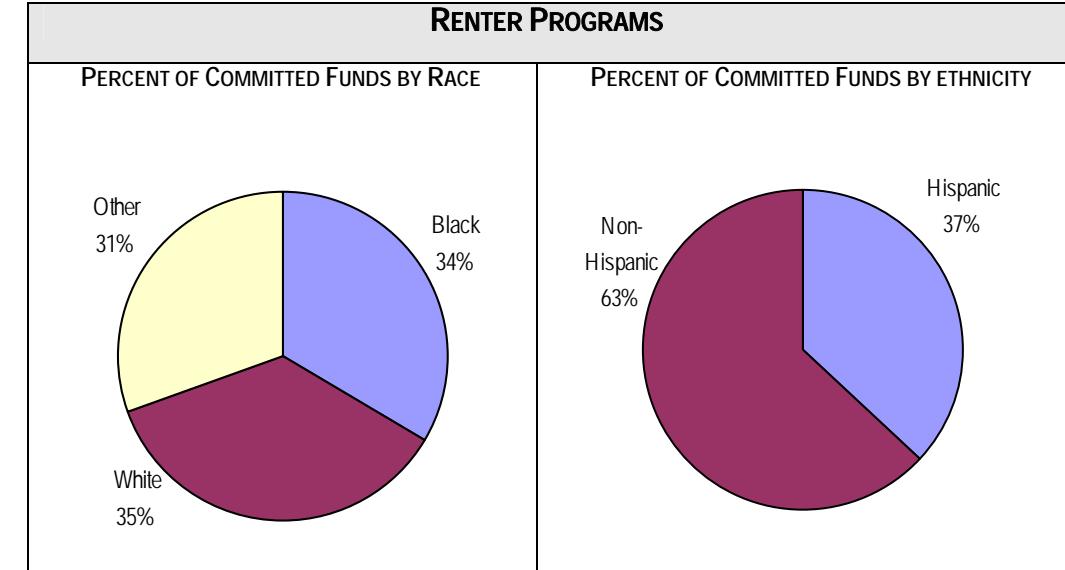
*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 4

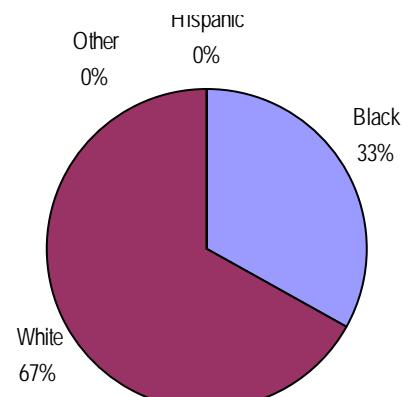
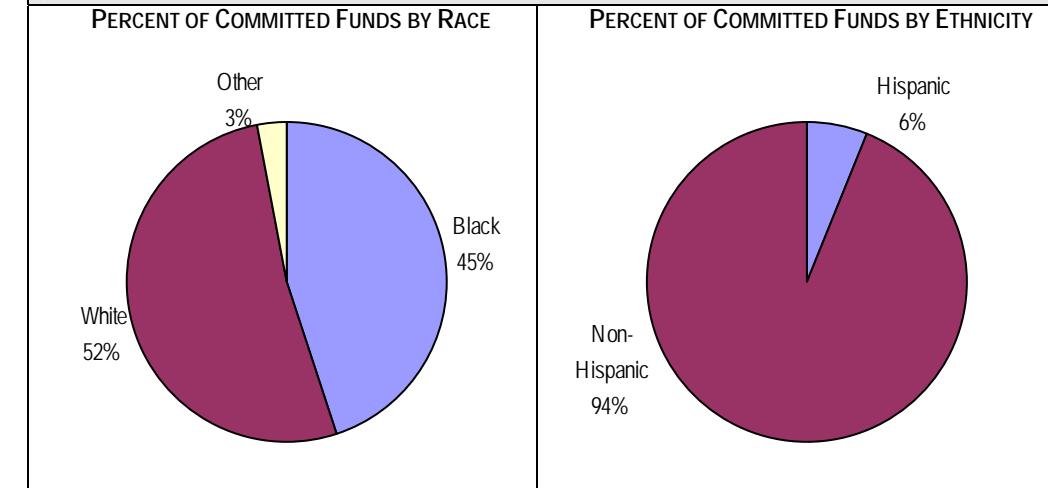
TDHCA allocated \$7,897,726 in Region 4 during FY 2008.

Renter programs accounted for the largest segment of this total and the very low-income households group (30-50% AMFI) was the most served income group.

Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS**SINGLE FAMILY BOND PROGRAM**

PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

Annual Report

Participation in TDHCA Programs

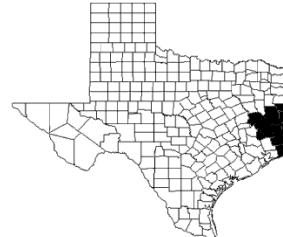
FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 4

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$239,979	3	\$298,410	26	\$112,000	5	\$0	0	\$0	0	\$0	0	\$650,389	34
Renter Programs	\$0	0	\$5,018,090	123	\$0	0	\$2,229,248	210	\$0	0	\$0	0	\$7,247,338	333
Total	\$239,979	3	\$5,316,500	149	\$112,000	5	\$2,229,248	210	\$0	0	\$0	0	\$7,897,727	367

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 4

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$0	0	\$803,544	16	\$0	0	\$116,767	11	\$0	0	\$0	0	\$920,311	27
30-50% AMFI	\$0	0	\$3,125,004	108	\$112,000	5	\$838,354	79	\$0	0	\$0	0	\$4,075,358	192
50-80% AMFI	\$49,634	1	\$1,387,951	25	\$0	0	\$1,274,127	120	\$0	0	\$0	0	\$2,711,712	146
>80% AMFI	\$190,345	2	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$190,345	2
Total	\$239,979	3	\$5,316,499	149	\$112,000	5	\$2,229,248	210	\$0	0	\$0	0	\$7,897,726	367

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 5

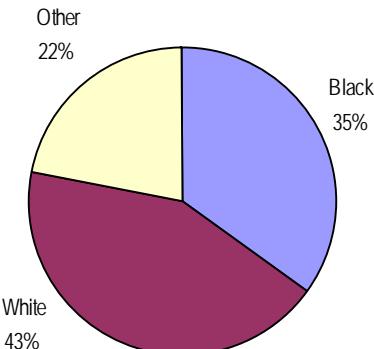
TDHCA allocated \$8,303,979 in Region 5 during FY 2008.

Renter programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

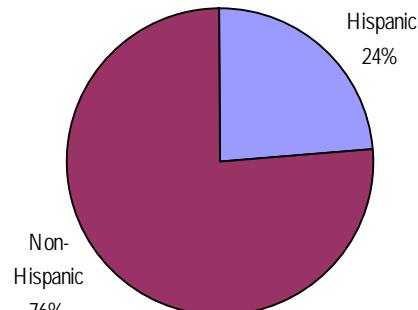
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS

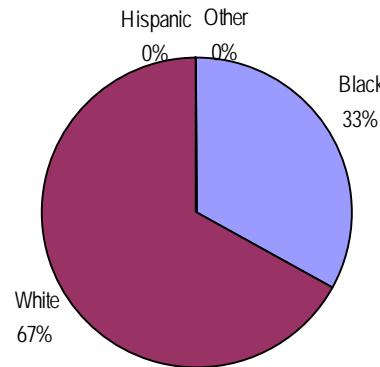
PERCENT OF COMMITTED FUNDS BY RACE



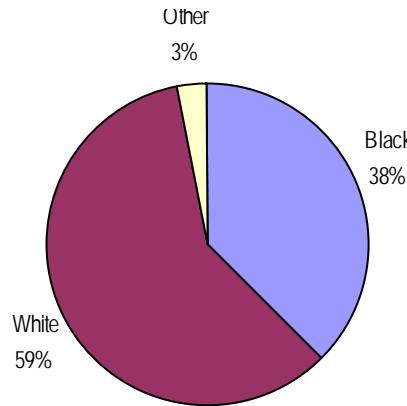
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

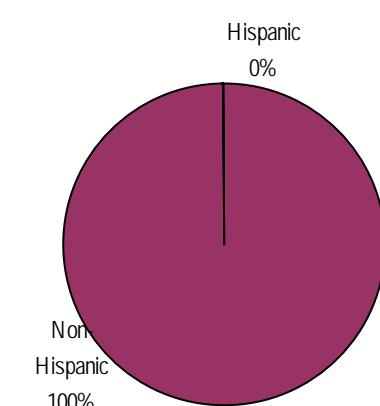
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 5

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$2,095,446	27	\$1,600,693	30	\$448,535	83	\$0	0	\$0	0	\$0	0	\$4,144,674	140
Renter Programs	\$0	0	\$844,786	105	\$0	0	\$3,319,518	475	\$0	0	\$0	0	\$4,164,304	580
Total	\$2,095,446	27	\$2,445,479	135	\$448,535	83	\$3,319,518	475	\$0	0	\$0	0	\$8,308,978	720

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 5

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$153,784	1	\$1,644,125	120	\$123,773	26	\$127,961	12	\$0	0	\$0	0	\$2,049,643	159
30-50% AMFI	\$333,396	5	\$157,733	5	\$207,833	35	\$937,091	88	\$0	0	\$0	0	\$1,636,053	133
50-80% AMFI	\$700,802	10	\$643,621	10	\$116,928	22	\$2,254,467	375	\$0	0	\$0	0	\$3,715,818	417
>80% AMFI	\$907,464	11	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$907,464	11
Total	\$2,095,446	27	\$2,445,479	135	\$448,535	83	\$3,319,519	475	\$0	0	\$0	0	\$8,308,979	720

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 6

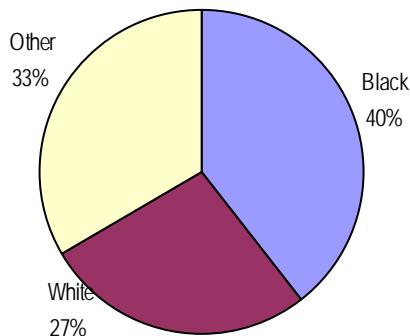
TDHCA allocated
\$121,656,132 in Region 6
during FY 2008.

Renter programs accounted
for the largest segment of
this total and the low-
income households group
(50-80% AMFI) was the most
served income group.

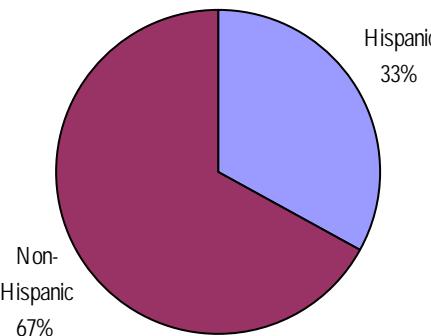
Note: Because loan servicers do not record race and
ethnicity data separately, data for the Single Family
Bond program is presented in one combined chart

RENTER PROGRAMS

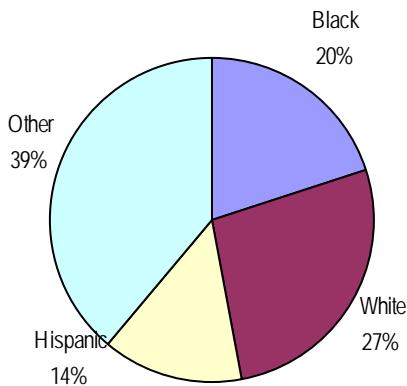
PERCENT OF COMMITTED FUNDS BY RACE



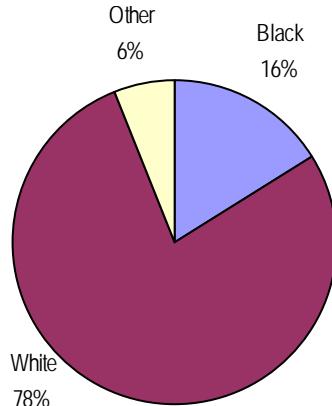
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

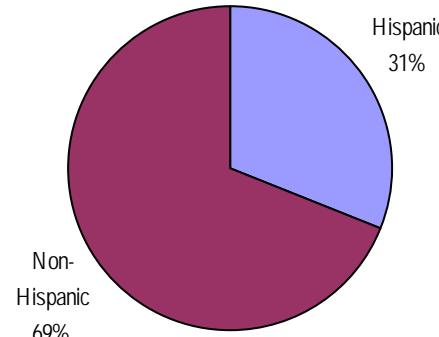
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 6

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$78,957,663	649	\$952,290	30	\$85,344	27	\$0	0	\$0	0	\$0	0	\$79,995,297	706
Renter Programs	\$0	0	\$860,110	117	\$0	0	\$11,951,168	1,631	\$26,122,400	448	\$2,727,157	485	\$41,660,835	2681
Total	\$78,957,663	649	\$1,812,400	147	\$85,344	27	\$11,951,168	1631	\$26,122,400	448	\$2,727,157	485	\$121,656,132	3387

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 6

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$1,240,595	12	\$998,007	82	\$67,208	15	\$531,173	63	\$0	0	\$2,246,850	351	\$5,083,833	523
30-50% AMFI	\$4,347,720	50	\$704,006	54	\$8,341	8	\$4,481,769	583	\$0	0	\$446,168	115	\$9,988,004	810
50-80% AMFI	\$27,357,355	250	\$110,387	11	\$9,795	4	\$6,938,226	985	\$26,122,400	448	\$34,139	19	\$60,572,302	1717
>80% AMFI	\$46,011,993	337	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$46,011,993	337
Total	\$78,957,663	649	\$1,812,400	147	\$85,344	27	\$11,951,168	1631	\$26,122,400	448	\$2,727,157	485	\$121,656,132	3387

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 7

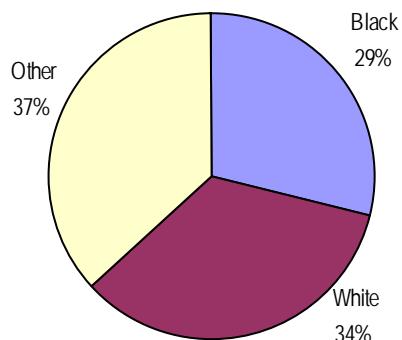
TDHCA allocated \$89,612,721 in Region 7 during FY 2008.

Homeowner programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

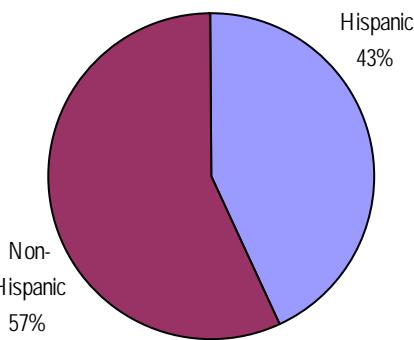
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart

RENTER PROGRAMS

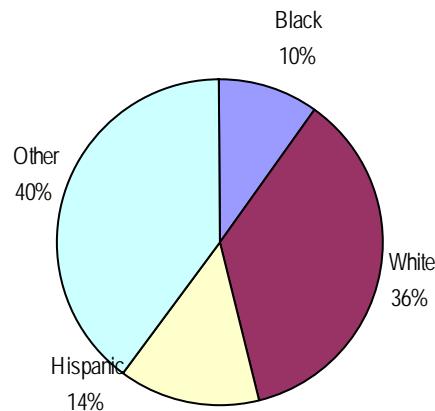
PERCENT OF COMMITTED FUNDS BY RACE



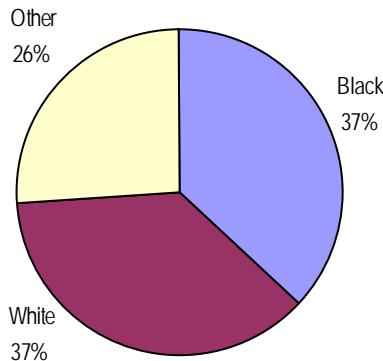
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

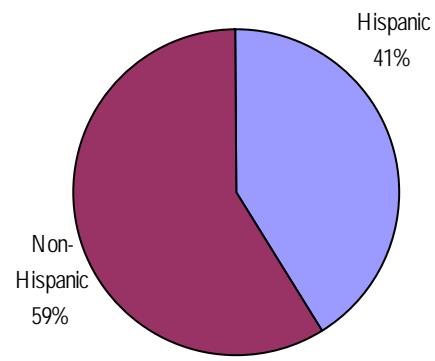
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

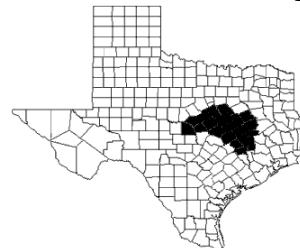
FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 7

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$64,628,025	476	\$207,454	20	\$201,512	7	\$0	0	\$0	0	\$0	0	\$65,036,991	503
Renter Programs	\$0	0	\$6,905,971	87	\$0	0	\$2,259,992	460	\$15,000,000	224	\$409,766	98	\$24,575,729	869
Total	\$64,628,025	476	\$7,113,425	107	\$201,512	7	\$2,259,992	460	\$15,000,000	224	\$409,766	98	\$89,612,720	1372

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 7

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$2,300,962	18	\$1,560,953	33	\$81,512	3	\$100,898	12	\$0	0	\$346,165	73	\$4,390,490	139
30-50% AMFI	\$7,558,279	67	\$1,089,261	21	\$120,000	4	\$757,704	98	\$0	0	\$63,160	24	\$9,588,404	214
50-80% AMFI	\$31,914,583	242	\$4,463,211	53	\$0	0	\$1,401,391	350	\$15,000,000	224	\$441	1	\$52,779,626	870
>80% AMFI	\$22,854,201	149	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$22,854,201	149
Total	\$64,628,025	476	\$7,113,425	107	\$201,512	7	\$2,259,993	460	\$15,000,000	224	\$409,766	98	\$89,612,721	1372

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 8

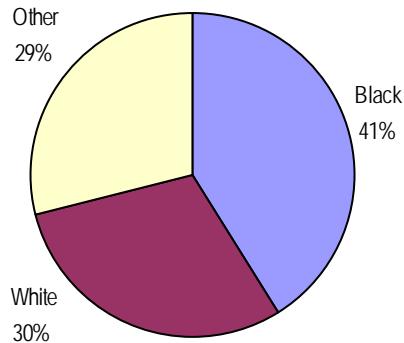
TDHCA allocated \$13,509,400 in Region 8 during FY 2008.

Renter programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

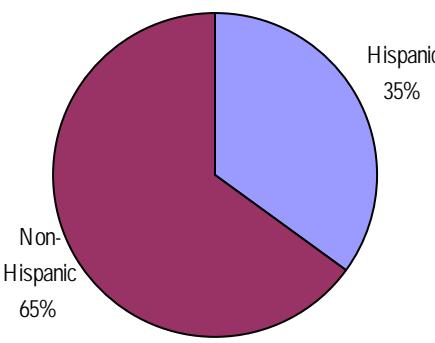
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS

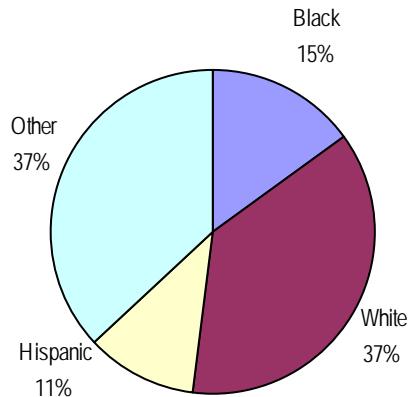
PERCENT OF COMMITTED FUNDS BY RACE



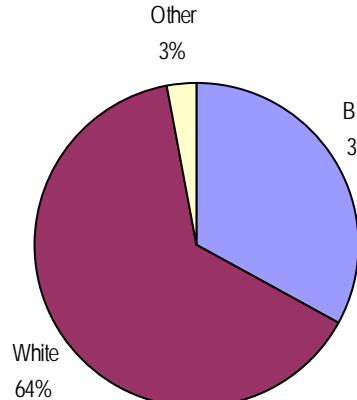
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

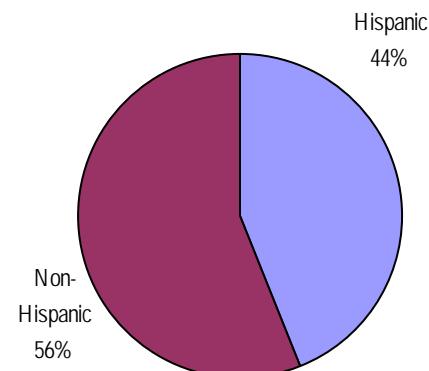
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 8

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$6,842,804	73	\$159,010	7	\$774,500	26	\$0	0	\$0	0	\$0	0	\$7,776,314	106
Renter Programs	\$0	0	\$3,440,000	93	\$0	0	\$1,966,585	249	\$0	0	\$326,501	93	\$5,733,086	435
Total	\$6,842,804	73	\$3,599,010	100	\$774,500	26	\$1,966,585	249	\$0	0	\$326,501	93	\$13,509,400	541

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 8

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$33,474	1	\$486,520	11	\$120,000	4	\$110,289	14	\$0	0	\$259,270	59	\$1,009,553	89
30-50% AMFI	\$738,655	12	\$2,793,740	64	\$505,000	17	\$766,550	99	\$0	0	\$63,631	25	\$4,867,576	217
50-80% AMFI	\$3,306,196	38	\$318,750	25	\$174,500	6	\$1,089,746	136	\$0	0	\$3,600	7	\$4,892,792	212
>80% AMFI	\$2,764,479	22	\$0	0	\$0	0	\$0	0	\$0	0	\$0	2	\$2,764,479	24
Total	\$6,842,804	73	\$3,599,010	100	\$799,500	27	\$1,966,585	249	\$0	0	\$326,501	93	\$13,534,400	542

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 9

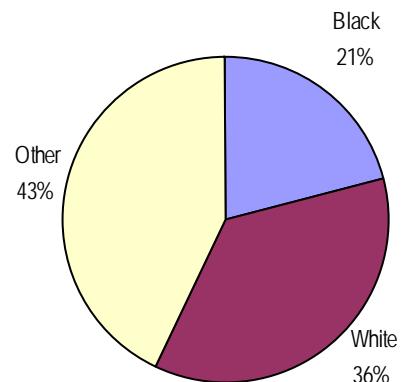
TDHCA allocated \$24,163,729 in Region 9 during FY 2008.

Homeowner programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

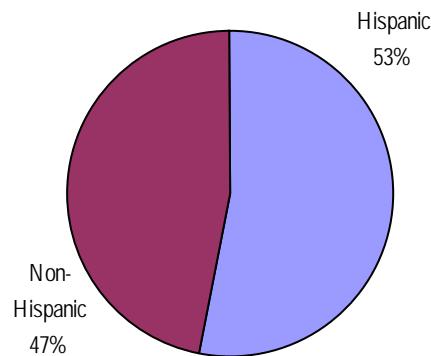
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart

RENTER PROGRAMS

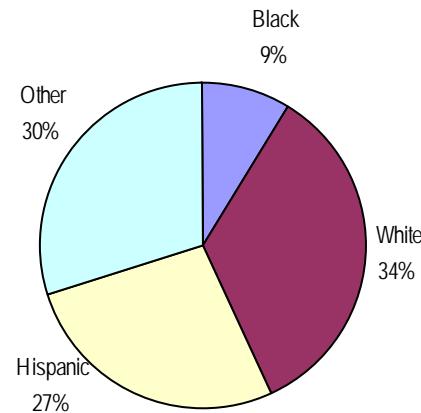
PERCENT OF COMMITTED FUNDS BY RACE



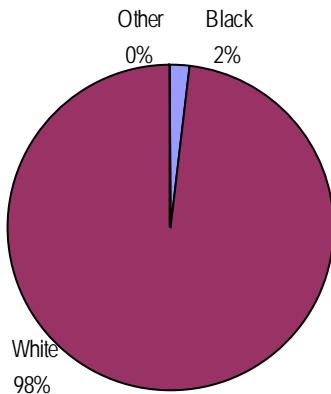
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

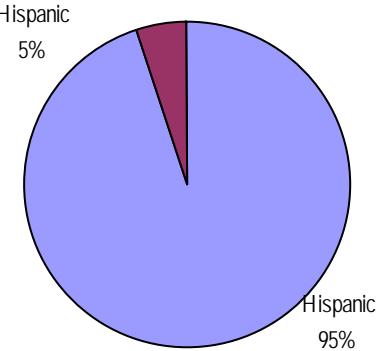
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



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Participation in TDHCA Programs

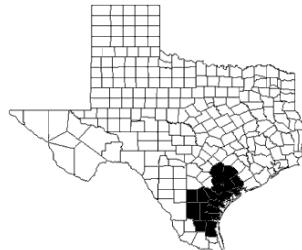
FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 9

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$14,862,130	128	\$0	0	\$1,066,880	41	\$0	0	\$0	0	\$0	0	\$15,929,010	169
Renter Programs	\$0	0	\$4,204,933	117	\$0	0	\$3,824,133	657	\$0	0	\$205,653	59	\$8,234,719	833
Total	\$14,862,130	128	\$4,204,933	117	\$1,066,880	41	\$3,824,133	657	\$0	0	\$205,653	59	\$24,163,729	1002

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 9

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$135,339	2	\$485,449	29	\$203,097	8	\$222,641	28	\$0	0	\$158,747	43	\$1,205,273	110
30-50% AMFI	\$382,836	5	\$1,937,592	66	\$810,236	31	\$812,716	121	\$0	0	\$44,038	14	\$3,987,418	237
50-80% AMFI	\$7,269,139	66	\$1,781,892	22	\$53,547	2	\$2,788,776	508	\$0	0	\$2,868	2	\$11,896,222	600
>80% AMFI	\$7,074,816	55	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$7,074,816	55
Total	\$14,862,130	128	\$4,204,933	117	\$1,066,880	41	\$3,824,133	657	\$0	0	\$205,653	59	\$24,163,729	1002

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 10

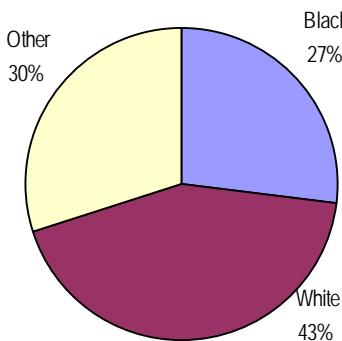
TDHCA allocated \$4,369,784 in Region 10 during FY 2008.

Homeowner programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

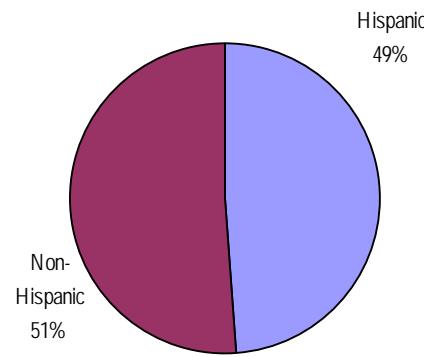
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS

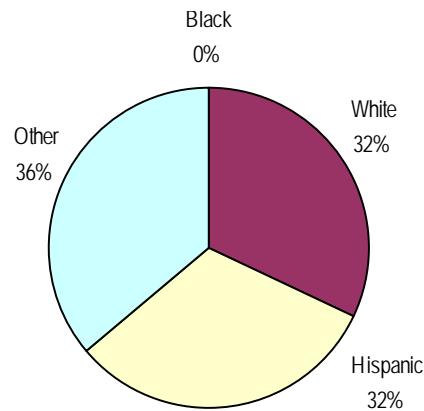
PERCENT OF COMMITTED FUNDS BY RACE



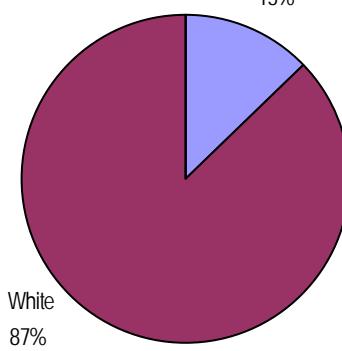
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

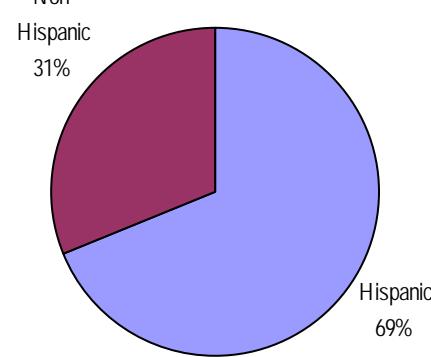
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



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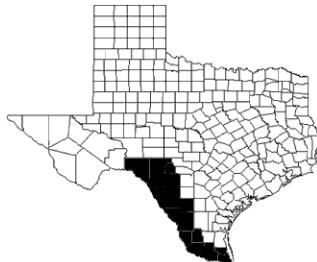
FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 10

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$2,074,135	23	\$336,222	7	\$236,490	8	\$0	0	\$0	0	\$0	0	\$2,646,847	38
Renter Programs	\$0	0	\$787,790	40	\$0	0	\$929,969	100	\$0	0	\$5,178	4	\$1,722,937	144
Total	\$2,074,135	23	\$1,124,012	47	\$236,490	8	\$929,969	100	\$0	0	\$5,178	4	\$4,369,784	182

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 10

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$205,472	2	\$338,730	21	\$30,000	1	\$46,498	5	\$0	0	\$5,178	4	\$625,878	33
30-50% AMFI	\$251,394	4	\$725,282	25	\$180,000	6	\$325,489	35	\$0	0	\$0	0	\$1,482,165	70
50-80% AMFI	\$894,816	10	\$60,000	1	\$26,490	1	\$557,981	60	\$0	0	\$0	0	\$1,539,287	72
>80% AMFI	\$722,453	7	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$722,453	7
Total	\$2,074,135	23	\$1,124,012	47	\$236,490	8	\$929,968	100	\$0	0	\$5,178	4	\$4,369,783	182

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 11

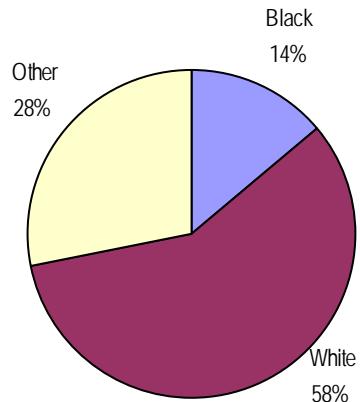
TDHCA allocated
\$20,615,590 in Region 11
during FY 2008.

Homeowner programs
accounted for the largest
segment of this total and
the low-income
households group (50-
80%) was the most served income
group.

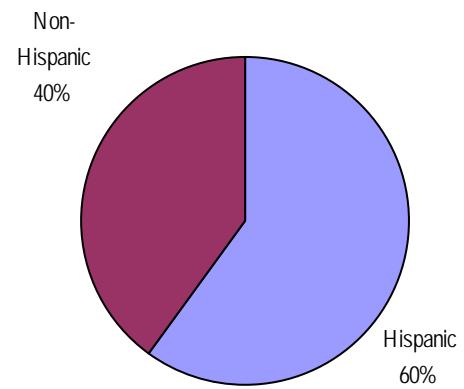
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart

RENTER PROGRAMS

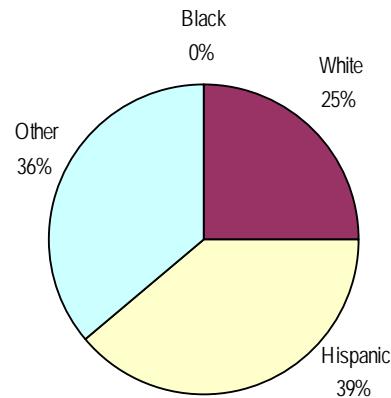
PERCENT OF COMMITTED FUNDS BY RACE



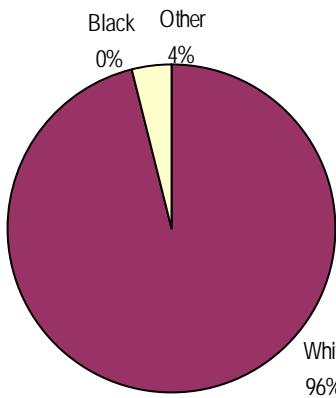
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

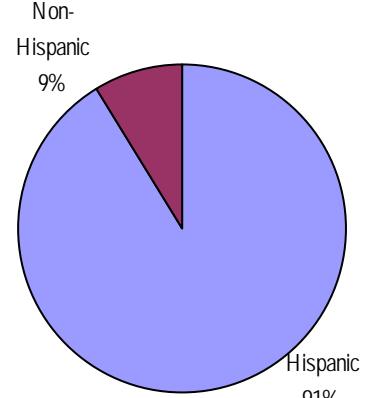
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



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Participation in TDHCA Programs

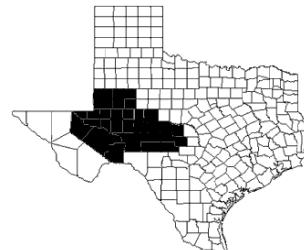
FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 11

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$12,622,908	178	\$1,192,962	68	\$1,322,110	45	\$0	0	\$0	0	\$0	0	\$15,137,980	291
Renter Programs	\$0	0	\$2,022,194	94	\$0	0	\$3,431,908	292	\$0	0	\$23,508	5	\$5,477,610	391
Total	\$12,622,908	178	\$3,215,156	162	\$1,322,110	45	\$3,431,908	292	\$0	0	\$23,508	5	\$20,615,590	682

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 11

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$381,826	9	\$611,053	31	\$0	0	\$192,456	16	\$0	0	\$23,508	5	\$1,208,843	61
30-50% AMFI	\$3,571,640	62	\$2,393,503	111	\$402,570	14	\$1,211,348	103	\$0	0	\$0	0	\$7,579,061	290
50-80% AMFI	\$6,194,531	84	\$210,600	20	\$799,540	27	\$2,028,104	173	\$0	0	\$0	0	\$9,232,775	304
>80% AMFI	\$2,474,911	23	\$0	0	\$120,000	4	\$0	0	\$0	0	\$0	0	\$2,594,911	27
Total	\$12,622,908	178	\$3,215,156	162	\$1,322,110	45	\$3,431,908	292	\$0	0	\$23,508	5	\$20,615,590	682

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 12

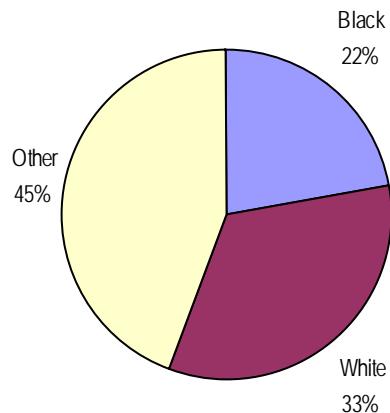
TDHCA allocated \$2,268,233 in Region 12 during FY 2008.

Renter programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

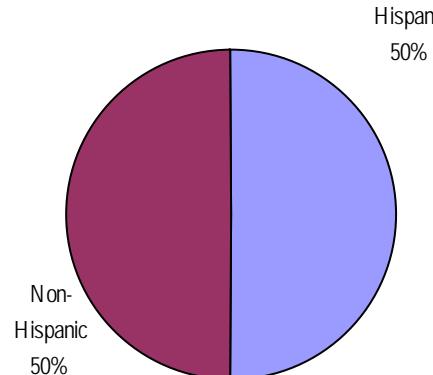
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS

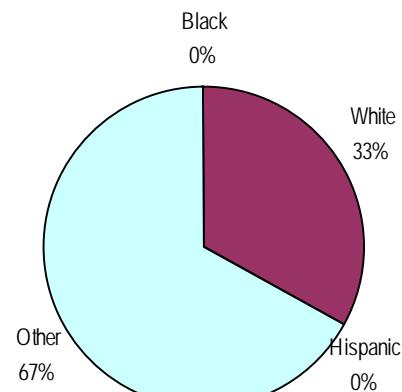
PERCENT OF COMMITTED FUNDS BY RACE



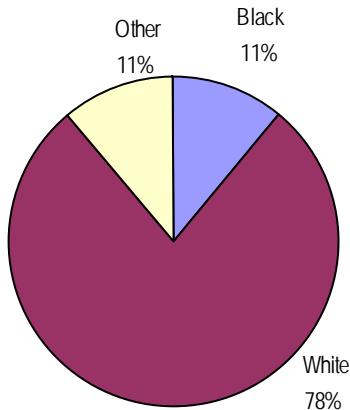
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

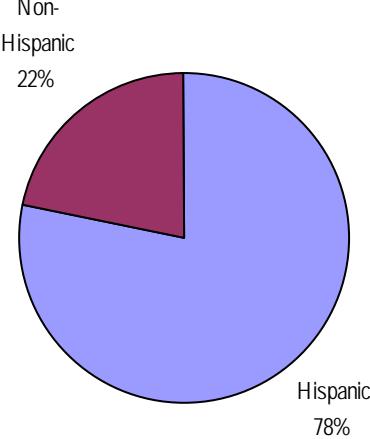
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 12

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$168,878	3	\$305,000	6	\$82,500	3	\$0	0	\$0	0	\$21,819	10	\$578,197	22
Renter Programs	\$0	0	\$31,000	9	\$0	0	\$1,659,036	167	\$0	0	\$0	0	\$1,690,036	176
Total	\$168,878	3	\$336,000	15	\$82,500	3	\$1,659,036	167	\$0	0	\$21,819	10	\$2,268,233	198

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 12

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$0	0	\$116,000	11	\$0	0	\$115,335	12	\$0	0	\$19,762	7	\$251,097	30
30-50% AMFI	\$168,878	3	\$220,000	4	\$82,500	3	\$182,909	17	\$0	0	\$2,057	2	\$656,344	29
50-80% AMFI	\$0	0	\$0	0	\$0	0	\$1,360,793	138	\$0	0	\$0	1	\$1,360,793	138
>80% AMFI	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Total	\$168,878	3	\$336,000	15	\$82,500	3	\$1,659,037	167	\$0	0	\$21,819	10	\$2,268,234	198

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

REGION 13

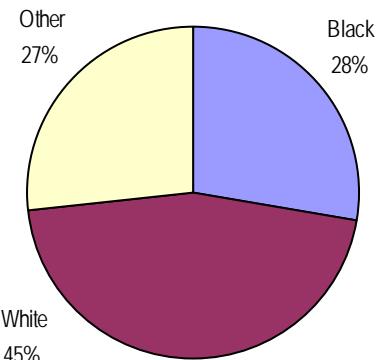
TDHCA allocated \$10,528,335 in Region 13 during FY 2008.

Homeowner programs accounted for the largest segment of this total and the low-income households group (50-80% AMFI) was the most served income group.

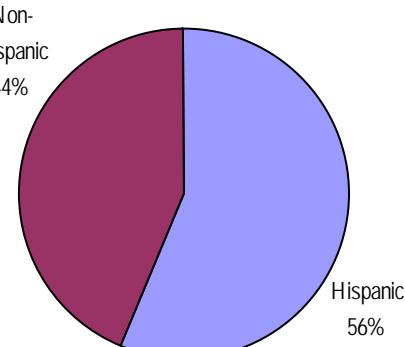
Note: Because loan servicers do not record race and ethnicity data separately, data for the Single Family Bond program is presented in one combined chart.

RENTER PROGRAMS

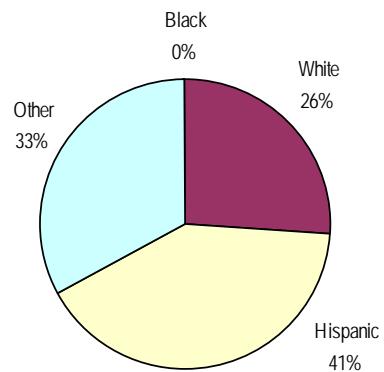
PERCENT OF COMMITTED FUNDS BY RACE



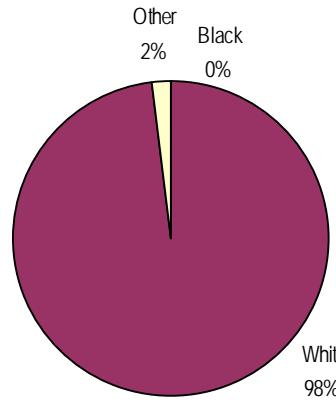
PERCENT OF COMMITTED FUNDS BY ETHNICITY

**SINGLE FAMILY BOND PROGRAM**

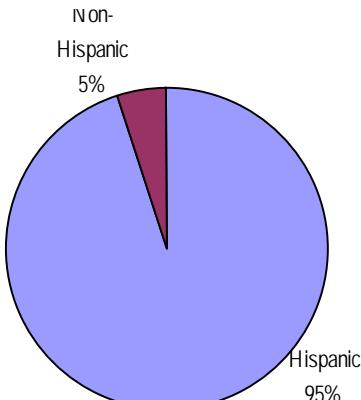
PERCENT OF COMMITTED FUNDS BY RACE AND ETHNICITY

**HOME PROGRAM OWNER PROGRAMS**

PERCENT OF COMMITTED FUNDS BY RACE



PERCENT OF COMMITTED FUNDS BY ETHNICITY



Annual Report

Participation in TDHCA Programs

FUNDING AND HOUSEHOLDS SERVED, BY ACTIVITY AND HOUSING PROGRAM TYPE, REGION 13

Activity	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
Homeowner Programs	\$7,058,394	76	\$246,442	15	\$607,500	28	\$0	0	\$0	0	\$0	0	\$7,912,336	119
Renter Programs	\$0	0	\$8,974	4	\$0	0	\$2,607,025	352	\$0	0	\$0	0	\$2,615,999	356
Total	\$7,058,394	76	\$255,416	19	\$607,500	28	\$2,607,025	352	\$0	0	\$0	0	\$10,528,335	475

FUNDING AND HOUSEHOLDS SERVED, BY INCOME CATEGORY AND HOUSING PROGRAM, REGION 13

Income	SF Bond		HOME		HTF		HTC*		MF Bond		Section 8		All Activities	
	Committed Funds	Number of Households Served												
0-30% AMFI	\$55,100	1	\$8,974	4	\$0	0	\$174,600	22	\$0	0	\$0	0	\$238,674	27
30-50% AMFI	\$1,513,734	19	\$174,832	9	\$321,000	15	\$635,749	97	\$0	0	\$0	0	\$2,645,315	140
50-80% AMFI	\$3,214,203	34	\$71,610	6	\$261,500	12	\$1,796,676	233	\$0	0	\$0	0	\$5,343,989	285
>80% AMFI	\$2,275,357	22	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$2,275,357	22
Total	\$7,058,394	76	\$255,416	19	\$582,500	27	\$2,607,025	352	\$0	0	\$0	0	\$10,503,335	474

*This regional Housing Tax Credit data does not include \$7,430,557 awarded to previously funded developments statewide.

FAIR HOUSING SPONSOR REPORT ANALYSIS

TDHCA requires that housing developments of 20 units or more which receive financial assistance from TDHCA submit an annual housing sponsor report. This report includes the contact information for each property, the total number of units, the number of accessible units, the rents for units by type, the racial composition information for the property, the number of units occupied by individuals receiving supported housing assistance, the number of units occupied delineated by income group and a statement as to whether there have been fair housing violations at the property. This information depicts the property information as of a specific date, December 31, of each year.

Because of the extensive nature of the information, TDHCA has elected to provide this report under a separate publication: the TDHCA *Housing Sponsor Report* (HSR). The HSR includes an analysis of the collected information, as well as the information submitted by each property. In addition, in fulfillment of §2306.072(c)(8), the HSR contains a list of average rents sorted by Texas county based on housing sponsor report responses from TDHCA-funded properties.

For more information and a copy of this report, please contact the TDHCA Housing Resource Center at (512) 475-3976 or visit <http://www.tdhca.state.tx.us/ppa/housing-center/pubs.htm>.

GEOGRAPHIC DISTRIBUTION OF HOUSING TAX CREDITS

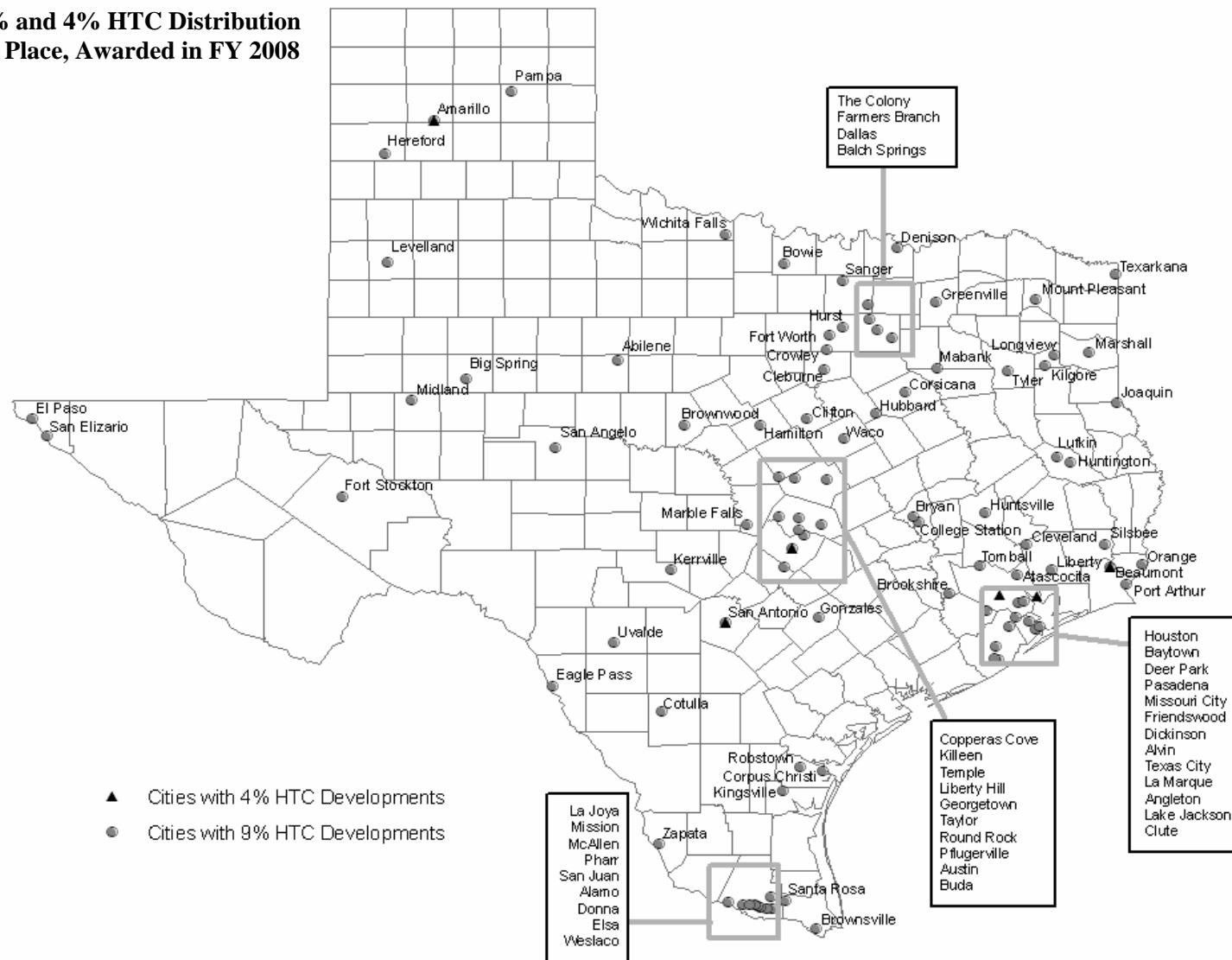
Section 2306.111(d) of the Government Code requires that TDHCA use a Regional Allocation Formula (RAF) to allocate its 9% Housing Tax Credits (HTCs) to the Uniform State Service Regions it uses for planning purposes. Because of the level of funding and the impact of this program in financing the multifamily development of affordable housing, this section of the Plan discusses the geographical distribution of HTCs.

The Department allocated \$49,390,716 in HTCs through the Competitive Housing Tax Credit application process from the 2008 ceiling. Information on these awards, as well as the entire HTC inventory, can be found on the HTC Program's web page at <http://www.tdhca.state.tx.us/multifamily/htc/>. The map on the following page displays the geographic distribution of the FY 2008 9% and 4% awards.

REGIONAL ALLOCATION FORMULA

The table below shows the funding distribution of FY 2008 awards by region and includes the variations between the actual distribution and the 9% HTC RAF targets. The Department plans the credit distributions to match the HTC RAF targets as closely as possible; the RAF targets apply to the 9% HTC program. To that end, as many whole awards as possible are made in each Uniform State Service Region's urban and rural sub-regions based on the RAF target for each. The total remainder in each region is then collapsed into 13 regional pools. The sub-region with the highest original target percentage is determined within each region and, if possible, additional awards are made in these sub-regions out of the region's pool. If a region does not have enough qualified applications to meet its regional credit distribution target, then those credits will be apportioned to the other regions from a statewide pool of remaining credits.

Region	All HTCs	% of All HTCs	4% HTCs	% of All 4% HTCs	9%HTCs	% of All 9% HTCs	Targeted 9% Dist. Under RAF	Difference between Actual and Targeted
1	\$1,548,752	2.94%	\$1,100,819	22.30%	\$447,933	0.94%	4.4%	-3.44%
2	\$1,118,143	2.12%	0	0.00%	\$1,118,143	2.34%	2.3%	0.03%
3	\$10,083,326	19.13%	\$0	0.00%	\$10,083,326	21.11%	21.8%	-0.67%
4	\$2,636,648	5.00%	0	0.00%	\$2,636,648	5.52%	5.2%	0.29%
5	\$3,608,044	6.85%	814993	16.51%	\$2,793,051	5.85%	2.4%	3.43%
6	\$14,180,038	26.91%	\$1,929,924	39.10%	\$12,250,114	25.65%	21.5%	4.16%
7	\$2,922,708	5.55%	\$488,042	9.89%	\$2,434,666	5.10%	5.5%	-0.38%
8	\$2,254,763	4.28%	\$0	0.00%	\$2,254,763	4.72%	6.3%	-1.57%
9	\$4,167,704	7.91%	\$601,737	12.19%	\$3,565,967	7.47%	7.4%	0.11%
10	\$1,139,813	2.16%	\$0	0.00%	\$1,139,813	2.39%	4.3%	-1.87%
11	\$4,123,162	7.82%	0	0.00%	\$4,123,162	8.63%	12.5%	-3.83%
12	\$1,965,605	3.73%	0	0.00%	\$1,965,605	4.11%	2.6%	1.48%
13	\$2,953,877	5.60%	\$0	0.00%	\$2,953,877	6.18%	3.9%	2.26%
Total	\$52,702,583	100.00%	\$4,935,515	100.00%	\$47,767,068	100.00%	100.00%	0.00%

9% and 4% HTC Distribution by Place, Awarded in FY 2008

Annual Report

Distribution of Housing Tax Credits

SECTION 3: HOUSING ANALYSIS

This section of the Plan contains an overview of the affordable housing needs in the state and an estimate and analysis of the housing needs in each region.

DATA SOURCES AND LIMITATIONS

The information provided in this section should be considered within the context of its limitations. The Department recognizes that an undistorted assessment of housing need can be found only at the local level based on the direct experience of local households. The following issues should be considered when reviewing the information contained in this report:

- Nuances of housing need are lost when data is aggregated into regional, county and statewide totals. For example, housing needs in rural communities are often distorted when reported at the county level because housing needs are often very different in rural and urban areas. The large population of urban metropolitan areas can skew the data and mask the needs of the rural areas.
- Reliable data available on the condition of the housing stock, the homeless population and the housing needs of special needs populations is very limited.

2000 Census and 2000 Comprehensive Housing Affordability Strategy (CHAS) data is primarily used in this report. The content and format of the Census-based tables, graphs and maps provided in this section were derived, in part, from a methodology for housing needs assessment in the *National Analysis of Housing Affordability, Adequacy and Availability: A Framework for Local Housing Strategies*. The Urban Institute prepared this document for the U.S. Department of Housing and Urban Development (HUD). It provides a methodology with which to describe and analyze local housing markets in order to develop strategies for addressing housing problems and needs. The document served as a guide for the preparation of CHAS reports. As such, it provides a systematic framework for housing market analysis. HUD collaborated with the U.S. Census Bureau to develop special tabulations of the 2000 Census data.

The CHAS database classifies households into five relative income categories based on reported household income, the number of people in the household and geographic location. These income categories are used to reflect income limits that define eligibility for HUD's major assistance programs, as well as for other housing programs, such as the Housing Tax Credit Program. Households are classified into income groups by comparing reported household income to HUD-Adjusted Median Family Income (HAMFI). The income limits are calculated by household size for each metropolitan area and non-metropolitan county in the United States and its territories. They are based on HUD estimates of median family income with several adjustments as required by statute. The income classifications are extremely low income, very low income, low income, moderate income and above 95 percent of HAMFI.¹

The income limits for metropolitan areas may not be less than limits based on the state non-metropolitan median family income level and must be adjusted accordingly. Income limits must be also adjusted for family size and may be adjusted for areas with unusually high or low family income or housing-cost-to-income relationships.

Unit affordability compares housing cost to local area HAMFI. Affordable units are defined as units for which a household would pay no more than 30 percent of its income for rent and no more than two and

¹ The CHAS figures for moderate and higher income households in Region 11 indicate that there are only 199 persons with incomes between 80-95 percent of the AMFI. TDHCA has been unable to get more accurate information for this segment of the population. However, the planning impact for the SLIHP is relatively low because, except for the first time homebuyer program which is done through a network of participating lenders, TDHCA programs serve persons below 80 percent AMFI.

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one-half times its annual income to purchase. Since HUD's adjusted median family incomes are estimated for a family of four, affordability levels are also adjusted to control for various-sized units based on the number of people that could occupy a unit without overcrowding. This adjustment is made by multiplying the threshold described above by 75 percent for a zero-to-one-bedroom unit, 90 percent for a two-bedroom unit and 104 percent for a three-or-more-bedroom unit.

Homeless figures are taken from 2000 Census group quarters population and type tables, contained in Census 2000 Summary File 1. Group quarters type designations include institutional quarters, which include correctional facilities, hospitals and juvenile institutions, as well as noninstitutional quarters, which include military quarters, group homes, dormitories and other situations. Based on the Definitions of Subject Characteristics contained in the Technical Documentation for Summary File 1: 2000 Census of Population and Housing published by the U.S. Census Bureau, this report uses "other noninstitutional group quarters" and "other nonhousehold living situations" census figures to represent the homeless population in each region. "Other noninstitutional group quarters" counts individuals in shelters for abused women, soup kitchens, mobile food vans and other targeted nonsheltered outdoor locations where there is evidence of human occupation. "Other nonhousehold living situations" counts individuals with no usual home residing in hostels and YMCAs who were not counted in other tabulations.

The U.S. Census also completed a special tabulation, Emergency and Transitional Shelter Population: 2000, based on metropolitan areas with 100 or more people in emergency and transitional shelters. It must be noted that this data only refers to metropolitan areas with 100 or more people in shelters, so is not a comprehensive picture of the total population living in shelters. In the region sections of this document, if the Census counted individuals living in emergency shelters in a metropolitan area that is located in the region, those figures are provided.

It must be emphasized that the regional estimates of the homeless populations are not comprehensive. The various definitions of homeless and methods in counting the homelessness make definitive tabulations difficult. The Texas Interagency Council for the Homeless estimates that about 200,000 people, or 1 percent of the state's population, are homeless.² The Census figures for individuals living in "other noninstitutional group quarters" and "other nonhousehold living situations" count only 28,377 individuals statewide.

The needs assessment data is augmented with additional information from the perspective of local officials, where available. In March 2006, TDHCA conducted the 2006 State of Texas Community Needs Survey. This survey was designed to obtain a better understanding of housing and community development needs, issues and problems at the state, regional and local levels. The survey gave local officials, who are most familiar with the unique characteristics of their communities, a voice in determining how Texas's affordable housing, supportive service and community development needs can be most effectively addressed.

² Texas Interagency Council for the Homeless, "Key Facts," <http://www.tich.state.tx.us/facts.htm> (accessed August 8, 2006).

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The state level housing analysis includes information on demographics, special needs populations and affordable housing need indicators. Department plans reflect this statewide information as well as the consideration of affordable housing assistance from various sources.

DEMOGRAPHIC CHARACTERISTICS

Texas is one of the fastest growing states in the nation. According to recent Census data, Texas population expanded by nearly a quarter (22.8 percent) between 1990 and 2000, far exceeding the national growth average of 13.2 percent for the same decade. The increase in state population by 3,865,310 persons was the largest of any decade in Texas history. More than one of every nine persons added to the population of the United States in the 1990s was added in Texas.³

Projected Population Change and Implications for Housing Need

- Looking at long-term demographic projections, it is clear that the demand for affordable and subsidized housing will increase in the coming years.
- The 2000 state population of 20.9 million is expected to surge to 50.4 million by 2040.
- The Anglo population will account for only 3.9 percent of net population growth from 2000 to 2040, meaning that more than 96 percent of the total net increase in Texas population between 2000 and 2040 will consist of the non-Anglo population.
- Anglo population is expected to grow by 10.4 percent between 2000 and 2040, while blacks are expected to increase by 65.0 percent and Hispanics by 348.7 percent.
- The population is becoming older: the median age will increase from 32.3 in 2000 to 38.3 in 2040. The percentage of the population that was 65 or older was 9.9 percent in 2000 but will increase to 20 percent by 2040.
- Growth in the number of households, projected at 162.1 percent over the period 2000-2040, will outstrip population growth: 142.6 percent during the same period.

Expected housing demand is directly linked to projected changes in population characteristics. The current ethnic shift is significant because of the substantial differences between the races in terms of income level. The absolute difference in median household income between Anglos and Blacks was \$13,602 in 1989, but \$17,857 in 1999; and the Anglo-Hispanic difference was \$12,242 in 1989, but \$17,289 in 1999. Similarly, the poverty rates of 23.4 percent for Blacks and 25.4 percent for Hispanics were still roughly three times as high as the 7.8 percent of persons in poverty among Anglos. Because of these disparities, households in Texas will become poorer over the coming decades unless the relationship between ethnicity and income somehow changes.⁴

A correlation also exists between income and age. According to the 2000 Census, 13.1 percent of Texans age 65 and older live below the poverty level. Lower incomes combined with rising healthcare costs contribute to the burden of paying for housing. Approximately 30 percent of all elderly households spend more than 30 percent of their income on housing, while 14 percent spend more than 50 percent of their

³ Information for the Housing Analysis comes from the 2000 U.S. Census except where noted otherwise.

⁴ Center for Demographic and Socioeconomic Research and Education, *Texas Challenge in the Twenty-First Century: Implications of Population Change for the Future of Texas*, by Steve H. Murdock et. al. (Texas A&M University System, December 2002), <http://txsdc.utsa.edu/download/pdf/TxChall2002.pdf> (accessed May 17, 2006).

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income on housing. These statistics take on new urgency when considered alongside the anticipated upsurge in the state's elderly population.

Not only will the demographics of the population be changing, but so will its needs. The faster growth in number of households than in total population is a reflection of the large number of non-Anglos who will enter household-formation ages during this time period. More young families mean an increased demand for housing.⁵

Poverty and Income

According to the 2000 Census, Texas has the ninth highest overall poverty rate in the nation, with a rate of 15.4 percent compared to the national rate of 12.4 percent. Poverty conditions along the Texas-Mexico border warrant special attention. Parts of the region, like McAllen-Edinburg-Mission, suffer from an unemployment rate double that of the state's (12 percent vs. 6.1 percent) and less than half of state's per capita income average. Fifteen counties along the border have a poverty rate of at least 25 percent, almost double the national average. Conditions are particularly acute in the colonias, unincorporated areas along the Texas-Mexico border lacking infrastructure and decent housing. It is estimated that 43 percent of colonia residents live below the poverty level.

The poverty rate for all family households in Texas, different from the overall poverty rate, is expected to increase from the 2000 figure of 11.4 percent to 15.4 percent by 2040.⁶ The primary reasons for this are the rapid growth of present minority populations and the dominance in the economy of low-paying jobs, particularly in the service-industry.⁷ While manufacturing and mining continue to decline, Texas ranked third in the nation in 2003 for service industry job creation. According to U.S. Bureau of Labor Statistics data, eight of the top ten most common jobs in Texas earn incomes that fall at least \$10,000 below the state median income of \$33,770.

Many families who rely on these low-wage occupations for a living find it difficult to cover all essential expenses. According to a study by the Center for Public Policy Priorities, "a significant proportion of families throughout the state struggle paycheck-to-paycheck to make ends meet." The study examined a typical family's fundamental expenses, such as housing, food, child care, medical costs, transportation, taxes, etc. and compared the total bill to typical wages earned in the 27 Texas Metropolitan Statistical Areas. The study asserts that a family of four in Texas requires a household hourly income of \$18 to \$22 per hour (depending on the metro area in which the family lives) to simply meet its most basic needs. In a majority of Texas metro areas, however, half of the total employment is in occupations with a median wage under \$10 per hour.⁸

The Texas Comptroller's Economic Update predicts that the fastest growing sector of the state economy over the next decade will be largely in industries requiring specialized education and skills. These industries include high tech communications, engineering and research.

To provide a more detailed breakdown of the population by income level, this report will use the five income groups designated by HUD. Households are classified into these groups by comparing reported household incomes to HUD-Adjusted Median Family Incomes (HAMFI). The income level definitions are as follows:

- Extremely Low Income: At or below 30 percent of HAMFI
- Very Low Income: Between 31 percent and 50 percent of HAMFI

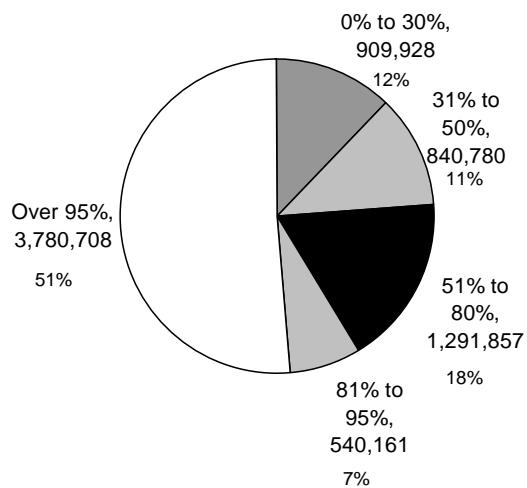
⁵ Center for Demographic and Socioeconomic Research and Education, *Texas Challenge in the Twenty-First Century*.

⁶ Center for Demographic and Socioeconomic Research and Education, *Texas Challenge in the Twenty-First Century*.

⁷ Center for Public Policy Priorities, *Making It: What it Really Takes to Live in Texas* (Austin, TX: Center for Public Policy Priorities, September 2002).

⁸ Center for Public Policy Priorities, *Making It: What it Really Takes to Live in Texas*.

- Low Income: Between 51 percent and 80 percent of HAMFI
- Moderate Income: Between 81 percent and 95 percent of HAMFI
- Above 95 percent of HAMFI

Households by Income Group in Texas, 2000

Source: 2000 CHAS data

The chart above indicates the 2000 distribution of households by income group across Texas by number and percentage. A total of 41 percent of all households are in the low income range (0 to 80 percent of HAMFI). Meeting the needs of this large portion of the state's households is TDHCA's primary focus.

AFFORDABLE HOUSING NEED

When analyzing local housing markets and developing strategies for meeting housing problems, HUD suggests the consideration of several factors. These factors include how much a household spends on housing costs, the physical condition of the housing and whether or not the household is overcrowded. The following table reveals the number and percentage of households with at least one housing need by income category and household type.

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Households with Housing Need by Income Group

		Renter Household			Owner Households		
		At Least one Problem	Total Households	Percent with at least one Problem	At Least one Problem	Total Households	Percent with at least one Problem
0-30% AMFI	Elderly Households	59,065	95,130	62.1%	100,876	151,597	66.5%
	Small Related	162,308	204,534	79.4%	76,492	102,443	74.7%
	Large Related	63,879	69,467	92.0%	39,256	44,325	88.6%
	Other Households	133,429	183,124	72.9%	39,368	59,120	66.6%
	Total Households	418,681	552,255	75.8%	255,992	357,485	71.6%
31-50% AMFI	Elderly Households	36,578	61,305	59.7%	62,920	168,088	37.4%
	Small Related	133,605	180,725	73.9%	79,006	240,138	32.9%
	Large Related	58,132	67,274	86.4%	53,907	104,329	51.7%
	Other Households	102,090	127,074	80.3%	24,401	68,290	35.7%
	Total Households	330,405	436,378	75.7%	220,234	580,845	37.9%
51-80% AMFI	Elderly Households	19,934	47,527	41.9%	41,173	210,720	19.5%
	Small Related	98,014	250,309	39.2%	121,204	282,336	42.9%
	Large Related	57,987	81,881	70.8%	81,842	132,264	61.9%
	Other Households	79,147	210,629	37.6%	35,978	79,867	45.0%
	Total Households	255,082	590,346	43.2%	280,197	705,187	39.7%
81-95% AMFI	Elderly Households	3,638	13,761	26.4%	9,883	78,918	12.5%
	Small Related	18,310	91,694	20.0%	40,150	147,881	27.2%
	Large Related	14,142	24,917	56.8%	25,542	53,828	47.5%
	Other Households	11,784	90,223	13.1%	14,049	40,543	34.7%
	Total Households	47,874	220,595	21.7%	89,624	321,170	27.9%
More Than 95% AMFI	Elderly Households	8,169	54,143	15.1%	23,454	497,428	4.7%
	Small Related	43,853	400,026	11.0%	131,939	1,749,473	7.5%
	Large Related	35,490	74,662	47.5%	92,229	360,855	25.6%
	Other Households	17,060	338,469	5.0%	34,919	303,446	11.5%
	Total Households	104,572	867,300	12.1%	282,541	2,911,202	9.7%
Total Households	Elderly Households	127,384	271,866	46.9%	238,306	1,106,751	21.5%
	Small Related	456,090	1,127,288	40.5%	448,791	2,522,271	17.8%
	Large Related	229,630	318,201	72.2%	292,776	695,601	42.1%
	Other Households	343,510	949,519	36.2%	148,715	551,266	27.0%
	Total Households	1,156,614	2,666,874	43.4%	1,128,588	4,875,889	23.1%

Source: 2000 CHAS data

Physical Inadequacy (Lack of Kitchen and Plumbing Facilities)

The measure of physical inadequacy available from the CHAS database tabulation of the 2000 Census is the number of units lacking complete kitchen and/or plumbing facilities. While this is not a complete measure of physical inadequacy, the lack of plumbing and/or kitchen facilities can serve as a strong

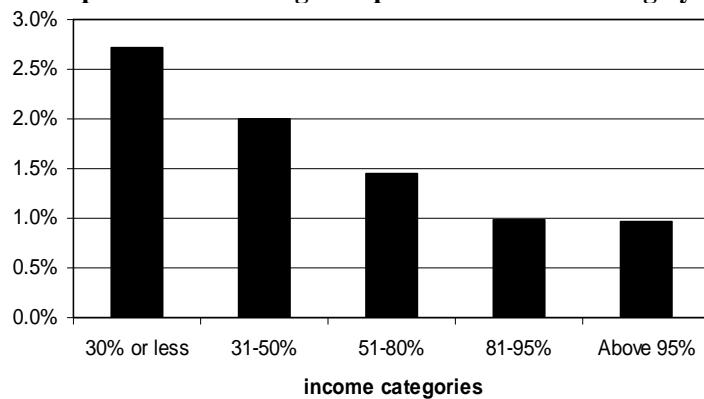
indication of one type of housing inadequacy. The following figure demonstrates that among the physically inadequate housing units for households under 80 percent of HAMFI, 44 percent are affordable to extremely low-income households.

Units Lacking Kitchen and/or Plumbing Facilities by Affordability Category, 2000

	Number	Percent
0% to 30%	25,817	44%
31% to 50%	15,907	27%
51% to 80%	16,341	28%
Total	58,065	100%

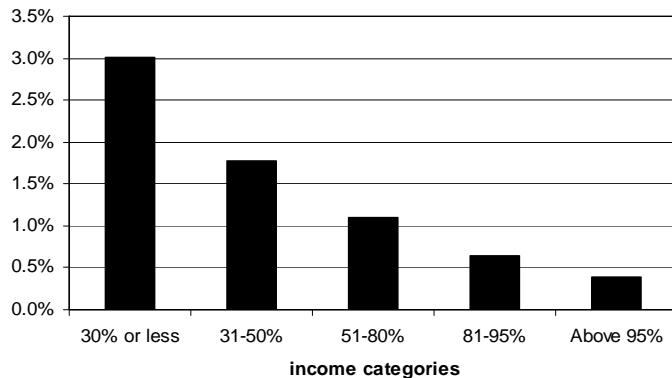
Source: 2000 CHAS data

Slightly more than 1 percent of all renter households in Texas lack complete kitchen or plumbing facilities. The following table shows the distribution of this problem by income group. Households in the lowest income group, less than 30 percent HAMFI, have the highest incidence of physically inadequate housing.

Renter-Occupied Units Lacking Complete Kitchen/Plumbing by Percent

Source: 2000 CHAS data

As is the case with renter households, inadequate kitchen and plumbing is a greater problem for the lowest income categories of owner households. A full 3 percent of owner households earning below 30 percent HAMFI lack full kitchen or plumbing facilities.

Owner-Occupied Units Lacking Complete Plumbing/Kitchen by Percent

Source: 2000 CHAS data

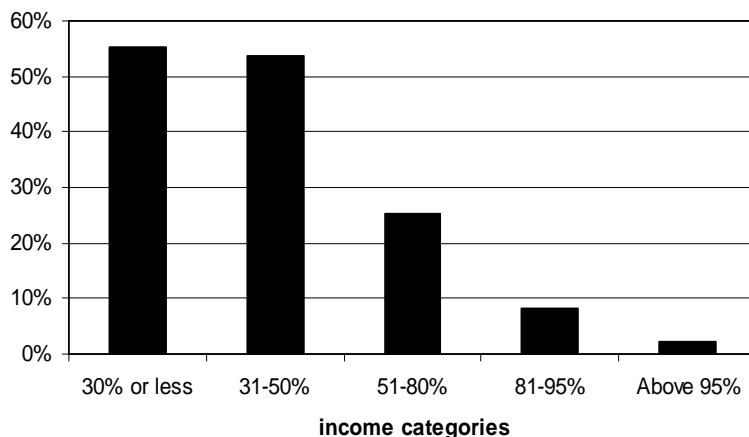
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Excess Housing Cost Burden

An excess cost burden is identified when a household pays more than 30 percent of its gross income for housing costs. When so much is spent on housing, other basic household needs may suffer. As the following graph shows, a majority of renter households in the lowest two income categories, totaling more than 540,000 households, is burdened by paying an excess portion of income toward housing. This is much greater than in the highest income category, above 95 percent HAMFI, where only 2.2 percent of households experience the problem.

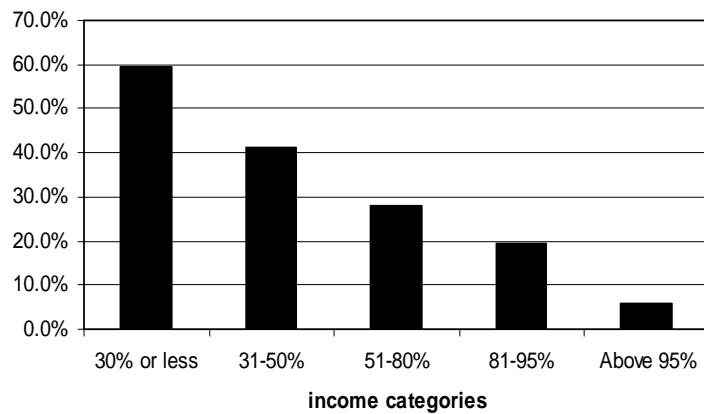
Renter Households with Excess Housing Cost Burden (>30% of Income) by percent



Source: 2000 CHAS data

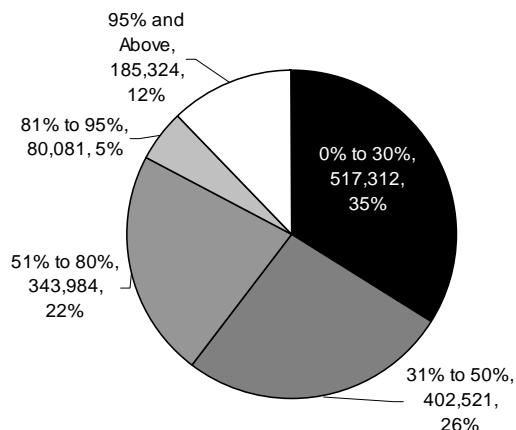
As shown in the following graph, excess housing cost burden affects 59.3 percent of owner households in the lowest income category. This figure, representing a majority, is much higher than the 5.7 percent of households affected in the highest income category. The graph illustrates the direct correlation between owner income category and an owner household's likelihood of experiencing this problem.

Owner Households with Excess Housing Cost Burden (>30% of Income) by percent



Source: 2000 CHAS data

The chart below shows the total number and percentage of households with excess housing cost burden by income group.

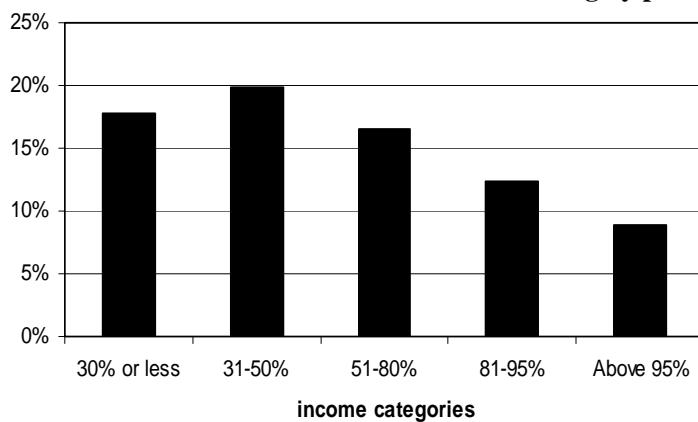
Excess Housing Cost Burden by Income Group, 2000

Source: 2000 CHAS Data

Overcrowding

Overcrowded housing conditions occur when a residence accommodates more than one person per each room in the dwelling. Overcrowding may indicate a general lack of affordable housing in a community where households have been forced to share space, either because other housing units are not available or because the units available are too expensive.

Lower income renter households experience overcrowded conditions more frequently than higher income households. Almost 18 percent of renter households in the extremely low income category and 19.9 percent of renter households in the low income category are afflicted by overcrowding.

Renter Households with Incidence of Overcrowding by percent

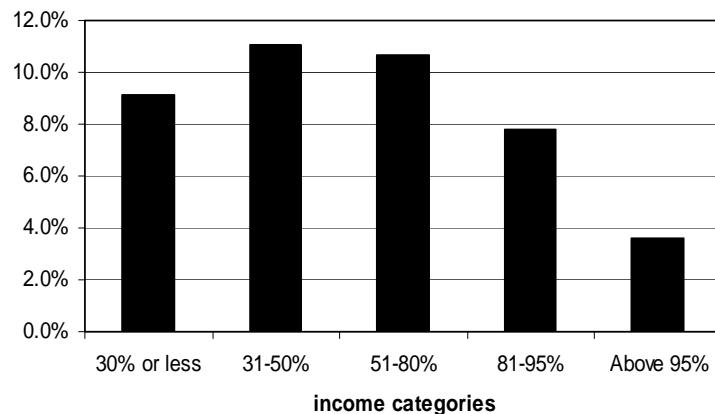
Source: 2000 CHAS data

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Lower income owner households also experience overcrowded conditions more frequently than higher income owner households. More than 21 percent of owner households earning less than 50 percent HAMFI live in overcrowded conditions compared to 11.4 percent of owner households over 80 percent HAMFI.

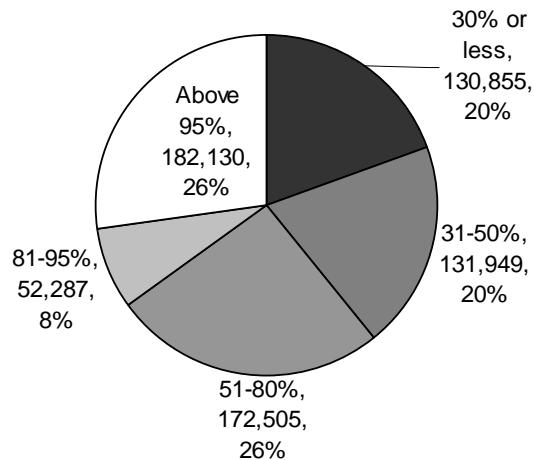
Owner Households with Incidence of Overcrowding by percent



Source: 2000 CHAS data

The chart below shows the total incidence of overcrowded households by income group.

Overcrowded Households by Income Group, 2000



Source: 2000 CHAS Database

HOUSING AVAILABILITY AND AFFORDABILITY

The following figures compare demand and supply of affordable housing by looking at the number of households and housing units in different affordability categories. Because higher income households often reside in units that could be affordable to the lowest income households, there are fewer units available at a cost that is affordable to lower income households. For example, as shown in Figure 3.12, 1.4 million households that have incomes greater than 80 percent AMFI occupy units that would be affordable to households at 0-50 percent AMFI. Households in this category can afford units in any of the defined affordability categories. Therefore, households that are not low-income often limit the supply of affordable housing units available to low-income households.

The table below describes the housing market interaction of various income groups and housing costs. The table shows the income classifications of the occupants of housing units. The table also illustrates the housing market mismatch between housing units and income groups. For example, very low-income households (0-50 percent of HAMFI) account for only about one-third of all the occupants of housing that is affordable to them. All low-income households (0-80 percent of HAMFI) make up only 48 percent of all households occupying housing affordable to them. This table illustrates housing market mismatches as well as an implicit excessive cost burden for those households that are residing in units beyond their affordability category.

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Occupied Affordable Housing Units by Income Group of Occupant, 2000, by percentage of HAMFI

Number of Renter units	Total	50% or less	51-80%	Above 80%
Affordable to 0-50% HAMFI	1,112,083	588,198	246,476	277,409
Affordable to 51-80% HAMFI	1,245,842	346,703	301,491	597,648
Affordable to >80% HAMFI	305,135	52,391	41,485	211,259

Percent of Renter units	Total	50% or less	51-80%	Above 80%
Affordable to 0-50% HAMFI	100.0%	52.9%	22.2%	24.9%
Affordable to 51-80% HAMFI	100.0%	27.8%	24.2%	48.0%
Affordable to >80% HAMFI	100.0%	17.2%	13.6%	69.2%

Number of Owner units	Total	50% or less	51-80%	Above 80%
Affordable to 0-50% HAMFI	2,099,253	549,469	458,002	1,091,782
Affordable to 51-80% HAMFI	1,331,792	136,016	165,496	1,030,280
Affordable to >80% HAMFI	1,266,738	78,725	81,390	1,106,623

Percent of Owner units	Total	50% or less	51-80%	Above 80%
Affordable to 0-50% HAMFI	100.0%	26.2%	21.8%	52.0%
Affordable to 51-80% HAMFI	100.0%	10.2%	12.4%	77.4%
Affordable to >80% HAMFI	100.0%	6.2%	6.4%	87.4%

Number of Total units	Total	50% or less	51-80%	Above 80%
Affordable to 0-50% HAMFI	3,211,336	1,137,667	704,478	1,369,191
Affordable to 51-80% HAMFI	2,577,634	482,719	466,987	1,627,928
Affordable to >80% HAMFI	1,571,873	131,116	122,875	1,317,882

Percent of Total units	Total	50% or less	51-80%	Above 80%
Affordable to 0-50% HAMFI	100.0%	35.4%	21.9%	42.6%
Affordable to 51-80% HAMFI	100.0%	18.7%	18.1%	63.2%
Affordable to >80% HAMFI	100.0%	8.3%	7.8%	83.8%

Source: 2000 CHAS data

LOCAL PERCEPTION

TDHCA acknowledges that the greatest understanding of housing needs is found at the local level. TDHCA continuously strives to improve the methods used to identify regional affordable housing needs.

State of Texas Community Needs Survey

Beginning in March 2006 and ending May 2006, the Department conducted the 2006 Community Needs Survey (CNS) online to examine housing and community service needs at the local level. The survey contained 18 questions regarding housing, community affairs and community development needs and was distributed to state representatives, state senators, mayors, county judges, city managers, housing/planning departments, USDA local offices, public housing authorities, councils of governments, community action agencies and Housing Opportunities for Persons with AIDS (HOPWA) agencies—a total of 2,529 individuals and entities. There was a 17.2 percent response rate for the survey.

Analysis of the 2006 CNS demonstrates a strong need for housing and energy assistance. Of those respondents ranking their community's need for general assistance, approximately 31 percent indicated that housing assistance (including down payment assistance, home repair and rental payment assistance) was their first or second priority need. Approximately 28 percent of question respondents ranked energy assistance activities as their first or second priority need. Approximately 18 percent of respondents indicated that the development of apartments was the priority need, 15 percent chose capacity building assistance and 7 percent chose homeless assistance.

A significant 49 percent indicated that home repair assistance was the greatest need when compared to home purchase assistance and rental payment assistance. Only 8 percent stated that there was a minimal need for these housing activities in their communities. Regarding rental development activities, 35 percent indicated that their community's greatest need was the construction of new rental units, while approximately 33 percent indicated that both rental construction and rehabilitation activities were the same priority. Only 13 percent identified rehabilitation of existing units as their priority need, which is the same percentage of respondents who stated that there was a minimal need for rental development in their areas.

When considering energy assistance activities, 43 percent indicated that utility payment assistance was the greatest need followed by weatherization and minor home repairs. For homeless assistance activities, a majority 48 percent indicated that there was a minimal need for this type of assistance in their communities and 16 percent did not have an opinion on the subject. Of respondents that indicated a needed activity, homeless prevention services received the highest response with 12 percent indicating that it was their priority need.

The regional results from the CNS are incorporated into the regional plans in the next section of this report. A final report on the survey, the Report on the *2006 State of Texas Community Needs Survey*, is available online from the TDHCA Housing Resource Center at <http://www.tdhca.state.tx.us/ppa/housing-center/pubs.htm#reports>.

STATE HOUSING SUPPLY

The 2000 U.S. Census reported 8.2 million housing units in Texas, of which 90.6 percent are occupied. The number of housing units increased 16 percent from 7.0 million units that were on the ground in 1990. The breakdown of occupied units by type is 4.7 million owner occupied (a 28 percent increase over 1990) and 2.8 million renter occupied (a 13 percent increase over 1990). The average household size for owner-occupied units increased to 2.87 persons per unit in 2000 as compared to 2.85 per unit in 1990. The average household size for renter units decreased slightly to 2.53 persons per unit in 2000 as compared to 2.55 per unit in 1990.

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Approximately 66.5 percent of the housing units in Texas are single-family units. Approximately 24.1 percent of housing units are within multifamily structures: 14.1 percent of housing units are within multifamily developments with up to 19 units and 10.0 percent of housing units are within multifamily developments with 20 units or more. The remaining 9.0 percent of housing units are mobile homes, RVs or boats.

Housing Type, 2000		
	Total	Percent
Housing Units	8,157,575	
One Unit	5,420,910	66.50%
2 to 19 Units	1,151,599	14.10%
Over 20 Units	819,101	10.00%
Mobile Homes	731,652	9.00%
Boats, RVs	34,313	0.40%

Source: 2000 U.S. Census

ASSISTED HOUSING INVENTORY

The following table shows the number of multifamily units in the state financed through state and federal sources, including TDHCA, the U.S. Department of Housing and Urban Development (HUD), public housing authorities (PHAs), Section 8 Housing Choice Vouchers and the United States Department of Agriculture (USDA). The table also includes local housing finance corporations (HFCs), a category which encompasses the Texas State Affordable Housing Corporation. Please note that because some developments layer funding from multiple sources, there may be double counting.

TDHCA data includes multifamily developments awarded up until the end of FY 2008, so not all units included in the total had been built at the time of this document's publication. Additionally, the TDHCA unit total only includes those units that have income restrictions and does not include market-rate units that are available in some developments.

HUD unit data was obtained from HUD's April 2007 report, *Multifamily Housing Inventory Survey of Units for the Elderly and Disabled*, available at <http://www.hud.gov/offices/hsg/mfh/hto/state/tx.pdf>. Though the report title specifically references units available to the elderly and persons with disabilities, the report also contains information on family properties and therefore encompasses the full scope of HUD properties. Please note, however, that there may be double counting with units financed through other programs, including public housing.

Numbers for current PHA units and Section 8 Housing Choice Vouchers were obtained from HUD's *Housing Authority Profiles* data at <https://pic.hud.gov/pic/haprofiles/haprofilelist.asp>. TDHCA Section 8 vouchers are also included in this figure. USDA unit data was obtained directly from USDA staff in October 2007.

HFC data, including Texas State Affordable Housing Corporation data, was obtained from the Housing Finance Corporation Annual Report that HFCs are required to submit to TDHCA annually. The figure describes the total units financed by the HFCs through June 2008 and does not specify assisted units, so these unit totals will also include market-rate units in the area. Because the majority of HFC-financed developments also receive housing tax credits from TDHCA, these units are not included in the final state total.

Subsidized Multifamily Units

	State Total	Percent of State Inventory
TDHCA Units	196,782	37.41%
HUD Units	102,349	19.46%
PHA Units	55,098	10.47%
Section 8 Vouchers	145,416	27.64%
USDA Units	26,435	5.02%
HFC Units*	98,826	N/A
Total	526,080	100%

*Because HFC developments report total units and do not specify assisted units and that the majority of HFC-financed developments also receive housing tax credits from TDHCA, these units are not included in the final total.

Housing Analysis

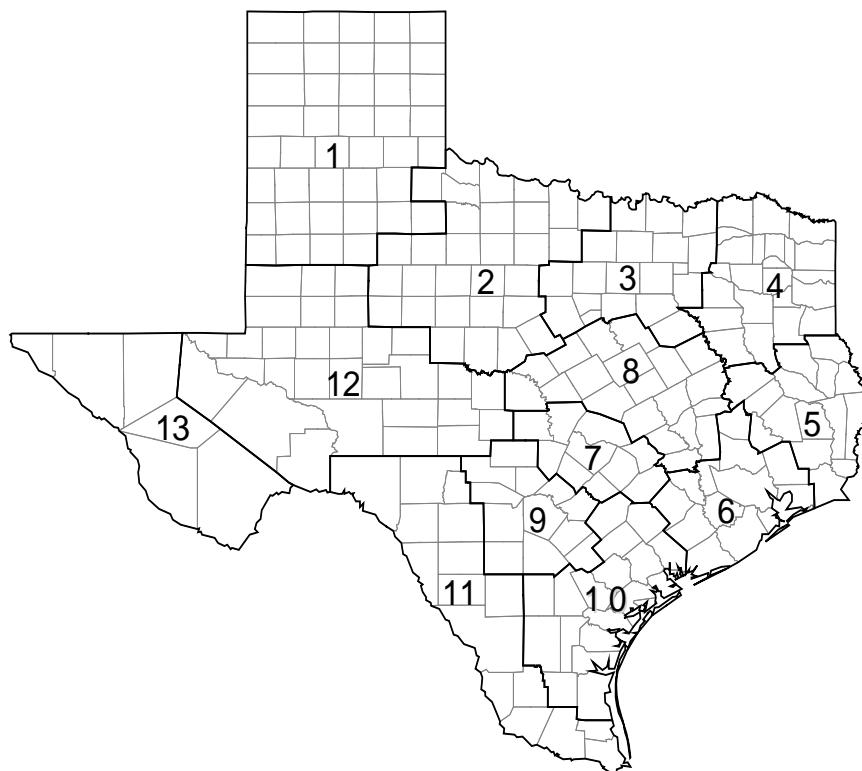
Uniform State Service Regions

UNIFORM STATE SERVICE REGIONS

The Department uses 13 Uniform State Service Regions for research and planning purposes. These regions follow the Texas Comptroller of Public Accounts' grouping that creates 13 regions to better identify the unique characteristics of the border counties and to treat larger metropolitan areas as distinct regions. The Uniform State Service Regions are shown below.

Map of the Uniform State Service Regions

The size and diversity of the state of Texas necessitates tailored regional sections. Each of the following



Uniform State Service Region plans includes a general demographic description, which uses U.S. Census housing data; a needs assessment, which examines housing problems in the area; an estimate of the existing housing supply; local input into the housing needs of the region; an estimate of the number of assisted multifamily units available; and the Department's resource allocation plans for the year.

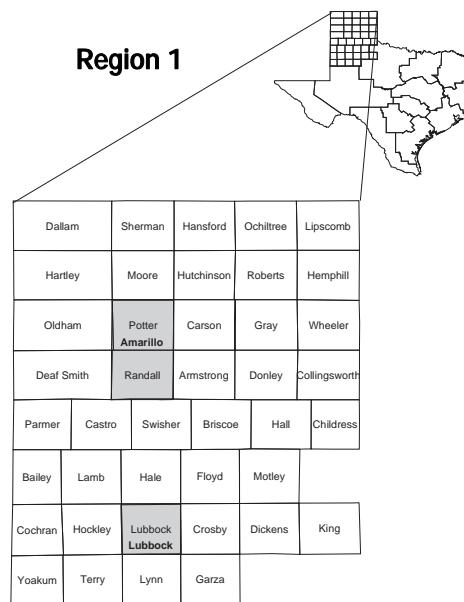
REGION 1

This 41-county region in the northwest corner of Texas encompasses over 39,500 square miles of the Panhandle. According to the 2000 Census, the total population in Region 1 is 780,733, which represents 3.7 percent of the state's total population.

Region 1 Population Figures

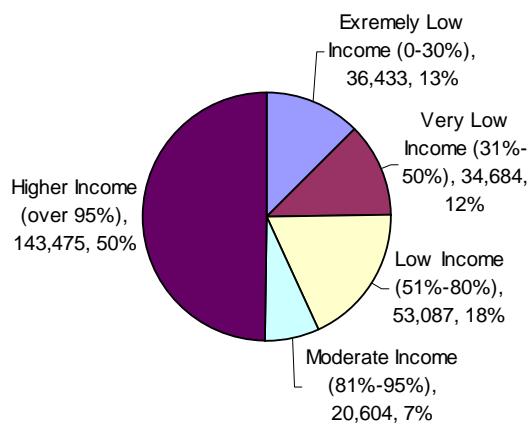
	Region Total	Percent in Region	Percent of State Total
Total Population	780,733		3.7%
Persons with Disabilities	138,520	17.7%	3.8%
Elderly Persons (without disabilities)	50,862	6.5%	4.7%
Individuals in Poverty	122,991	15.8%	3.9%

Source: 2000 Census



Approximately 57 percent of the population lives in the urban areas, including Amarillo and Lubbock, and the rest live in rural areas of the region. In the map of Region 1 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 1 Household Incomes



The pie chart to the left depicts the income breakdown of the 288,273 households in the region. Approximately 43 percent of households are low income. There are 122,991 individuals living in poverty in the region which makes up 15.8 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home prices for Amarillo and Lubbock are \$132,700 and \$113,200, respectively.⁹

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 128,520 persons with disabilities residing in the region, which is 16.5 percent of the regional population. In addition,

there are 50,862 elderly individuals without disabilities in the region, which is 6.5 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 1,068 people in noninstitutional group homes, including shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 167 homeless persons in Amarillo.

⁹ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

Housing Analysis

Uniform State Service Regions

HOUSING SUPPLY

According to 2000 Census data, 288,175 of the 322,045 housing units in the region are occupied, which creates an 89.5 percent occupancy rate. Of the total housing stock, almost 75 percent consists of one-unit dwellings, 15.9 percent consists of two-or-more-unit dwellings and the remainder of the stock consists of mobile homes, boats and RVs. Approximately 66.3 percent are occupied by their owners and 33.7 percent are occupied by renters.

Region 1 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	322,045		3.9%
Total Occupied Housing Units	288,175	89.5%	3.9%
Owner-Occupied Units	191,161	66.3%	4.1%
Renter-Occupied Units	97,014	33.7%	3.6%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 288,273 households in the region, 79,798 owners and renters have housing problems; this represents 27.7 percent of all households.

Region 1 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	29,555	14,026	9,256	5,092	1,181
Lacking Kitchen and/or Plumbing	1,638	553	322	301	88
Overcrowding	9,294	2,037	2,029	2,602	2,626
Owner Households					
Extreme Cost Burden	28,912	8,542	7,021	6,944	6,405
Lacking Kitchen and/or Plumbing	1,154	228	163	224	85
Overcrowding	9,245	897	1,223	2,399	4,726
Total	79,798	26,283	20,014	17,562	15,111

Source: 2000 CHAS

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 1, the two greatest general needs as ranked by survey respondents were energy assistance with 36 percent of total respondents and housing assistance with 28 percent of total respondents. Of the remaining respondents, 24 percent indicated that the development of apartments was the priority need, 13 percent indicated that capacity building assistance was the priority need and only 6 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, almost 40 percent of respondents indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 25 percent. Regarding rental development by itself, 43 percent of respondents indicated that the construction of new rental units was their community's greatest need, followed by 34 percent of respondents who indicated that the need for construction and rehabilitation of rental units was the same. When taking into account energy assistance by itself, 41 percent of respondents indicated that weatherization and minor home repairs was the greatest need followed by utility assistance with 39 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs which includes the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 1 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	5,114	29.7%	2.6%
HUD Units	3,451	20.0%	3.4%
PHA Units	1,304	7.6%	2.4%
Section 8 Vouchers	5,679	33.0%	3.9%
USDA Units	1,676	9.7%	6.3%
HFC Units*	1,789		
Total	17,224	100.0%	3.3%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

Housing Analysis

Uniform State Service Regions

REGION 2

Region 2 surrounds the metropolitan areas of Wichita Falls and Abilene. According to the 2000 Census, the total population in Region 2 is 549,267, which represents 2.6 percent of the state's total population.

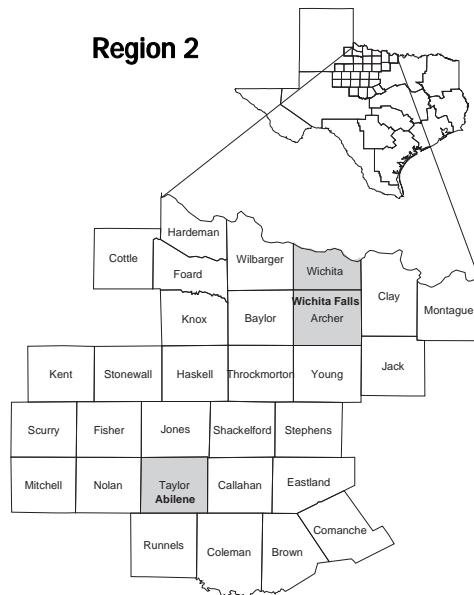
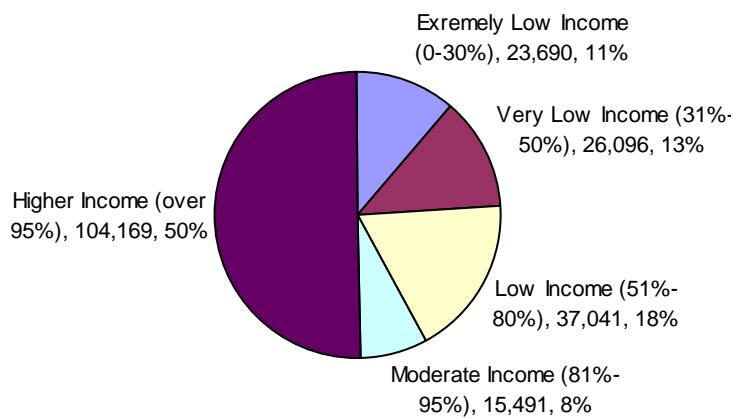
Region 2 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	549,267		2.6%
Persons with Disabilities	105,325	19.2%	2.9%
Elderly Persons (without disabilities)	42,485	7.7%	3.9%
Individuals in Poverty	77,647	14.1%	2.5%

Source: 2000 Census

Approximately 52 percent of the population lives in urban areas of the region. In the map of Region 2 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 2 Household Incomes



The pie chart to the left depicts the income breakdown of the 206,459 households in the region. Approximately 42 percent of households are low income. There are 77,647 individuals living in poverty in the region which makes up 14.1 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home prices for Wichita Falls and Abilene are \$90,000 and \$106,000, respectively.¹⁰

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 105,325 persons with disabilities residing in the region, which is 19.2 percent of the regional population. In addition, there are 42,485 elderly individuals without disabilities in the region, which is 7.7 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 609 people in noninstitutional group homes, which include shelters, in the region. In a special tabulation on emergency and transitional shelters, the Census did not count any homeless persons in metro areas.

¹⁰ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

HOUSING SUPPLY

According to 2000 Census data, 206,388 of the 243,506 housing units in the region are occupied, creating an 84.8 percent occupancy rate. Of the total housing stock, almost 77 percent are one-unit dwellings, 12 percent are two-or-more-unit dwellings and the remainder consists of mobile homes, boats and RVs. Approximately 69.1 percent are occupied by their owners and 30.9 percent are occupied by renters.

Region 2 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	243,506		3.0%
Total Occupied Housing Units	206,388	84.8%	2.8%
Owner-Occupied Units	142,603	69.1%	3.0%
Renter-Occupied Units	63,785	30.9%	2.4%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 206,459 households in the region, 49,146 owners and renters have housing problems; this represents 23.8 percent of all households.

Region 2 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	16,557	7,546	5,733	2,699	559
Lacking Kitchen and/or Plumbing	968	330	161	237	71
Overcrowding	3,906	867	694	1,181	1,164
Owner Households					
Extreme Cost Burden	22,471	6,744	5,894	4,902	4,931
Lacking Kitchen and/or Plumbing	919	253	158	170	60
Overcrowding	4,325	411	558	1,159	2,197
Total	49,146	16,151	13,198	10,348	8,982

Source: 2000 CHAS

Housing Analysis

Uniform State Service Regions

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 2, the two greatest general needs as ranked by survey respondents were energy assistance with 33 percent of total respondents and housing assistance with 29 percent of total respondents. Of the remaining respondents, approximately 21 percent indicated that the development of apartments was the priority need, 14 percent indicated that capacity building assistance was the priority need and 14 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, 54 percent of respondents indicated that home repair assistance was the greatest need, followed homebuyer assistance with 23 percent. Regarding rental development by itself, 40 percent of respondents indicated that the construction of new rental units was their community's greatest need, followed by 28 percent of respondents who indicated that the need for construction and rehabilitation was the same. When taking into account energy assistance by itself, weatherization and minor home repairs tied with utility assistance as the greatest needs, each with 47 percent of respondents.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 2 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	3,158	24.1%	1.6%
HUD Units	1,979	15.1%	1.9%
PHA Units	3,026	23.1%	5.5%
Section 8 Vouchers	3,009	23.0%	2.1%
USDA Units	1,925	14.7%	7.3%
HFC Units*	280		
Total	13,097	100.0%	2.5%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

REGION 3

Region 3, which encompasses the metropolitan areas of Dallas, Fort Worth, Arlington, Sherman and Denison, is the state's most populous region. According to the 2000 Census, the total population in Region 3 is 5,487,477, which represents 26.3 percent of the state's total population.

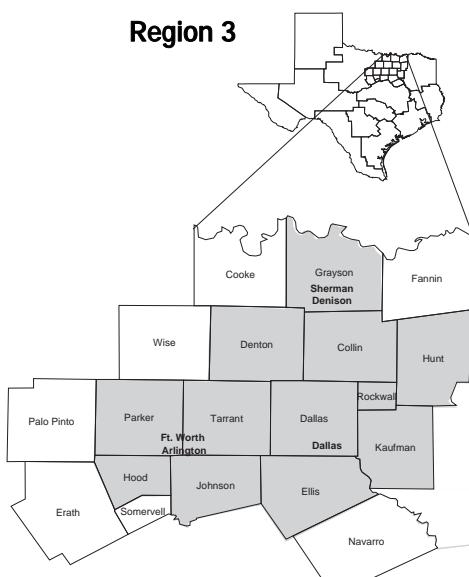
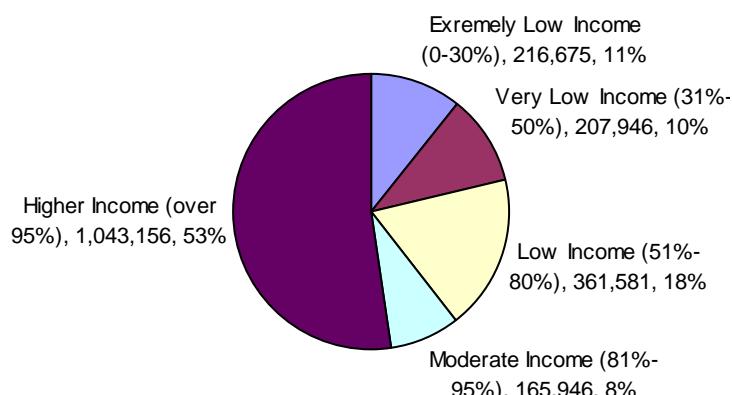
Region 3 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	5,487,477		26.3%
Persons with Disabilities	888,217	16.2%	24.6%
Elderly Persons (without disabilities)	245,186	4.5%	22.6%
Individuals in Poverty	588,688	10.7%	18.9%

Source: 2000 Census

Approximately 93 percent of the population resides in urban areas. In the map of Region 3 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 3 Household Incomes



The pie chart to the left depicts the income breakdown of the 1,988,135 households in the region. Approximately 39 percent of households are low income. There are 588,688 individuals living in poverty in the region which makes up 10.7 percent of the regional population. According to the Multiple Listing Service records for September 2008, the highest median home price is in Collin County at \$197,300, while the lowest is in Sherman-Denison at \$93,300.¹¹

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 888,217 persons with disabilities residing in the region, which is 16.2 percent of the regional population. In addition, there are 245,186 elderly individuals without disabilities in the region, which is 4.5 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 6,548 people in noninstitutional group

¹¹ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

Housing Analysis

Uniform State Service Regions

homes, including shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 1,923 homeless persons in Tarrant and Dallas counties.

HOUSING SUPPLY

According to 2000 Census data, 2,004,826 of the 2,140,641 housing units in the region are occupied, creating a 93.7 percent occupancy rate. Of the total housing stock, almost 64 percent are one-unit dwellings, 30 percent are two-or-more-unit dwellings and the remainder consists of mobile homes, boats and RVs. Approximately 60.9 percent are occupied by their owners and 39.1 percent are occupied by renters.

Region 3 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	2,140,641		26.2%
Total Occupied Housing Units	2,004,826	93.7%	27.1%
Owner-Occupied Units	1,220,939	60.9%	25.9%
Renter-Occupied Units	783,887	39.1%	29.3%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 1,988,135 households in the region, 610,655 owners and renters have housing problems; this represents 30.7 percent of all households.

Region 3 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	206,011	78,911	67,156	48,746	11,198
Lacking Kitchen and/or Plumbing	10,144	2,968	2,087	2,247	675
Overcrowding	114,914	26,062	25,691	30,470	32,691
Owner Households					
Extreme Cost Burden	216,038	50,064	41,410	55,310	69,254
Lacking Kitchen and/or Plumbing	6,044	1,373	850	1,214	487
Overcrowding	57,504	5,876	9,070	16,460	26,098
Total	610,655	165,254	146,264	154,447	140,403

Source: 2000 CHAS

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 3, the two greatest general needs as ranked by survey respondents were housing assistance with 51 percent of total respondents and energy assistance with 29 percent of total respondents. Of the remaining respondents, approximately 6 percent indicated that capacity building assistance was the priority need, 5 percent of respondents indicated that the development of apartments was the priority need and only 2 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, 52 percent indicated that home repair assistance was the greatest need, followed by a three-way tie between homebuyer assistance, rental subsidies and minimal need for housing assistance each with 14 percent of respondents. Regarding rental development by itself, 26 percent indicated that the need for construction and rehabilitation was approximately the same, followed by 25 percent of respondents who indicated that the rehabilitation of existing rental units was the greatest need, independent of construction of rental units. When taking into account energy assistance by itself, 39 percent of respondents indicated that utility assistance was the greatest need, followed by weatherization and minor home repairs with 37 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA, and local HFCs including the Texas State Affordable Housing Corporation. For information on the data sources, see “Assisted Housing Inventory” under “State of Texas” in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 3 Multifamily Assisted Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	60,078	41.6%	30.5%
HUD Units	28,032	19.4%	27.4%
PHA Units	8,485	5.9%	15.4%
Section 8 Vouchers	43,833	30.3%	30.1%
USDA Units	4,076	2.8%	15.4%
HFC Units*	20,892		
Total	144,504	100.0%	27.5%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

Housing Analysis

Uniform State Service Regions

REGION 4

Region 4, located in the northeast corner of the state, surrounds the urban areas of Texarkana, Longview-Marshall and Tyler. According to the 2000 Census, the total population in Region 4 is 1,015,648, which represents 4.9 percent of the state's total population.

Region 4 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	1,015,648		4.9%
Persons with Disabilities	213,753	21.0%	5.9%
Elderly Persons (without disabilities)	77,528	7.6%	7.1%
Individuals in Poverty	152,036	15.0%	4.9%

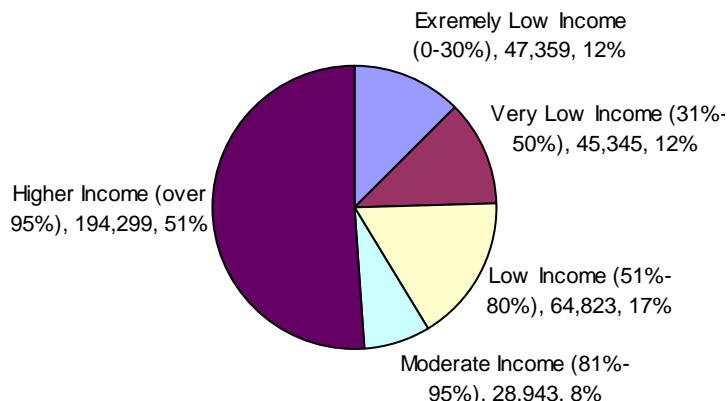
Source: 2000 Census

Region 4 has the highest percentage of rural population in the state at 61 percent. In the map of Region 4 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 4



Region 4 Household Incomes



The pie chart to the left depicts the income breakdown of the 380,765 households in the region. Approximately 41 percent of households are low income. There are 152,036 individuals living in poverty in the region, which makes up 15.0 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home prices for Tyler and Longview-Marshall are \$129,200 and \$133,100, respectively.¹²

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 213,753 persons with disabilities residing in the region, which is 21.0 percent of the regional population. In addition, there are 77,528 elderly individuals without disabilities in the region, which is 7.6 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 1,309 people in noninstitutional group homes, which include shelters, in the region. In its special tabulation on emergency and transitional

¹² Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

shelters, the Census counted 110 homeless persons in Tyler. Region 4 also experienced damage from Hurricane Rita, which hit the southeast Texas area in September 2005. According to FEMA, \$1,037,418.22 worth of damage was reported. Households affected by the hurricane have unexpected needs.

HOUSING SUPPLY

According to 2000 Census data, 380,468 of the 434,792 housing units in the region are occupied, creating an 87.5 percent occupancy rate. Of the total housing stock, almost 71 percent are one-unit dwellings, 11 percent are two-or-more-unit dwellings and the remainder consists of mobile homes, boats and RVs. Approximately 73.8 percent are occupied by their owners and 26.2 percent are occupied by renters.

Region 4 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	434,792		5.3%
Total Occupied Housing Units	380,468	87.5%	5.1%
Owner-Occupied Units	280,896	73.8%	6.0%
Renter-Occupied Units	99,572	26.2%	3.7%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 380,765 households in the region, 100,479 owners and renters have housing problems; this represents 26.4 percent of all households.

Region 4 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	27,100	12,500	9,142	4,443	1,015
Lacking Kitchen and/or Plumbing	2,108	724	425	363	135
Overcrowding	8,851	1,951	1,688	2,215	2,997
Owner Households					
Extreme Cost Burden	49,419	15,258	11,379	11,530	11,152
Lacking Kitchen and/or Plumbing	2,742	775	429	508	187
Overcrowding	10,259	1,233	1,477	2,496	5,053
Total	100,479	32,441	24,540	21,555	20,539

Source: 2000 CHAS

Housing Analysis

Uniform State Service Regions

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 4, the two greatest general needs as ranked by survey respondents were housing assistance with 47 percent of total respondents and energy assistance with 26 percent of total respondents. Of the remaining respondents, approximately 15 percent indicated that the development of apartments was the priority need and 10 percent indicated that capacity building assistance was the priority need. No respondents indicated that homeless assistance was their community's priority need.

When considering housing assistance as a category by itself, 53 percent indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 28 percent. Regarding rental development by itself, 34 percent indicated that the need for construction and rehabilitation was the same, followed by 33 percent of respondents who indicated that construction of new units without rehabilitation was the greatest need. When taking into account energy assistance by itself, 41 percent indicated that utility assistance was the greatest need, followed by weatherization and minor home repairs with 40 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 4 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	5,700	26.6%	2.9%
HUD Units	3,577	16.7%	3.5%
PHA Units	2,252	10.5%	4.1%
Section 8 Vouchers	5,988	28.0%	4.1%
USDA Units	3,872	18.1%	14.6%
HFC Units*	1,336		
Total	21,389	100.0%	4.1%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

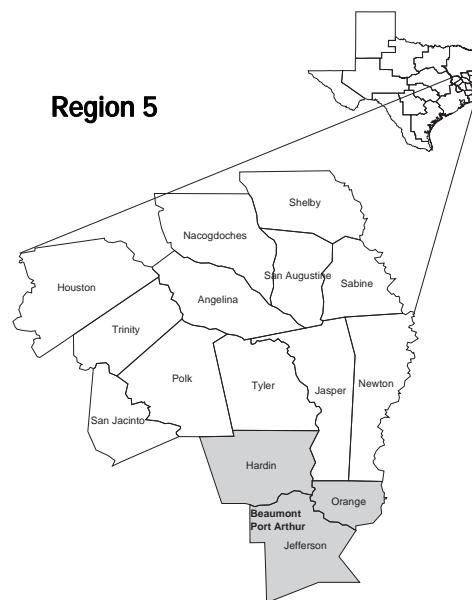
REGION 5

Region 5 encompasses a 15-county area in east Texas including the urban areas of Beaumont and Port Arthur. According to the 2000 Census, the total population in Region 5 is 740,952, which represents 3.6 percent of the state's total population.

Region 5 Population Figures

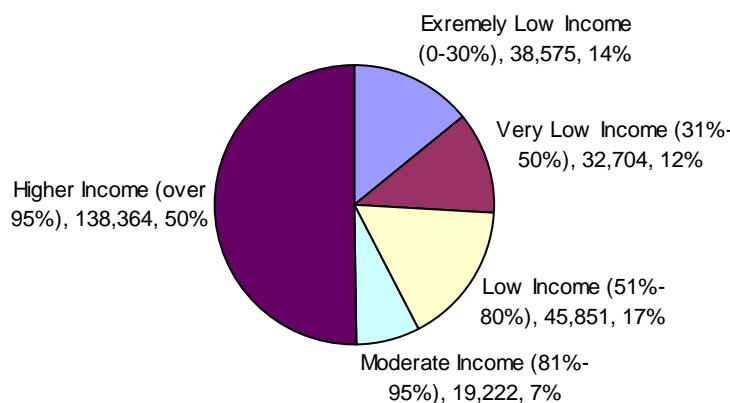
	Region Total	Percent in Region	Region Percent of State
Total Population	740,952		3.6%
Persons with Disabilities	150,529	20.3%	4.2%
Elderly Persons (without disabilities)	53,148	7.2%	4.9%
Individuals in Poverty	120,585	16.3%	3.9%

Source: 2000 Census



The population in Region 5 is split, with 50 percent living in urban and 50 percent living in rural areas. In the map of Region 5 (above), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 5 Household Incomes



The pie chart to the left depicts the income breakdown of the 274,543 households in the region. Approximately 43 percent of households are low income. There are 120,585 individuals living in poverty in the region, which makes up 16.3 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home prices for Beaumont and Port Arthur are \$135,500 and \$136,000, respectively.¹³

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 150,529 persons with disabilities residing in the region, which is 20.3 percent of the regional population. In addition, there are 53,148 elderly individuals without disabilities in the region, which is 7.2 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 672 people in noninstitutional group homes, which include shelters, in the region. In its tabulation on emergency and transitional shelters, the Census did not count homeless persons in metropolitan areas. Region 5 also experienced significant

¹³ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

Housing Analysis

Uniform State Service Regions

damage from Hurricane Rita, which hit the southeast Texas area in September 2005. According to FEMA, \$190,251,194.22 worth of damage was reported. Households affected by the hurricane have unexpected needs.

HOUSING SUPPLY

According to 2000 Census data, of the 325,047 housing units in the region, 275,233 are occupied, which is an 84.7 percent occupancy rate. Of the total housing stock, 69.3 percent are one-unit dwellings, 11 percent are two-or-more-unit dwellings and the remainder consists of mobile homes, boats and RVs. Approximately 73.4 percent are occupied by their owners and 26.6 percent are occupied by renters.

Region 5 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	325,047		4.0%
Total Occupied Housing Units	275,233	84.7%	3.7%
Owner-Occupied Units	201,971	73.4%	4.3%
Renter-Occupied Units	73,262	26.6%	2.7%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 274,543 households in the region, 72,650 owners and renters have housing problems; this represents 26.5 percent of all households.

Region 5 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	21,116	10,733	6,894	2,890	599
Lacking Kitchen and/or Plumbing	1,450	549	300	270	76
Overcrowding	6,868	1,988	1,246	1,477	2,157
Owner Households					
Extreme Cost Burden	32,849	11,845	7,609	7,044	6,351
Lacking Kitchen and/or Plumbing	1,876	555	250	367	90
Overcrowding	8,491	925	970	1,991	4,605
Total	72,650	26,595	17,269	14,039	13,878

Source: 2000 CHAS

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 5, the two greatest general needs as ranked by survey respondents were housing assistance with 68 percent of total respondents and development of apartments with 17 percent of total respondents. Of the remaining respondents, approximately 13 percent indicated that energy assistance was the priority need, 11 percent indicated that capacity building assistance was the priority need and 8 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, 49 percent indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 27 percent. Regarding rental development by itself, 54 percent indicated that the need for construction and rehabilitation was the same, followed by 30 percent of respondents who indicated that construction of new units, separate from rehabilitation, was the greatest need. When taking into account energy assistance by itself, 44 percent indicated that utility assistance was the greatest need, followed by weatherization and minor home repairs at 40 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see “Assisted Housing Inventory” under “State of Texas” in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 5 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	5,869	27.4%	3.0%
HUD Units	4,134	19.3%	4.0%
PHA Units	2,368	11.1%	4.3%
Section 8 Vouchers	7,598	35.5%	5.2%
USDA Units	1,443	6.7%	5.5%
HFC Units*	1,160		
Total	21,412	100.0%	4.1%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

Housing Analysis

Uniform State Service Regions

REGION 6

Region 6 includes the urban areas of Houston, Brazoria and Galveston. According to the 2000 Census, the total population in Region 6 is 4,854,454, which represents 23.3 percent of the state's total population.

Region 6 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	4,854,454		23.3%
Persons with Disabilities	801,436	16.5%	22.2%
Elderly Persons (without disabilities)	206,438	4.3%	19.0%
Individuals in Poverty	656,239	13.5%	21.0%

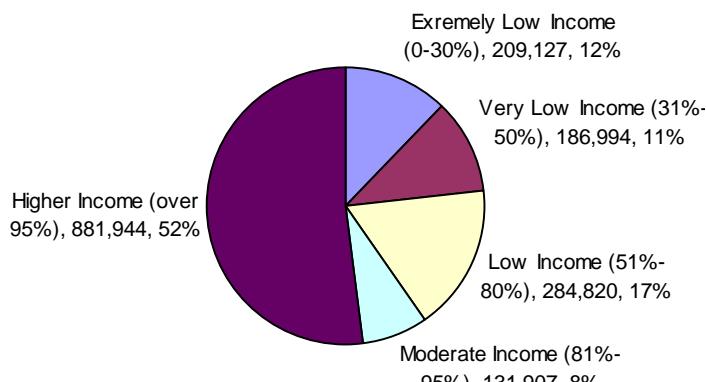
Source: 2000 Census

Approximately 92 percent of the populations lives in the urban areas of Region 6. In the map of Region 6 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 6



Region 6 Household Income



The pie chart to the left depicts the income breakdown of the 1,691,811 households in the region. Approximately 40 percent of households are low income. There are 656,239 individuals living in poverty in the region, which makes up 13.5 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for Houston is \$156,600.¹⁴ Because of the disaster caused by Hurricane Ike, the median housing price is currently unknown in Galveston.

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 801,436 persons with disabilities residing in the region, which makes up 16.3 percent of the regional population. In addition, there are 206,438 elderly individuals without disabilities in the region, which is 4.3 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 7,792 people in noninstitutional group

¹⁴ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 1,756 homeless persons in the Houston area. Region 6 also experienced damage from Hurricane Rita, which hit the southeast Texas area in September 2005. According to FEMA, \$28,325,647.98 worth of damage was reported. Households affected by the hurricane have unexpected needs.

HOUSING SUPPLY

According to 2000 Census data, 1,702,792 of the 1,853,854 housing units in the region are occupied, creating a 91.9 percent occupancy rate. Of the total housing stock, 71 percent are one-unit dwellings, 18 percent are two-or-more-unit dwellings and the remainder consists of mobile homes, boats and RVs. Approximately 60.9 percent are occupied by their owners and 39.1 percent are occupied by renters.

Region 6 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	1,853,854		22.7%
Total Occupied Housing Units	1,702,792	91.9%	23.0%
Owner-Occupied Units	1,037,371	60.9%	22.0%
Renter-Occupied Units	665,421	39.1%	24.9%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 1,691,811 households in the region, 541,869 owners and renters have housing problems; this represents 32.0 percent of all households.

Region 6 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	168,355	71,699	55,967	31,103	9,586
Lacking Kitchen and/or Plumbing	9,614	3,228	1,892	2,034	492
Overcrowding	117,586	29,482	27,886	30,141	30,077
Owner Households					
Extreme Cost Burden	173,411	44,640	34,996	42,008	51,767
Lacking Kitchen and/or Plumbing	6,691	1,650	983	1,279	410
Overcrowding	66,212	7,391	10,243	18,303	23,006
Total	541,869	158,090	131,967	124,868	115,338

Source: 2000 CHAS

Housing Analysis

Uniform State Service Regions

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 6, the two greatest general needs as ranked by survey respondents were housing assistance with 73 percent of total respondents and development of apartments with 14 percent of total respondents. Of the remainder of the respondents, approximately 7 percent indicated that energy assistance was the priority need and 6 percent indicated that capacity building assistance was the priority need. No respondents indicated that homeless assistance was their community's priority need.

When considering housing assistance as a category by itself, 46 percent indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 33 percent. Regarding rental development by itself, 31 percent indicated that the need for construction and rehabilitation was the same, followed by a tie between a need for the construction of new units alone and a minimal need for rental assistance with 21 percent of respondents each. When taking into account energy assistance by itself, 39 percent indicated that utility assistance was the greatest need, followed by weatherization and minor home repairs with 37 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 6 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	54,209	48.4%	27.5%
HUD Units	27,284	24.4%	26.7%
PHA Units	5,138	4.6%	9.3%
Section 8 Vouchers	21,884	19.5%	15.0%
USDA Units	3,484	3.1%	13.2%
HFC Units*	39,127		
Total	111,999	100.0%	21.3%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

REGION 7

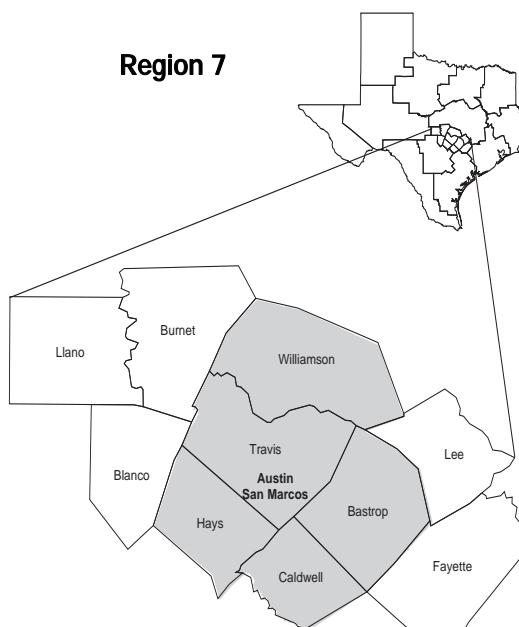
The urban area of Austin-San Marcos is at the center of Region 7. According to the 2000 Census, the total population in Region 7 is 1,346,833, which represents 6.5 percent of the state's total population.

Region 7 Population Figures

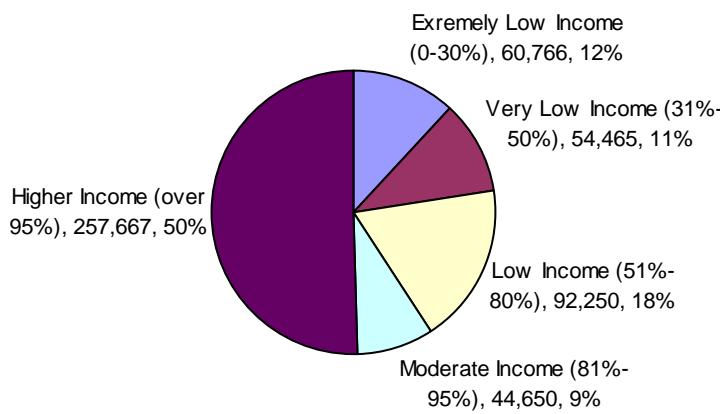
	Region Total	Percent in Region	Region Percent of State
Total Population	1,346,833		6.5%
Persons with Disabilities	190,226	14.1%	5.3%
Elderly Persons (without disabilities)	61,229	4.5%	5.6%
Individuals in Poverty	145,060	10.8%	4.7%

Source: 2000 Census

Approximately 86 percent of the population lives in urban areas. In the map of Region 7 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.



Region 7 Household Income



are 190,226 persons with disabilities residing in the region, which is 14.1 percent of the regional population. In addition, there are 61,229 elderly individuals without disabilities in the region, which is 4.5 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 2,354 people in noninstitutional group homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 481 homeless persons in Austin.

The pie chart to the left depicts the income breakdown of the 509,798 households in the region. Approximately 41 percent of households are low income. There are 145,060 individuals living in poverty in the region, which makes up 10.8 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for Austin is \$183,300.¹⁵

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there

¹⁵ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

Housing Analysis

Uniform State Service Regions

HOUSING SUPPLY

According to 2000 Census data, 510,555 of the 545,761 housing units in the region are occupied, creating a 93.5 percent occupancy rate. Of the total housing stock, 62 percent are one-unit dwellings, 30 percent are two-or-more-unit dwellings and the remainder consists of mobile homes, boats and RVs. Approximately 59.8 percent are occupied by owners and 40.2 percent are occupied by renters.

Region 7 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	545,761		6.7%
Total Occupied Housing Units	510,555	93.5%	6.9%
Owner-Occupied Units	305,294	59.8%	6.5%
Renter-Occupied Units	205,261	40.2%	7.7%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 509,798 households in the region, 164,537 owners and renters have housing problems; this represents 32.3 percent of all households.

Region 7 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	68,118	27,648	21,497	15,700	3,273
Lacking Kitchen and/or Plumbing	2,869	1,170	562	565	185
Overcrowding	22,581	5,433	5,070	5,645	6,433
Owner Households					
Extreme Cost Burden	56,638	11,452	10,018	16,282	18,884
Lacking Kitchen and/or Plumbing	2,013	519	291	423	110
Overcrowding	12,318	1,023	2,055	3,503	5,719
Total	164,537	47,245	39,493	42,118	34,604

Source: 2000 CHAS

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 7, the two greatest general needs as ranked by survey respondents were development of apartments with 32 percent of total respondents and housing assistance with 27 percent of total respondents. Of the remaining respondents, approximately 21 percent indicated that capacity building was the priority need and 14 percent indicated that energy assistance was the priority need. No respondents indicated that homeless assistance was their community's priority need.

When considering housing assistance as a category by itself, 34 percent indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 28 percent. Regarding rental development by itself, 45 percent indicated that their community's greatest need was the construction of new rental units, followed by 38 percent of respondents who indicated that the need for construction and rehabilitation was the same. When taking into account energy assistance by itself, 38 percent indicated that utility assistance was the greatest need, followed by weatherization and minor home repairs with 34 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 7 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	17,267	48.9%	8.8%
HUD Units	5,032	14.2%	4.9%
PHA Units	3,506	9.9%	6.4%
Section 8 Vouchers	8,053	22.8%	5.5%
USDA Units	1,477	4.2%	5.6%
HFC Units*	8,276		
Total	35,335	100.0%	6.7%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

Housing Analysis

Uniform State Service Regions

REGION 8

Region 8, located in the center of the state, surrounds the urban areas of Waco, Bryan, College Station, Killeen and Temple. According to the 2000 Census, the total population in Region 8 is 963,139 and represents 4.6 percent of the state's total population.

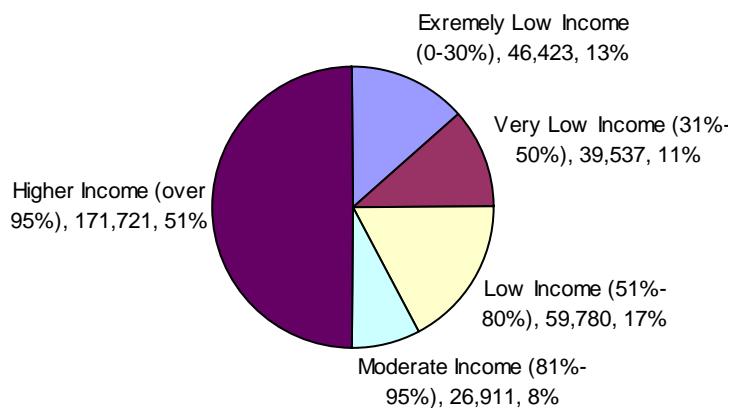
Region 8 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	963,139		4.6%
Persons with Disabilities	160,743	16.7%	4.5%
Elderly Persons (without disabilities)	55,854	5.8%	5.1%
Individuals in Poverty	149,480	15.5%	4.8%

Source: 2000 Census

Approximately 75 percent of the population lives in the urban areas of Region 8. In the map of Region 8 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 8 Household Income



Region 8



The pie chart to the left depicts the income breakdown of the 343,856 households in the region. Approximately 41 percent of households are low income. There are 149,480 individuals living in poverty in the region, which makes up 15.5 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for Bryan-College Station is \$141,300.¹⁶

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 160,743 persons with disabilities residing in the region, which is 16.7 percent of the regional population. In addition, there are 55,854 elderly individuals without disabilities in the region, which is 5.8 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 1,003 people in noninstitutional group

¹⁶ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 129 homeless persons in the Killeen area.

HOUSING SUPPLY

According to 2000 Census data, 344,575 of the 387,627 housing units in the region are occupied creating an 88.9 percent occupancy rate. Of the total housing stock, 67 percent are one-unit dwellings, 20 percent are two-or-more units and the remainder consists of mobile homes, boats and RVs. Approximately 61.2 percent are occupied by their owners and 38.8 percent are occupied by renters.

Region 8 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	387,627		4.8%
Total Occupied Housing Units	344,575	88.9%	4.7%
Owner-Occupied Units	210,882	61.2%	4.5%
Renter-Occupied Units	133,693	38.8%	5.0%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 343,856 households in the region, 103,864 owners and renters have housing problems; this represents 30.2 percent of all households.

Region 8 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	42,797	20,028	12,657	8,285	1,826
Lacking Kitchen and/or Plumbing	1,831	601	354	355	92
Overcrowding	12,409	2,903	2,232	3,502	3,772
Owner Households					
Extreme Cost Burden	36,129	9,754	7,763	9,069	9,543
Lacking Kitchen and/or Plumbing	1,798	477	346	331	112
Overcrowding	8,900	741	1,055	2,293	4,811
Total	103,864	34,504	24,407	23,835	20,156

Source: 2000 CHAS

Housing Analysis

Uniform State Service Regions

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 8, the two greatest general needs as ranked by survey respondents were housing assistance with 28 percent of total respondents and energy assistance with 21 percent of total respondents. Of the remaining respondents, approximately 18 indicated that capacity building was the priority need, 18 percent indicated that the development of apartments was the priority need and 10 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, 48 percent of respondents indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 23 percent. Regarding rental development by itself, 40 percent of respondents indicated that their community's greatest need was the construction of new rental units, followed by 20 percent respondents who indicated that there was a minimal need for rental development. When taking into account energy assistance by itself, 60 percent of respondents indicated that utility assistance was the greatest need, followed by weatherization and minor home repairs with 34 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 8 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	6,341	26.7%	3.2%
HUD Units	4,178	17.6%	4.1%
PHA Units	2,780	11.7%	5.0%
Section 8 Vouchers	7,621	32.1%	5.2%
USDA Units	2,820	11.9%	10.7%
HFC Units*	404		
Total	23,740	100.0%	4.5%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

REGION 9

San Antonio is the main metropolitan area in Region 9. According to the 2000 Census, the total population in Region 9 is 1,807,868, which represents 8.7 percent of the state's total population.

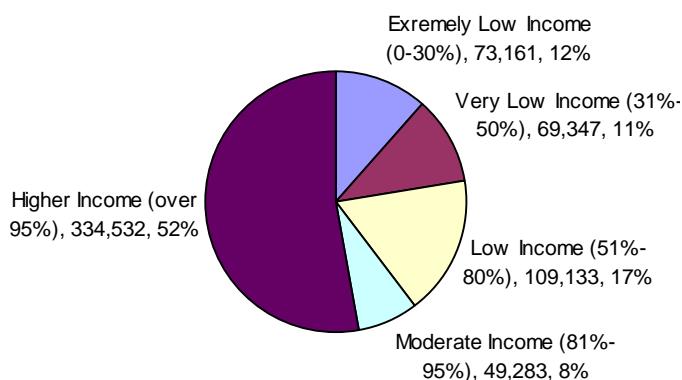
Region 9 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	1,807,868		8.7%
Persons with Disabilities	337,541	18.7%	9.4%
Elderly Persons (without disabilities)	107,974	6.0%	9.9%
Individuals in Poverty	267,118	14.8%	8.6%

Source: 2000 Census

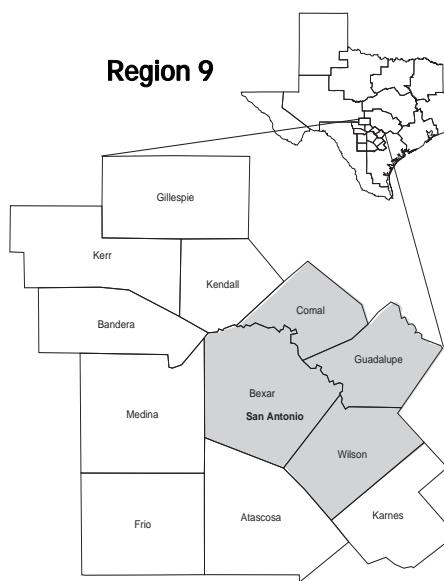
Approximately 89 percent of the population lives in urban areas. In the map of Region 9 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 9 Household Income



337,541 persons with disabilities residing in the region, which is 18.7 percent of the regional population. In addition, there are 107,974 elderly individuals without disabilities in the region, which is 6.0 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 2,919 people in noninstitutional group homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 850 homeless persons in San Antonio.



The pie chart to the left depicts the income breakdown of the 635,280 households in the region. Approximately 40 percent of households are low income. There are 267,118 individuals living in poverty in the region, which makes up 14.8 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for San Antonio is \$145,100.¹⁷

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 337,541 persons with disabilities residing in the region, which is 18.7 percent of the regional population.

¹⁷ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

Housing Analysis

Uniform State Service Regions

HOUSING SUPPLY

According to 2000 Census data, 636,796 of the 689,862 housing units in the region are occupied, creating a 92.3 percent occupancy rate. Of the total housing stock, 69 percent are one-unit dwellings, 22 percent are two-or-more-unit dwellings, 8 percent are mobile homes and the remainder are boats and RVs. Approximately 65.0 percent are occupied by their owners and 35.0 percent are occupied by renters.

Region 9 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	689,862		8.5%
Total Occupied Housing Units	636,796	92.3%	8.6%
Owner-Occupied Units	414,009	65.0%	8.8%
Renter-Occupied Units	222,787	35.0%	8.3%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 635,280 households in the region, 194,512 owners and renters have housing problems; this represents 30.6 percent of all households.

Region 9 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	62,012	24,095	19,495	14,458	3,964
Lacking Kitchen and/or Plumbing	3,284	1,137	484	751	241
Overcrowding	28,877	7,296	6,160	7,359	8,062
Owner Households					
Extreme Cost Burden	71,630	17,316	14,240	17,201	22,873
Lacking Kitchen and/or Plumbing	3,270	713	667	624	297
Overcrowding	25,439	2,644	4,107	6,555	12,133
Total	194,512	53,201	45,153	46,948	47,570

Source: 2000 CHAS

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 9, the two greatest general needs as ranked by survey respondents were housing assistance with 28 percent of total respondents and energy assistance with 21 percent of total respondents. Of the remaining respondents, approximately 18 percent of respondents indicated that the development of apartments was the priority need, 18 percent indicated that capacity building was the priority need and 10 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, 53 percent indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 29 percent. Regarding rental development activities by itself, 34 percent indicated that the need for construction and rehabilitation was the same, followed by a three way tie between construction of new units alone, minimal need for rental development and no opinion about rental units with 18 percent each. When taking into account energy assistance alone, 41 percent indicated that weatherization and minor home repairs was the greatest need, followed by utility assistance with 29 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see “Assisted Housing Inventory” under “State of Texas” in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 9 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	16,288	31.4%	8.3%
HUD Units	12,080	23.3%	11.8%
PHA Units	7,458	14.4%	13.5%
Section 8 Vouchers	15,046	29.0%	10.3%
USDA Units	1,007	1.9%	3.8%
HFC Units*	23,015		
Total	51,879	100.0%	9.9%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

Housing Analysis

Uniform State Service Regions

REGION 10

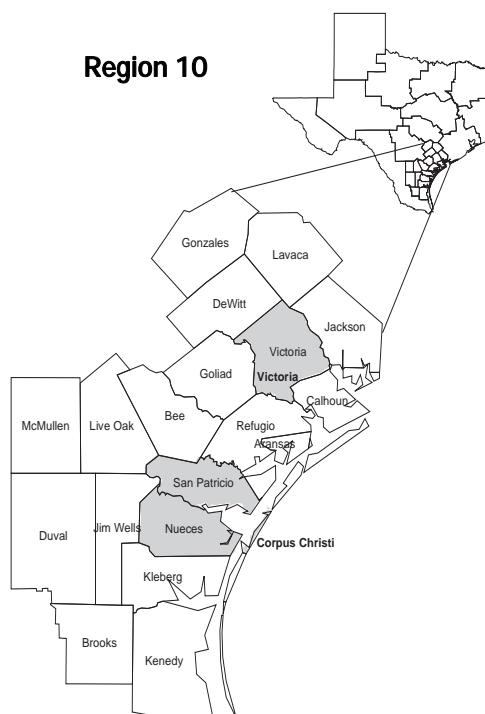
Region 10, including the urban areas of Corpus Christi and Victoria, is located in the south eastern part of the state on the Gulf of Mexico. According to the 2000 Census, the total population in Region 10 is 732,917, which represents 3.5 percent of the state's total population.

Region 10 Population Figures

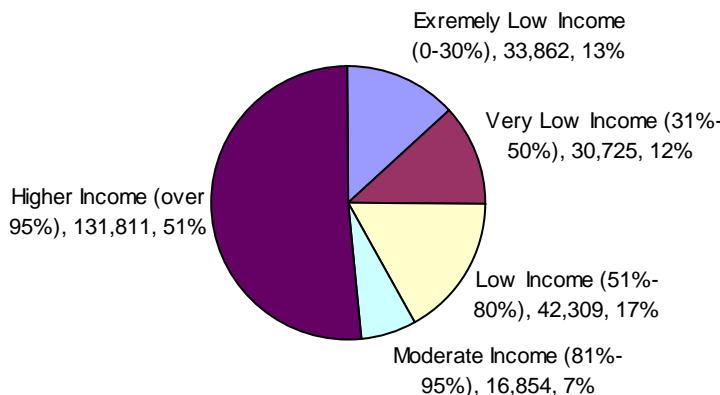
	Region Total	Percent in Region	Region Percent of State
Total Population	732,917		3.5%
Persons with Disabilities	141,592	19.3%	3.9%
Elderly Persons (without disabilities)	46,900	6.4%	4.3%
Individuals in Poverty	132,214	18.0%	4.2%

Source: 2000 Census

In Region 10, 62 percent live in urban areas. In the map of Region 10 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.



Region 10 Household Income



are 141,592 persons with disabilities residing in the region, which is 19.3 percent of the regional population. In addition, there are 46,900 elderly individuals without disabilities in the region, which is 6.4 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 1,456 people in noninstitutional group homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 272 homeless persons in Corpus Christi.

The pie chart to the left depicts the income breakdown of the 255,493 households in the region. Approximately 42 percent of households are low income. There are 132,214 individuals living in poverty in the region, which makes up 18.0 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for Corpus Christi is \$138,100.¹⁸

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there

¹⁸ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

HOUSING SUPPLY

According to 2000 Census data, of the 298,494 housing units in the region, 256,428 are occupied, which is an 85.9 percent occupancy rate. Of the total housing stock, 71 percent are one-unit dwellings, 18 percent are two-or-more-unit dwellings, 10 percent are mobile homes and the remainder are boats and RVs. Approximately 66.8 percent are occupied by their owners and 33.2 percent are occupied by renters.

Region 10 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	298,494		3.7%
Total Occupied Housing Units	256,428	85.9%	3.5%
Owner-Occupied Units	171,319	66.8%	3.6%
Renter-Occupied Units	85,109	33.2%	3.2%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 255,493 households in the region, 76,196 owners and renters have housing problems; this represents 29.8 percent of all households.

Region 10 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	23,006	9,258	7,433	4,896	1,419
Lacking Kitchen and/or Plumbing	1,497	513	234	355	62
Overcrowding	10,429	3,082	2,112	2,289	2,946
Owner Households					
Extreme Cost Burden	28,552	8,706	6,387	6,181	7,278
Lacking Kitchen and/or Plumbing	1,783	588	407	323	66
Overcrowding	10,929	1,235	1,563	2,421	5,710
Total	76,196	23,382	18,136	16,465	17,481

Source: 2000 CHAS

Housing Analysis

Uniform State Service Regions

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS for Region 10, the two greatest general needs as ranked by survey respondents were housing assistance with 53 percent of total respondents and capacity building with 29 percent of total respondents. Of the remaining respondents, approximately 19 percent indicated that the development of apartments was the priority need and 18 percent indicated that energy assistance was the priority need. No respondents indicated that homeless assistance was the community's priority need.

When considering housing assistance by itself, 81 percent of respondents indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 9 percent. Regarding rental development by itself, 41 percent of respondents indicated that their community's greatest need was the construction of new rental units, followed by 32 percent of respondents who indicated that the need for construction and rehabilitation was the same. When taking into account energy assistance by itself, 54 percent indicated that weatherization and minor home repairs was the greatest need followed by utility assistance with 36 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 10 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	4,862	25.4%	2.5%
HUD Units	4,236	22.1%	4.1%
PHA Units	4,459	23.3%	8.1%
Section 8 Vouchers	3,977	20.8%	2.7%
USDA Units	1,619	8.5%	6.1%
HFC Units*	1,073		
Total	19,153	100.0%	3.6%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

REGION 11

Region 11 is a 16-county area along the border of Mexico. The main urban areas in the region are Brownsville-Harlingen, McAllen-Edinburg, Del Rio and Laredo. According to the 2000 Census, the total population in Region 11 is 1,343,330, which represents 6.4 percent of the state's total population.

Region 11



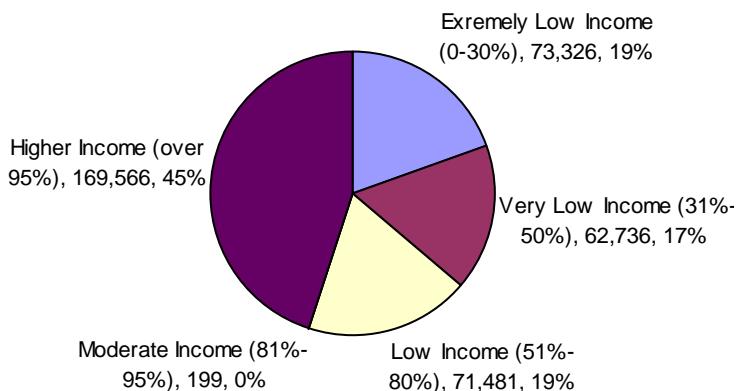
Region 11 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	1,343,330		6.4%
Persons with Disabilities	257,838	19.2%	7.2%
Elderly Persons (without disabilities)	67,505	5.0%	6.2%
Individuals in Poverty	455,366	33.9%	14.6%

Source: 2000 Census

About 68 percent of the population lives in urban areas. In the map of Region 11 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 11 Household Income



The pie chart to the left depicts the income breakdown of the 377,276 households in the region. Approximately 55 percent of households are low income.¹⁹ There are 455,366 individuals living in poverty in the region, which makes up 33.9 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for Brownsville is \$87,900 and McAllen is \$117,100.²⁰

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 257,838 persons with disabilities residing in the region, which is 19.2 percent of the regional population. In addition, there are 67,505 elderly individuals without disabilities in the region, which is 5.0 percent of the regional population.

¹⁹ The CHAS figures for moderate and higher income households in Region 11 indicate that there are only 199 persons with incomes between 80-95 percent of the AMFI. TDHCA has been unable to get more accurate information for this segment of the population. However, the planning impact for the SLIHP is relatively low because, except for the first time homebuyer program which is done through a network of participating lenders, TDHCA programs serve persons below 80 percent AMFI.

²⁰ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

Housing Analysis

Uniform State Service Regions

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 1,211 people in noninstitutional group homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 193 homeless persons in Laredo.

HOUSING SUPPLY

According to 2000 Census data, 378,275 of the 457,406 housing units in the region are occupied, creating an 82.7 percent occupancy rate. Of the total housing stock, 66 percent are one-unit dwellings, 14 percent are two-or-more-unit dwellings, 18 percent are mobile homes and the remainder consists of boats and RVs. Approximately 70.8 percent are occupied by their owners and 29.2 percent are occupied by renters.

Region 11 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	457,406		5.6%
Total Occupied Housing Units	378,275	82.7%	5.1%
Owner-Occupied Units	267,716	70.8%	5.7%
Renter-Occupied Units	110,559	29.2%	4.1%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 377,276 households in the region, 161,609 owners and renters have housing problems; this represents 42.8 percent of all households.

Region 11 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	25,023	13,381	7,343	3,335	964
Lacking Kitchen and/or Plumbing	4,751	2,474	1,099	636	0
Overcrowding	31,457	11,542	7,321	6,233	6,361
Owner Households					
Extreme Cost Burden	43,599	15,558	10,747	8,961	8,333
Lacking Kitchen and/or Plumbing	8,043	3,043	2,045	1,585	0
Overcrowding	48,736	8,375	9,672	12,299	18,390
Total	161,609	54,373	38,227	33,049	34,048

Source: 2000 CHAS

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 11, the two greatest general needs as ranked by survey respondents were housing assistance with 62 percent of total respondents and development of apartments with 31 percent of total respondents. Of the remaining respondents, approximately 18 percent indicated that capacity building was the priority need, 13 percent indicated that the energy assistance was the priority need and 11 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, 46 percent of respondents indicated that home repair assistance was the greatest need, followed by rental payment assistance at 29 percent. Regarding rental development by itself, 50 percent of respondents indicated that the need for construction and rehabilitation was the same, followed by 33 percent of respondents who indicated that construction of new units alone was the greatest need. When taking into account energy assistance by itself, 59 percent indicated that utility assistance was the greatest need followed by weatherization and minor home repairs with 29 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 11 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	9,593	26.4%	4.9%
HUD Units	4,208	11.6%	4.1%
PHA Units	6,949	19.1%	12.6%
Section 8 Vouchers	13,553	37.3%	9.3%
USDA Units	2,003	5.5%	7.6%
HFC Units*	377		
Total	36,306	100.0%	6.9%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

Housing Analysis

Uniform State Service Regions

REGION 12

Region 12 in west Texas surrounds the urban areas of Odessa-Midland and San Angelo. According to the 2000 Census, the total population in Region 12 is 524,884, which represents 2.5 percent of the state's total population.

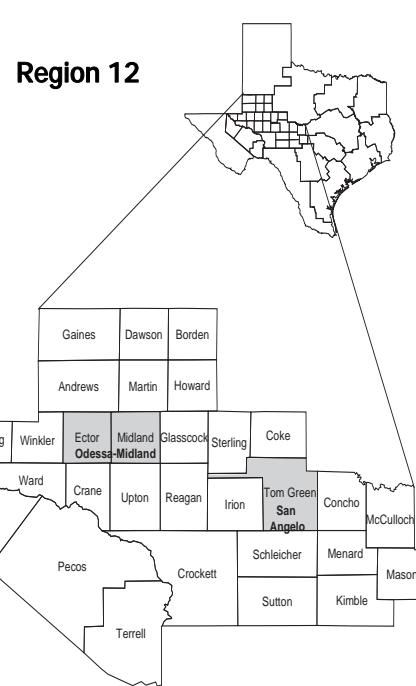
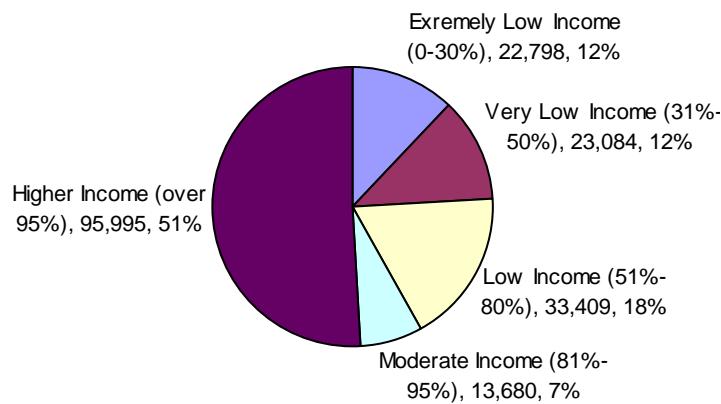
Region 12 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	524,884		2.5%
Persons with Disabilities	91,822	17.5%	2.5%
Elderly Persons (without disabilities)	35,764	6.8%	3.3%
Individuals in Poverty	85,063	16.2%	2.7%

Source: 2000 Census

Approximately 68 percent of the population lives in urban areas. In the map of Region 12 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 12 Household Income



The pie chart to the left depicts the income breakdown of the 188,921 households in the region. Approximately 42 percent of households are low income. There are 85,063 individuals living in poverty in the region, which makes up 16.2 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for Odessa-Midland is \$145,200.²¹

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 91,822 persons with disabilities residing in the region, which is 17.5 percent of the regional population. In addition, there are 35,764 elderly individuals without disabilities in the region, which is 6.8 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 414 people in noninstitutional group homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census did not count any homeless people in metropolitan areas.

²¹ Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

HOUSING SUPPLY

According to 2000 Census data, of the 221,968 housing units in the region, 189,582 are occupied, which creates an 85.4 percent occupancy rate. Of the total housing stock, 72 percent are one-unit dwellings, 16 percent are two-or-more-unit dwellings, 12 percent are mobile homes; and the remainder consists of boats and RVs. Approximately 70.1 percent are occupied by their owners and 29.9 percent are occupied by renters.

Region 12 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	221,968		2.7%
Total Occupied Housing Units	189,582	85.4%	2.6%
Owner-Occupied Units	132,956	70.1%	2.8%
Renter-Occupied Units	56,626	29.9%	2.1%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 188,921 households in the region, 49,895 owners and renters have housing problems; this represents 26.4 percent of all households.

Region 12 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	14,243	6,874	4,782	2,151	436
Lacking Kitchen and/or Plumbing	1,103	355	253	204	24
Overcrowding	5,372	1,392	983	1,364	1,633
Owner Households					
Extreme Cost Burden	20,719	6,228	5,142	4,727	4,622
Lacking Kitchen and/or Plumbing	1,138	265	223	264	64
Overcrowding	7,320	752	1,186	2,243	3,139
Total	49,895	15,866	12,569	10,953	9,918

Source: 2000 CHAS

Housing Analysis

Uniform State Service Regions

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 12, the two greatest general needs as ranked by survey respondents were housing assistance with 50 percent of total respondents and development of apartments with 30 percent of total respondents. Of the remaining respondents, approximately 12 percent indicated that the energy assistance was the priority need, 9 percent indicated that capacity building assistance was the priority need and 9 percent indicated that homeless assistance was the priority need.

When considering housing assistance as a category by itself, 50 percent of respondents indicated that home repair assistance was the greatest need, followed by rental payment assistance at 25 percent. Regarding rental development by itself, 42 percent of respondents indicated that their community's greatest need was the construction of new rental units, followed by 33 percent of respondents who indicated that the need for construction and rehabilitation was the same. When taking into account energy assistance by itself, 46 percent of respondents indicated that utility assistance was the greatest need, followed by weatherization and minor home repairs with 42 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 12 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	3,445	34.0%	1.8%
HUD Units	1,763	17.4%	1.7%
PHA Units	1,145	11.3%	2.1%
Section 8 Vouchers	3,058	30.1%	2.1%
USDA Units	735	7.2%	2.8%
HFC Units*	104		
Total	10,146	100.0%	1.9%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

REGION 13

El Paso is the main urban area in Region 13. The region spreads along the Texas-Mexico border in the southwestern tip of the state. According to the 2000 Census, the total population in Region 13 is 524,884, which represents 2.5 percent of the state's total population.

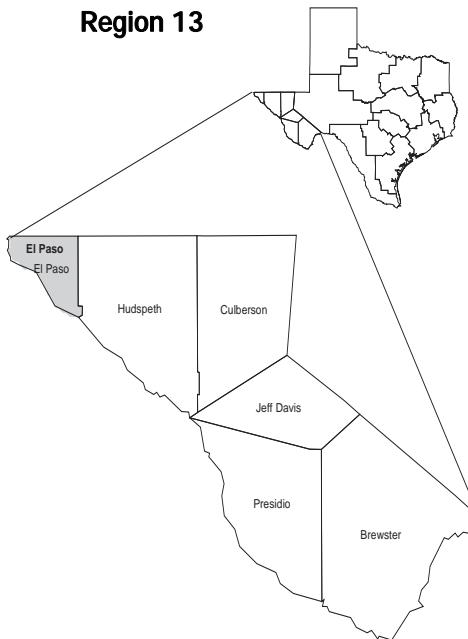
Region 13 Population Figures

	Region Total	Percent in Region	Region Percent of State
Total Population	704,318		3.4%
Persons with Disabilities	128,000	18.2%	3.6%
Elderly Persons (without disabilities)	35,421	5.0%	3.3%
Individuals in Poverty	165,122	23.4%	5.3%

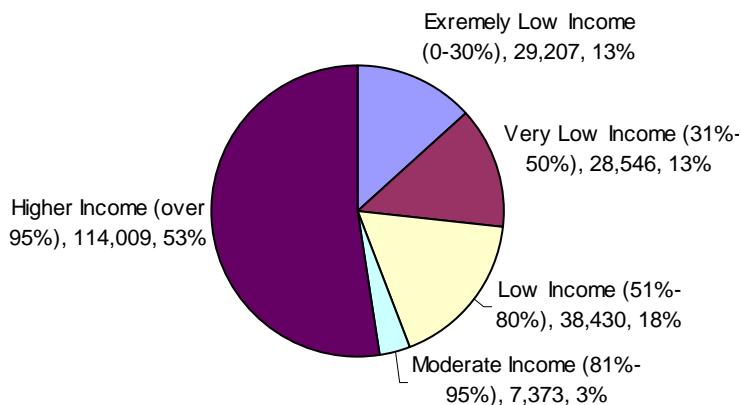
Source: 2000 Census

Approximately 92 percent of the region population lives in the urban area of El Paso. In the map of Region 13 (right), the shaded counties are Metropolitan Statistical Areas as defined by the U.S. Census.

Region 13



Region 13 Household Income



The pie chart to the left depicts the income breakdown of the 216,861 households in the region. Approximately 44 percent of households are low income. There are 165,122 individuals living in poverty in the region, which makes up 23.4 percent of the regional population. According to the Multiple Listing Service records for September 2008, the median home price for El Paso is \$134,300.²²

SPECIAL NEEDS POPULATIONS

According to 2000 Census data, there are 128,000 persons with disabilities residing in the region, which is 18.2 percent of the regional population. In addition, there are 35,421 elderly individuals without disabilities in the region, which is 5.0 percent of the regional population.

Data on the number of homeless individuals in the region is difficult to collect because of the migratory nature of this population. According to the 2000 Census, there are 1,022 people in noninstitutional group

²² Real Estate Center at Texas A&M University, "Texas Residential MLS Activity," <http://recenter.tamu.edu/data/hs/trends4.html> (accessed November 4, 2008).

Housing Analysis

Uniform State Service Regions

homes, which include shelters, in the region. In its special tabulation on emergency and transitional shelters, the Census counted 356 homeless people in El Paso.

HOUSING SUPPLY

According to 2000 Census data, 219,261 of the 236,572 housing units in the region are occupied, which creates a 92.7 percent occupancy rate. Of the total housing stock, 68 percent are one-unit dwellings, 23 percent are two-or-more unit dwellings, 8 percent are mobile homes; and the remainder consists of boats and RVs. Approximately 63.8 percent are occupied by their owners and 36.2 percent are occupied by renters.

Region 13 Housing Units by Occupation

	Region Total	Percent in Region	Region Percent of State
Total Housing Units	236,572		2.9%
Total Occupied Housing Units	219,261	92.7%	3.0%
Owner-Occupied Units	139,842	63.8%	3.0%
Renter-Occupied Units	79,419	36.2%	3.0%

Source: 2000 Census

HOUSING NEED

The housing need indicators analyzed in this section include housing cost burden, substandard housing conditions and housing overcrowding for renter and owner households. The following information comes from the 2000 CHAS database. Of the total 216,861 households in the region, 81,248 owners and renters have housing problems; this represents 37.5 percent of all households.

Region 13 Households with Housing Problems

	Region Total	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Higher Incomes (81% and up)
Renter Households					
Extreme Cost Burden	22,151	8,941	7,159	4,652	1,399
Lacking Kitchen and/or Plumbing	1,679	470	539	297	24
Overcrowding	15,170	4,214	3,728	3,575	3,653
Owner Households					
Extreme Cost Burden	26,451	6,254	5,872	7,268	7,057
Lacking Kitchen and/or Plumbing	1,879	366	411	523	84
Overcrowding	13,918	1,296	2,037	3,263	7,322
Total	81,248	32,497	19,746	19,578	19,539

Source: 2000 CHAS

REGIONAL INPUT ON HOUSING NEEDS

According to the 2006 CNS data for Region 13, the two greatest general needs as ranked by survey respondents were housing assistance with 58 percent of total respondents and development of apartments with 43 percent of total respondents. Of the remaining respondents, approximately 27 percent indicated that homeless assistance as the priority need and 17 percent indicated that capacity building assistance was the priority need. No respondents indicated that energy assistance was their community's priority need.

When considering housing assistance as a category by itself, 41 percent of respondents indicated that home repair assistance was the greatest need, followed by homebuyer assistance at 35 percent. Regarding rental development by itself, 46 percent of respondents indicated that their community's greatest need was the construction of new rental units, followed by 24 percent of respondents who indicated that the need for construction and rehabilitation was the same. When taking into account energy assistance by itself, 52 percent indicated that weatherization and minor home repairs was the greatest need followed by utility assistance with 24 percent.

ASSISTED HOUSING INVENTORY

The following table shows the number of total multifamily units in the region financed through state and federal sources, such as TDHCA, HUD, PHAs, Section 8 Housing Choice Vouchers, USDA and local HFCs, including the Texas State Affordable Housing Corporation. For information on the data sources, see "Assisted Housing Inventory" under "State of Texas" in this section. Please note that because some developments layer funding from multiple sources, there may be double counting.

Region 13 Assisted Multifamily Units

	Region Total	Percent in Region	Percent of State Total
TDHCA Units	4,858	24.4%	2.5%
HUD Units	2,395	12.0%	2.3%
PHA Units	6,228	31.3%	11.3%
Section 8 Vouchers	6,117	30.7%	4.2%
USDA Units	298	1.5%	1.1%
HFC Units*	993		
Total	19,896	100%	3.8%

*HFC units are not included in the final total, because HFC developments report total units rather than specifying assisted units and because the majority of HFC-financed developments also receive housing tax credits from TDHCA.

Housing Analysis

Regional Plans Summary

REGIONAL PLANS SUMMARY

This section summarizes the information from the regional plans in the previous section.

POPULATION CHARACTERISTICS

The most populous regions of the state according to the 2000 Census are Regions 3 and 6, together representing almost 50 percent of the state. Regions 3, 6, 7 and 11 are the fastest growing regions.

Population and Poverty, 2000

Service Region	Population 2000 Census	Percent of State's Population	Population Estimate Jan 1, 2007	Percent Change 2000 to 2007	Persons in Poverty	Percent of State Poverty Total	Population for whom Poverty Status is Determined	Percent of Regional Population in Poverty
1	780,733	3.7%	803,319	2.9%	122,991	3.9%	748,227	16.4%
2	549,267	2.6%	548,496	-0.1%	77,647	2.5%	514,399	15.1%
3	5,487,477	26.3%	6,451,517	17.6%	588,688	18.9%	5,389,443	10.9%
4	1,015,648	4.9%	1,084,491	6.8%	152,036	4.9%	971,222	15.7%
5	740,952	3.6%	750,261	1.3%	120,585	3.9%	705,774	17.1%
6	4,854,454	23.3%	5,734,497	18.1%	656,239	21.0%	4,763,150	13.8%
7	1,346,833	6.5%	1,660,876	23.3%	145,060	4.7%	1,310,221	11.1%
8	963,139	4.6%	1,046,000	8.6%	149,480	4.8%	897,160	16.7%
9	1,807,868	8.7%	2,070,722	14.5%	267,118	8.6%	1,759,653	15.2%
10	732,917	3.5%	748,032	2.1%	132,214	4.2%	708,646	18.7%
11	1,343,330	6.4%	1,620,621	20.6%	455,366	14.6%	1,324,854	34.4%
12	524,884	2.5%	537,846	2.5%	85,063	2.7%	503,813	16.9%
13	704,318	3.4%	777,528	10.4%	165,122	5.3%	690,738	23.9%
State	20,851,820	100%	23,834,206	12.5%	3,117,609	100.0%	20,287,300	15.4%

Source: 2000 U.S. Census and Texas State Data Center

The table below provides information on the income breakdowns of households in each region.

Households and Income, 2000

Service Region	Total Households	Extremely Low Income (0% to 30% AMFI)	Very Low Income (31% to 50% AMFI)	Low Income (51% to 80% AMFI)	Moderate Income (81% to 95% AMFI)	Higher Income (over 95% AMFI)
1	288,273	36,433	34,684	53,087	20,604	143,475
2	206,459	23,690	26,096	37,041	15,491	104,169
3	1,988,135	216,675	207,946	361,581	165,946	1,043,156
4	380,765	47,359	45,345	64,823	28,943	194,299
5	274,543	38,575	32,704	45,851	19,222	138,364
6	1,691,811	209,127	186,994	284,820	131,907	881,944
7	509,798	60,766	54,465	92,250	44,650	257,667
8	343,856	46,423	39,537	59,780	26,911	171,721
9	635,280	73,161	69,347	109,133	49,283	334,532
10	255,493	33,862	30,725	42,309	16,854	131,811
11	377,276	73,326	62,736	71,481	199	169,566
12	188,921	22,798	23,084	33,409	13,680	95,995
13	216,861	29,207	28,546	38,430	7,373	114,009
State	7,357,471	911,402	842,209	1,293,995	541,063	3,780,708

Source: CHAS Database

HOUSING SUPPLY

Of the state's housing stock, regions 1 and 2 have the highest percentage of one-unit housing; Regions 3, 6 and 7 have the highest levels of multifamily housing.

Housing Stock by Region, 2000

Service Region	Housing Units	One Unit	2 to 19 Units	Over 20 Units	Mobile Homes	Boats, RVs
1	322,045	240,418	30,163	20,997	29,683	784
		74.7%	9.4%	6.5%	9.2%	0.2%
2	243,506	186,932	21,599	7,974	25,365	1,636
		76.8%	8.9%	3.3%	10.4%	0.7%
3	2,140,641	1,373,780	385,269	259,402	118,078	4,112
		64.2%	18.0%	12.1%	5.5%	0.2%
4	434,792	307,802	32,153	13,754	78,312	2,771
		70.8%	7.4%	3.2%	18.0%	0.6%
5	325,047	225,213	23,868	12,709	60,328	2,929
		69.3%	7.3%	3.9%	18.6%	0.9%
6	1,853,854	1,175,460	265,188	293,889	115,535	3,782
		63.4%	14.3%	15.9%	6.2%	0.2%
7	545,761	339,272	96,402	66,390	41,991	1,706
		62.2%	17.7%	12.2%	7.7%	0.3%
8	387,627	259,909	58,646	19,960	47,492	1,620
		67.1%	15.1%	5.1%	12.3%	0.4%
9	689,862	476,751	101,504	52,139	57,339	2,129
		69.1%	14.7%	7.6%	8.3%	0.3%
10	298,494	212,067	36,198	17,165	30,936	2,128
		71.0%	12.1%	5.8%	10.4%	0.7%
11	457,406	303,046	45,937	18,112	80,947	9,364
		66.3%	10.0%	4.0%	17.7%	2.0%
12	221,968	159,092	21,931	13,796	26,240	909
		71.7%	9.9%	6.2%	11.8%	0.4%
13	236,572	161,168	32,741	22,814	19,406	443
		68.1%	13.8%	9.6%	8.2%	0.2%
State	8,157,575	5,420,910	1,151,599	819,101	731,652	34,313
		66.5%	14.1%	10.0%	9.0%	0.4%

Source: 2000 U.S. Census

Housing Analysis

Regional Plans Summary

The homeownership rate for the State is 63.8 percent. The region with the lowest percentage of homeowners is Region 7 with 59.8 percent. The region with the highest percentage of homeowners is Region 4 with 73.8 percent.

Housing Units by Occupancy, 2000

Service Region	Total Tenure	Owner Occupied		Renter Occupied	
		Number	Percent	Number	Percent
1	288,175	191,161	66.3%	97,014	33.7%
2	206,388	142,603	69.1%	63,785	30.9%
3	2,004,826	1,220,939	60.9%	783,887	39.1%
4	380,468	280,896	73.8%	99,572	26.2%
5	275,233	201,971	73.4%	73,262	26.6%
6	1,702,792	1,037,371	60.9%	665,421	39.1%
7	510,555	305,294	59.8%	205,261	40.2%
8	344,575	210,882	61.2%	133,693	38.8%
9	636,796	414,009	65.0%	222,787	35.0%
10	256,428	171,319	66.8%	85,109	33.2%
11	378,275	267,716	70.8%	110,559	29.2%
12	189,582	132,956	70.1%	56,626	29.9%
13	219,261	139,842	63.8%	79,419	36.2%
State	7,393,354	4,716,959	63.8%	2,676,395	36.2%

Source: 2000 U.S. Census

NEED INDICATORS

The chart below shows the number of renter households with cost burden greater than 30 percent by income group. The highest numbers of very low-income households with extreme cost burden are found in Region 3 with a total of 206,011 households and Region 6 with 168,355 households.

Number of Renter Households with Extreme Cost Burden by Income Group, 2000

Service Region	All Incomes	0% to 30%	31% to 50%	51% to 80%	81% to 95%	95% and Above
1	29,555	14,026	9,256	5,092	636	545
2	16,557	7,546	5,753	2,699	263	296
3	206,011	78,911	67,156	48,746	5,773	5,425
4	27,100	12,500	9,142	4,443	606	409
5	21,116	10,733	6,894	2,890	254	345
6	168,355	71,699	55,967	31,103	4,751	4,835
7	68,118	27,648	21,497	15,700	1,808	1,465
8	42,797	20,028	12,657	8,285	1,123	704
9	62,012	24,095	19,495	14,458	1,834	2,130
10	23,006	9,258	7,433	4,896	744	675
11	25,023	13,381	7,343	3,335	0	964
12	14,243	6,874	4,782	2,151	223	213
13	22,151	8,941	7,159	4,652	270	1,129
State	726,044	305,640	234,534	148,450	18,285	19,135

Source: CHAS Database

The number of rental units lacking complete plumbing and/or kitchen facilities is one of the indicators of housing need that does not follow the pattern of population. Regions 3 and 6 have the highest number of units lacking facilities and are also the regions with the highest number of renter households. Region 11, however, is ranked sixth in terms of renter population and third in number of renter units lacking kitchen and/or plumbing facilities.

Number of Renter Units Lacking Kitchen and/or Plumbing by Affordability Category, 2000

Service Region	All Incomes	0% to 30%	31% to 50%	51% to 80%	80% and Above
1	1,264	553	322	301	88
2	799	330	161	237	71
3	7,977	2,968	2,087	2,247	675
4	1,647	724	425	363	135
5	1,195	549	300	270	76
6	7,646	3,228	1,892	2,034	492
7	2,482	1,170	562	565	185
8	1,402	601	354	355	92
9	2,613	1,137	484	751	241
10	1,164	513	234	355	62
11	4,209	2,474	1,099	636	0
12	836	355	253	204	24
13	1,330	470	539	297	24
State	34,564	15,072	8,712	8,615	2,165

Source: CHAS Database

The table below shows the number of overcrowded owner households by income group. Regions 3 and 6, the most populous regions in the state, have the highest number of overcrowded households. Region 11, sixth in population, ranks third in number of overcrowded renter households.

Number of Overcrowded Renter Households by Income Group, 2000

Service Region	All Incomes	0% to 30%	31% to 50%	51% to 80%	81% to 95%	95% and Above
1	9,294	2,037	2,029	2,602	639	1,987
2	3,906	867	694	1,181	283	881
3	114,914	26,062	25,691	30,470	9,536	23,155
4	8,851	1,951	1,688	2,215	874	2,123
5	6,868	1,988	1,246	1,477	534	1,623
6	117,586	29,482	27,886	30,141	8,837	21,240
7	22,581	5,433	5,070	5,645	1,895	4,538
8	12,409	2,903	2,232	3,502	1,089	2,683
9	28,877	7,296	6,160	7,359	2,039	6,023
10	10,429	3,082	2,112	2,289	643	2,303
11	31,457	11,542	7,321	6,233	0	6,361
12	5,372	1,392	983	1,364	566	1,067
13	15,170	4,214	3,728	3,575	511	3,142
State	387,714	98,249	86,840	98,053	27,446	77,126

Source: CHAS Database

Housing Analysis

Regional Plans Summary

The table below shows the number of owner households with housing cost burden of over 30 percent of income. Regions 3 and 6, the most populous regions, have the highest number of very low-income households with extreme cost burden.

Number of Owner Households with Extreme Housing Cost Burden by Income Group, 2000

Service Region	All Incomes	0% to 30%	31% to 50%	51% to 80%	81% to 95%	95% and Above
1	28,912	8,542	7,021	6,944	1,748	4,657
2	22,471	6,744	5,894	4,902	1,555	3,376
3	216,038	50,064	41,410	55,310	19,764	49,490
4	49,419	15,358	11,379	11,530	3,628	7,524
5	32,849	11,845	7,609	7,044	1,990	4,361
6	173,411	44,640	34,996	42,008	13,606	38,161
7	56,638	11,452	10,018	16,282	6,004	12,882
8	36,129	9,754	7,763	9,069	3,088	6,455
9	71,630	17,316	14,240	17,201	6,436	16,437
10	28,552	8,706	6,387	6,181	1,854	5,424
11	43,599	15,558	10,747	8,961	63	8,270
12	20,719	6,228	5,142	4,727	1,407	3,215
13	26,451	6,254	5,872	7,268	1,120	5,937
State	806,818	212,461	168,478	197,427	62,263	166,189

Source: CHAS Database

The table below shows the number of owner units that are lacking kitchen and/or plumbing facilities. Region 11, with the sixth highest number of owner households, has the highest number of physically inadequate owner housing units. Region 6, the second most populous region, has the second highest number of units lacking kitchen and/or plumbing facilities.

Number of Owner Units Lacking Kitchen and/or Plumbing, 2000

Service Region	All Incomes	0% to 30%	31% to 50%	51% to 80%	80% and Above
1	1,154	228	163	224	85
2	919	253	158	170	60
3	6,044	1,373	850	1,214	487
4	2,742	775	439	508	187
5	1,876	555	250	367	90
6	6,691	1,650	983	1,279	410
7	2,013	519	291	423	110
8	1,798	477	346	331	112
9	3,270	713	667	624	297
10	1,783	588	407	323	66
11	8,043	3,043	2,045	1,585	0
12	1,138	265	223	264	64
13	1,879	366	411	523	84
State	39,350	10,805	7,233	7,835	2,052

Source: CHAS Database

The table below shows that Region 6 has the highest number of overcrowded owner households.

Number of Overcrowded Owner Households by Income Group, 2000						
Service Region	All Incomes	0% to 30%	31% to 50%	51% to 80%	81% to 95%	95% and Above
1	9,245	897	1,223	2,399	966	3,760
2	4,325	411	558	1,159	443	1,754
3	57,504	5,876	9,070	16,460	6527	19,571
4	10,259	1,233	1,477	2,496	1116	3,937
5	8,491	925	970	1,991	949	3,656
6	66,212	7,391	10,243	18,303	7269	23,006
7	12,315	1,038	2,055	3,503	1459	4,260
8	8,900	741	1,055	2,293	942	3,869
9	25,439	2,644	4,107	6,555	3171	8,962
10	10,929	1,235	1,563	2,421	1000	4,710
11	48,736	8,375	9,672	12,299	20	18,370
12	7,320	752	1,186	2,243	605	2,534
13	13,918	1,296	2,037	3,263	707	6,615
State	283,593	32,814	45,216	75,385	25,174	105,004

Source: CHAS Database

The total number of households in poverty, elderly and non-elderly, is one of the need indicators for some of the Department's community service activities. Regions 3, 6 and 11 have the highest numbers of poverty households.

Number of Households in Poverty, 2000						
Service Region	Number of Elderly Poverty Households	Percent of State's Elderly Poverty Households	Number of Non-Elderly Poverty Households	% of State's Non-Elderly Poverty Households	Total Number of Poverty Households	Percent of State's Poverty Households
1	8,897	4.6%	37,710	4.5%	46,607	4.5%
2	8,100	4.2%	23,414	2.8%	31,514	3.0%
3	32,129	16.6%	165,495	19.7%	197,624	19.1%
4	15,592	8.1%	43,499	5.2%	59,091	5.7%
5	11,148	5.8%	36,076	4.3%	47,224	4.6%
6	32,192	16.7%	179,586	21.4%	211,778	20.5%
7	6,601	3.4%	46,549	5.5%	53,150	5.1%
8	10,531	5.4%	47,640	5.7%	58,171	5.6%
9	17,887	9.3%	70,207	8.4%	88,094	8.5%
10	10,783	5.6%	34,422	4.1%	45,205	4.4%
11	23,614	12.2%	93,382	11.1%	116,996	11.3%
12	6,744	3.5%	24,217	2.9%	30,961	3.0%
13	9,083	4.7%	38,561	4.6%	47,644	4.6%
State	193,301	100.0%	840,758	100.0%	1,034,059	100.0%

Source: 2000 Census

Housing Analysis

Regional Plans Summary

ASSISTED HOUSING INVENTORY

The following table shows the number of multifamily units in the state financed through state and federal sources according to region. Please see the “Assisted Housing Inventory” under “State of Texas” for data explanations.

Assisted Multifamily Units

Region	TDHCA Units	HUD Units	PHA Units	Section 8 Vouchers	USDA Units	HFC units*	Total Assisted Units
1	5,114	3,451	1,304	5,679	1,676	1,789	17,224
2	3,158	1,979	3,026	3,009	1,925	280	13,097
3	60,078	28,032	8,485	43,833	4,076	20,892	144,504
4	5,700	3,577	2,252	5,988	3,872	1,336	21,389
5	5,869	4,134	2,368	7,598	1,443	1,160	21,412
6	54,209	27,284	5,138	21,884	3,484	39,127	111,999
7	17,267	5,032	3,506	8,053	1,477	8,276	35,335
8	6,341	4,178	2,780	7,621	2,820	404	23,740
9	16,288	12,080	7,458	15,046	1,007	23,015	51,879
10	4,862	4,236	4,459	3,977	1,619	1,073	19,153
11	9,593	4,208	6,949	13,553	2,003	377	36,306
12	3,445	1,763	1,145	3,058	735	104	10,146
13	4,858	2,395	6,228	6,117	298	993	19,896
State	196,782	102,349	55,098	145,416	26,435	98,826	526,080

*Because HFC developments report total units and do not specify assisted units and that the majority of HFC-financed developments also receive housing tax credits from TDHCA, these units are not included in the final total.

SECTION 4: ACTION PLAN

In response to the needs identified in the previous section, this plan outlines TDHCA's course of action designed to meet those underserved needs. This section discusses the following:

- **TDHCA Programs**
 - Description of each TDHCA program, including funding source, administrator, purpose, targeted population, budget and contact information
- **Housing Support Continuum**
 - Activities undertaken by each TDHCA program that address the different phases in a low-income household's life
- **Policy Priorities**
 - Overarching Department-wide policies and policy-driven actions
- **Regional Allocation Plans**
 - Distribution of TDHCA's resources across the 13 State Service Regions
- **Goals and Objectives**
 - Program performance based upon measures developed with the State's Legislative Budget Board and the Governor's Office of Budget and Planning

TDHCA PROGRAMS

TDHCA's programs govern the use of available housing resources in meeting the housing needs of low-income Texans. Program descriptions include information on the funding source, recipients, targeted beneficiaries, set-asides and special initiatives. Details of each program's activities are located in the Housing Support Continuum in the following segment.

A list of TDHCA programs, organized by their Division, follows:

- **Community Affairs Division**
 - Community Services Block Grant Program
 - Comprehensive Energy Assistance Program
 - Emergency Shelter Grants Program
 - Section 8 Housing Choice Voucher Program
 - Weatherization Assistance Program
- **Disaster Recovery Division**
 - Community Development Block Grant - Disaster Recovery Round One and Round Two
 - Community Development Block Grant – Disaster Recovery Hurricanes Dolly and Ike
- **HOME and Housing Trust Fund Division**
 - HOME Investment Partnerships Program
 - Housing Trust Fund Program
- **Manufactured Housing Division**
- **Multifamily Finance Production Division**
 - Housing Tax Credit Program
 - Multifamily Bond Program
- **New Programs**
 - National Foreclosure Mitigation Counseling Program
 - Neighborhood Stabilization Program
- **Office of Colonia Initiatives**
 - Colonia Self-Help Center Program
 - Texas Bootstrap Loan Program
- **Texas Homeownership Division**

Action Plan

- First Time Homebuyer Program
- Mortgage Credit Certificate Program
- Texas Statewide Homebuyer Education Program

Information for each Division and its programs can be found below.

COMMUNITY AFFAIRS DIVISION

The Community Affairs Division offers the Community Services Block Grant Program, Comprehensive Energy Assistance Program, Emergency Shelter Grants Program, Section 8 Housing Choice Voucher Program and Weatherization Assistance Program.

Community Services Block Grant Program

The Community Services Block Grant Program (CSBG), received from the U.S. Department of Health and Human Services (USHHS), funds CSBG-eligible entities and activities that support the intent of the CSBG Act. TDHCA provides administrative support funds to Community Action Agencies (CAAs) and other human service delivery organizations that offer emergency and poverty-related programs to lower-income persons.

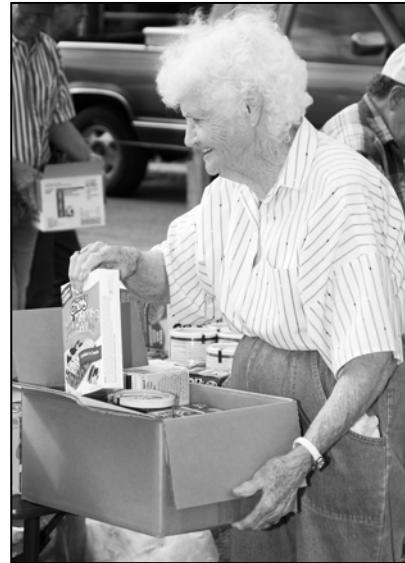
Ninety-percent of the funds are targeted to low-income individuals and funds are also utilized to provide assistance to Native Americans and migrant and seasonal farmworkers. Persons with incomes at or below 125 percent of the current federal income poverty guidelines issued by USHHS have income eligibility for the program.

CSBG provides administrative support to 48 CSBG-eligible entities. Five percent of the State's CSBG allocation is used to fund innovative projects that address the causes of poverty, promote client self-sufficiency or promote community revitalization; provide emergency disaster relief assistance to persons impacted by a natural or man-made disaster; provide funding to organizations serving Native Americans and migrant or seasonal farm workers; and provide funding for other eligible discretionary activities as authorized by the Department's Board. Five percent of the CSBG allocation is used for administrative funds for awarded entities.

Allocations to the CSBG-eligible entities are based on two factors: (1) the number of persons living in poverty within the designated service delivery area for each organization and (2) a calculation of population density. Poverty population is given 98 percent weight and the ratio of inverse population density is given 2 percent weight. The formula also includes a base award for each organization before the factors are applied, as well as a floor, or minimum award. In FY 2009, the Department will utilize the 2000 Census population figures at 125 percent of poverty, a base of \$50,000 and a floor allocation of \$150,000.

Community Services Block Grant Program funding for FY 2009: \$31,311,981. Projected funding for the CSGB Program may increase as a result of recent federal legislation.

Additional documentation, including the CSBG Plan, may be accessed at the TDHCA website at <http://www.tdhca.state.tx.us/pubs.htm#cs>. For more information, contact the Community Services Section at (512) 475-3905.



Above: Community Service Block Grants help to provide food to low-income Texans.

Comprehensive Energy Assistance Program

The Comprehensive Energy Assistance Program (CEAP) is funded by the USHHS' Low Income Home Energy Assistance Program (LIHEAP). The purpose of CEAP is to provide energy assistance to eligible households. TDHCA administers the program through a network of 51 CEAP Subrecipients. The Subrecipients consist of CAAs, nonprofit entities and units of local government. The targeted beneficiaries of CEAP in Texas are households with an income at or below 125 percent of federal poverty guidelines, with priority given to the elderly; persons with disabilities; families with young children; households with the highest energy costs or needs in relation to income (highest home energy burden); and households with high energy consumption.

The allocation formula for CEAP uses the following five factors and corresponding weights to distribute its funds by county: non-elderly poverty household factor (40 percent); elderly poverty household factor (40 percent); inverse poverty household density factor (5 percent); median income variance factor (5 percent); and weather factor (10 percent).

Comprehensive Energy Assistance Program funding for FY 2009: \$128,928,638.

The Energy Assistance Plans and Rules may be accessed online at <http://www.tdhca.state.tx.us/ea> on the TDHCA website. For more information contact the Energy Assistance Section at (512) 475-3951. To apply for CEAP, call 1-877-399-8939, toll free, using a land phone.

Emergency Shelter Grants Program

The Emergency Shelter Grants Program (ESGP) receives funding from U.S. Department of Housing and Urban Development (HUD) and awards grants to units of local government and private nonprofit entities that provide shelter and related services to homeless persons and/or intervention services to persons at risk of homelessness.

ESGP funds are reserved according to the percentage of poverty population identified in each of the 13 uniform State Service Regions and funds are dispersed according to a Regional Allocation Formula. The top scoring applications in each region are recommended for funding, based on the amount of funds available for that region. Any application that receives a score below 70 percent of the highest raw score from the region is not considered for funding. Demonstrating the need for homeless shelter and services, for the 2008 ESGP application cycle, the Department received 120 applications and was able to fund only 78 applications.

Projected Emergency Shelter Grants Program funding for FY 2009: \$46,322,772. This includes \$4,850,000 in ESGP annual allocation and additional funding of \$41,472,772 for homelessness prevention through the American Recovery and Reinvestment Act (ARRA) of 2009.

See the *State of Texas Consolidated Plan: One Year Action Plan* at <http://www.tdhca.state.tx.us/ppa/housing-center/pubs.htm#consolidated> for further details on ESGP. For more information, contact the Community Services Section at (512) 475-3905.

Section 8 Housing Choice Voucher Program

TDHCA receives funding for the Section 8 Housing Choice Voucher (Section 8) Program from HUD for counties included in TDHCA's Public Housing Authority's allocation. The Section 8 Program provides rental assistance payments on behalf of low-income individuals and families, including the elderly and persons with disabilities. The Section 8 Program currently contracts with units of local governments, community action agencies and public housing authorities to assist with the administration of approximately 1,000 housing choice vouchers. The Department administers vouchers in 31 counties.

Action Plan

Eligible households have a gross income that does not exceed 50% of HUD's median income guidelines. HUD requires 75% of all new households admitted to the program be at or below 30% of the area median income. Eligibility is based on several factors, including the household's income, size and composition, citizenship status, assets and medical and childcare expenses.

Projected Section 8 Housing Choice Voucher Program funding for FY 2009: \$5,551,262. Projected funding may vary depending on action taken by HUD.

Additional documentation, including the Section 8 Plan, may be accessed at the TDHCA website at <http://www.tdhca.state.tx.us/pubs.htm#sec8>. For more information, contact the Section 8 Program at (512) 475-3892.

Weatherization Assistance Program

The Weatherization Assistance Program (WAP) is funded by the U.S. Department of Energy (DOE) and LIHEAP. The Weatherization Assistance Program allocates funding regionally to help households in each region control energy costs through the installation of weatherization measures and energy conservation education. The Department administers WAP through a network of 34 WAP Subrecipients. The Subrecipients consist of CAAs, nonprofit entities and units of local government. The targeted beneficiaries of WAP in Texas are households with an income at or below 125 percent of federal poverty with priority given to the elderly; persons with disabilities; families with young children; households with the highest energy costs or needs in relation to income (highest home energy burden); and households with high energy consumption.

Partnerships between the Department and Investor Owned Utility companies, such as Entergy, El Paso Electric, Southwest Electric Power Company and Southwest Public Service, provide weatherization measures to low-income utility customers in the regulated electric market areas. These partnerships increase the total number of low-income households that receive weatherization services and allow the Department to leverage the federal weatherization funds with the energy company funds.

The allocation formula for WAP uses the following five factors and corresponding weights to distribute its funds by county: non-elderly poverty household factor (40 percent); elderly poverty household factor (40 percent); inverse poverty household density factor (5 percent); median income variance factor (5 percent); and weather factor (10 percent).

Projected Weatherization Assistance Program funding for FY 2009: \$36,600,000. This includes an anticipated \$6,000,000 in WAP annual allocation from DOE; \$6,700,000 from DOE supplemental allocation; and \$23,900,000 from LIHEAP under Public Law 110-329. Projected funding will increase based on the American Recovery and Reinvestment Act of 2009 (ARRA).

The Energy Assistance Plans and Rules may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/ea/index.htm>. For more information, contact the Energy Assistance Section at (512) 475-3951. To apply for weatherization, call 1-888-606-8889, toll free, using a land phone.

DISASTER RECOVERY DIVISION

The Disaster Recovery Division administers Community Development Block Grant Disaster Recovery Programs.

CDBG Disaster Recovery Programs Round One and Round Two

In August 2005, Hurricane Katrina made landfall in Louisiana and then in September 2005, Hurricane Rita made landfall near Sabine Pass on the southeast Texas Gulf Coast. Texas experienced an influx of evacuees



Above: Disaster recovery funds in Sabine Pass help to elevate a home to make it better able to weather future storms.

from Louisiana escaping Hurricane Katrina and over 75,000 homes in southeast Texas were severely damaged or destroyed as a result of Hurricane Rita. According to the Federal Emergency Management Agency (FEMA), 640,968 Katrina and Rita applicants for assistance were residing in Texas as of February 1, 2006.

TDHCA is the administrator of two CDBG allocations for disaster recovery funding in Texas under the Department of Defense Appropriations Act, 2006, Public Laws 109-148 and 109-234. The targeted populations for these funds are households affected by Hurricanes Rita and Katrina who have incomes not exceeding 80 percent AMFI.

For Round One of the funding, under Public Law 109-148 a total of \$74.5 million was awarded to Texas to rebuild the southeast Texas region devastated by Hurricane Rita. Of all funds awarded, 56.8 percent is dedicated to housing activities including home rehabilitation, reconstruction and other eligible activities to help the residents of southeast Texas recover from this disaster.

In July 2006, the TDHCA Board approved awards to three Councils of Governments (COGs) in the region to rebuild damaged homes. In August 2006, funds were awarded to four COGs that applied for the CDBG funds on behalf of cities, counties and Indian tribes for infrastructure repairs.

Round Two of the funding occurred through Public Law 109-234 when HUD announced in August 2006 that Texas would receive an additional \$428 million in CDBG disaster funding to promote long-term recovery in the areas affected by the disaster.

The action plan for the second round of CDBG funding for disaster recovery was approved by HUD on April 13, 2007. CDBG Disaster Recovery Programs Round Two funds are being used to provide assistance to homeowners of low to moderate income whose houses were damaged by Hurricane Rita; to restore and protect owner occupied housing stock in the community of Sabine Pass which was severely damaged by the storm; to repair, rehabilitate and reconstruct affordable rental housing stock in the impacted areas; to restore critical infrastructure damaged by the hurricane; and to provide assistance to the City of Houston and Harris County for increased demands in public services, law enforcement, judicial services and community development in areas that have experienced a dramatic population increase due to an influx of Hurricane Katrina evacuees. The Office of Rural and Community Affairs (ORCA) will administer a portion of the disaster recovery funds through a contract with TDHCA and approved by TDHCA's Governing Board.

Additional information about Round One CDBG Disaster Recovery Programs can be found online at <http://www.tdhca.state.tx.us/cdbg/first-supplemental/>. For more information, contact Jennifer Molinari at (512) 475-2224 or jennifer.molinari@tdhca.state.tx.us. Additional information about Round Two CDBG Disaster Recovery Programs can be found online at <http://www.tdhca.state.tx.us/cdbg/second-supplemental/>.

CDBG Disaster Recovery Programs – Hurricanes Dolly and Ike

In 2008, Hurricanes Ike, Gustav and Dolly impacted eastern Texas. Of these, Hurricane Ike was the largest at a Category 4 storm and caused great damage to Galveston and other Texas coastal areas. Hurricane Dolly, a Category 2 storm, overwhelmed the south Texas coast including the Rio Grande Valley.

To assist the recovery efforts of the areas declared major disasters as of December 1, 2008, HUD will provide \$1,314,990,193 in CDBG funds for public infrastructure, economic development and housing under Public Law 110-329. The Office of the Governor, Texas House Select Committee on Hurricane Ike and the Commission for Disaster Recovery and Renewal are coordinating the disaster recovery for Texas which will be executed by ORCA. TDHCA is partnered with ORCA for disaster recovery and will administer a portion of the disaster recovery funding associated with housing.

Action Plan

Of the disaster recovery CDBG funding granted on November 28, 2008, 50 percent will benefit low- and moderate-income persons up to 80 percent AMFI, and up to 50 percent of the funds may be allocated to activities of urgent need or the elimination of slums and blight. According to the federal legislation granting the funds, at least 10.6 percent, or \$139,743,911, of the funding amount must be used for affordable rental housing. Of this percent, 4.47 percent, or \$58,834,914, is proposed to be set aside for TDHCA affordable rental housing stock restoration; the remaining 6.13 percent, or \$80,908,997, is proposed to be distributed at the regional level through the local COGs. The proposed amounts and distribution method will be finalized once the *State of Texas Plan for Disaster Recovery* prepared by ORCA is approved by HUD.

Eligible recipients of CDBG Hurricanes Dolly and Ike Recovery funding are city and county governments, nonprofit and for-profit organizations, and individuals and municipal utility districts identified by the COGs.

Additional information about CDBG Disaster Recovery for Hurricanes Dolly and Ike can be found online at <http://www.orca.state.tx.us/index.php/Home/HURRICANE+RESPONSE>. For more information, contact ORCA at (512) 936-9701.

HOME AND HOUSING TRUST FUND DIVISION

The HOME and Housing Trust Fund Division offers the HOME Investment Partnership Program and the Housing Trust Fund Program.

HOME Investment Partnerships Program

The HOME Investment Partnerships (HOME) Program is authorized under the Cranston-Gonzalez National Affordable Housing Act (42 USC Section 12701 et. seq.) and receives funding from HUD.

The purpose of the HOME Program is to expand the supply of decent, safe and affordable housing for extremely low-, very low- and low-income households and to alleviate the problems of excessive rent burdens, homelessness and deteriorating housing stock. HOME strives to meet both the short-term goal of increasing the supply and the availability of affordable housing and the long-term goal of building partnerships between state and local governments and private and nonprofit organizations in order to strengthen their capacity to meet the housing needs of lower income Texans. To achieve this purpose, the HOME Program provides loans and grants to units of local government, Public Housing Authorities (PHAs), Community Housing Development Organizations (CHDOs), nonprofit organizations and for-profit entities. These funds are awarded as specified in the published Notices of Funding Availability (NOFAs). TDHCA provides technical assistance to all recipients of the HOME Program to ensure that all participants meet and follow state implementation guidelines and federal regulations.

According to §2306.111, Texas Government Code, in administering federal housing funds provided to the state under the Cranston-Gonzalez National Affordable Housing Act (Act), the Department shall expend 95 percent of these funds for the benefit of non-participating jurisdictions that do not qualify to receive funds under the Act directly from HUD. As established in Section 2306.111(c) of the Texas Government Code and subject to the submission of qualified applications, 5 percent of the annual HOME Program allocation shall be allocated for applications serving persons with disabilities living in any part of the state.



Above: This home in Lockhart became wheelchair accessible at its front entrance as part of its rehabilitation through the HOME Program's Owner Occupied Assistance.

There are six major activities in the HOME Program including: Owner-Occupied (OCC) Rehabilitation Housing Assistance, Tenant-Based Rental Assistance (TBRA), Homebuyer Assistance (HBA), Contract for Deed Conversion (CFD), Single-Family Development, and Rental Housing Development (RHD).

Projected HOME Program Funding for FY 2009: \$190,588,132. This includes \$42,233,363 in HOME annual allocation and an additional \$148,354,769 through the American Recovery and Reinvestment Act (ARRA) of 2009 to be used as gap financing assistance for Housing Tax Credit developments awarded in 2007, 2008 and 2009.

See the *State of Texas Consolidated Plan: One Year Action Plan* at <http://www.tdhca.state.tx.us/ppa/housing-center/pubs.htm#consolidated> for further details on the HOME Program. The HOME Program Rule may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/home-division/>. For more information regarding the HOME Program, contact the HOME and Housing Trust Fund Division directly at (512) 463-8921.

Housing Trust Fund Program

The Housing Trust Fund Program receives several sources of funding from the State of Texas including multifamily bond issuance fees, loan repayments and other funds that are received and appropriated by the Department or Legislature. The Housing Trust Fund is the only State-authorized program for affordable housing development. Funding is awarded as loans and grants to nonprofits, units of local government, public housing agencies and for-profit entities. The targeted beneficiaries of the program are low-, very low- and extremely low-income households.

NOFAs will be released identifying the activities for which funds can be applied in accordance with the Annual Plan as prescribed in Rider 10(d) of the Department's General Appropriations Act.

Projected Housing Trust Fund Program Funding for FY 2009: \$5,800,000.

The Housing Trust Fund Rule and Funding Plan may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/htf>. For more information on the Housing Trust Fund Program, contact the HOME and Housing Trust Fund Division at (512) 463-8921.

MANUFACTURED HOUSING DIVISION

The Manufactured Housing Division regulates the manufactured housing industry in Texas by ensuring that manufactured homes are well constructed, safe and correctly installed; by providing consumers with fair and effective remedies; and by providing economic stability to manufacturers, retailers, installers and brokers. The Manufactured Housing Division licenses manufactured housing professionals and maintains records of the ownership, location, real or personal property status and lien status (on personal property homes) on manufactured homes. It also records tax liens on manufactured homes. Because of its regulatory nature, the Manufactured Housing Division has its own governing board and executive director.

Relying on a team of trained inspectors operating from eight locations around the state, the Division inspects manufactured homes throughout the Texas. Additionally, the Manufactured Housing Division works collectively with TDHCA by inspecting properties for the Portfolio Management and Compliance Division and by inspecting and licensing Migrant Labor Facilities. The Manufactured Housing Division also handles approximately 1,200 consumer complaints a year, many of those requiring investigation and enforcement action.

For more information, contact the Manufactured Housing Division at 1-800-500-7074.

MULTIFAMILY FINANCE PRODUCTION DIVISION

The Multifamily Finance Production Division offers the Housing Tax Credit Program and the Multifamily Bond Program.

Housing Tax Credit Program

The Housing Tax Credit (HTC) Program receives authority from the U.S. Treasury Department to provide tax credits to nonprofits organizations, for-profit developers and syndicators or investors. The program supports the development of rental properties that include reduced rents for low-income Texans. The targeted beneficiaries of the program are very low- and extremely low-income families at or below 60 percent AMFI.

The HTC Program was created by the Tax Reform Act of 1986 and is governed by the Internal Revenue Code of 1986 (Code), as amended, 26 USC Section 42. The Code authorizes tax credits in the amount of \$2.00 per capita of the state population, excluding additional temporary HTC authority received under the Housing and Economic Recovery Act of 2008 (HERA) and funds allocated under Public Law 110-343 for disaster recovery. Tax credits are also awarded to developments with tax-exempt bond financing and are made independent of the state annual tax credit allocation. TDHCA is the only entity in the state with the authority to allocate HTCs under this program. The State's distribution of the credits is administered by TDHCA's *2009 Housing Tax Credit Program Qualified Allocation Plan and Rules* (QAP), as required by the Code. Per Section 2306.67022, the Governor shall approve, reject, or modify and approve the Board-approved QAP not later than December 1 of each year.

To qualify for tax credits, the proposed development must involve new construction or undergo substantial rehabilitation of residential units, which is defined as at least \$15,000 per rental unit of construction hard costs, unless financed with TX-USDA-RHS, in which case the minimum is \$9,000. The credit amount for which a development may be eligible depends on the total amount of depreciable capital improvements, the percentage of units set aside for qualified tenants and the funding sources available to finance the total development cost. Pursuant to the Code, a low-income housing development qualifies for residential rental occupancy if it meets one of the following two criteria: (1) 20 percent or more of the residential units in the development are both rent-restricted and occupied by individuals whose income is 50 percent or less of AMFI; or (2) 40 percent or more of the residential units in the development are both rent-restricted and occupied by individuals whose income is 60 percent or less of AMFI. Typically, 60 to 100 percent of a development's units will be set aside for qualified tenants in order to maximize the amount of tax credits the development may claim.

Credits from the state annual tax credit allocation are awarded through a competitive application process. Each application must satisfy a set of threshold criteria and is scored based on selection criteria. The selection criteria referenced in the QAP is approved by the TDHCA Board each year. The Board considers the recommendations of TDHCA staff and determines a final award list. Tax credits to developments with tax-exempt bond financing are awarded through a similar application review process, but because these credits are not awarded from a limited credit pool, the process is noncompetitive and the selection criteria are not part of the application.



Above: A Multifamily Bond development, Spring Terrace in Austin is a Single-Room-Occupancy complex that has "green" features such as solar panels and a rain collector.

The Department requires recipients of tax credits to document the participation of minority-owned businesses in the development and management of tax credit developments and has established a minimum goal of 30 percent participation. The selection criteria awards extra points to developments owned by Historically Underutilized Businesses (HUBs) or that have a plan in place for utilizing HUBs and also development location criteria including areas located in colonias. Efforts are made in the planning process and allocation of funds to ensure the involvement of housing advocates, community-based institutions, developers and local municipalities. The Department also encourages the participation of community development corporations and other neighborhood-based groups.

Projected Housing Tax Credit Program Funding for FY 2009: \$82,400,000. This includes approximately \$47,800,000 in HTC 2009 ceiling; an additional estimated \$4,800,000 made available under HERA; approximately \$14,900,000 made available under Public Law 110-343 for Hurricane Ike recovery for 2009; and an additional estimated \$14,900,000 dedicated to Hurricane Ike recovery in 2008 carried forward to 2009.

The *2009 Housing Tax Credit Program QAP* may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/multifamily/htc/index.htm>. For more information, contact the Multifamily Finance Production Division at (512) 475-3340.

Multifamily Bond Program

The Multifamily Bond Program issues tax-exempt and taxable housing Mortgage Revenue Bonds (MRBs) under the Private Activity Bond Program (PAB) to fund loans to nonprofit and for-profit developers who assist very low- to moderate-income Texans. Owners elect to set aside units in each development according to §1372, Texas Government Code. Rental developments must comply with Section 504 unit standards.

TDHCA issues tax-exempt, multifamily MRBs through two different authorities defined by the Internal Revenue Code. Under one authority, tax-exempt bonds used to create housing developments are subject to the State's private activity volume cap. Under MRBs issued for private activities, funding priorities are as follows:

- Priority 1:
 - (a) Set aside 50% of units rent capped at 30% of 50% of AMFI and the remaining 50% of units rents capped at 30% of 60% of AMFI; or
 - (b) Set aside 15% of units rent capped at 30% of 30% of AMFI and the remaining 85% of units rent capped at 30% of 60% of AMFI; or
 - (c) Set aside 100% of units rent capped at 30% of 60% of AMFI for developments located in a census tract with median income that is higher than the median income of the county, MSA or PMSA in which the census tract is located.
- Priority 2:
 - (a) Set aside 100% of units rent capped at 30% of 60% of AMFI
- Priority 3:
 - (a) Any qualified residential rental development

The State will set aside 22 percent of the annual private activity volume cap for multifamily developments. Approximately \$440 million in issuance authority will be made available to various issuers to finance multifamily developments, of which 20 percent, or approximately \$88 million, will be made available exclusively to TDHCA. On August 15th of each year, any allocations in the subcategories of the bond program that have not been reserved pool into one allocation fund. This is an opportunity for TDHCA to apply for additional allocation and which allows TDHCA to issue more bonds than the set-aside of \$88 million.

Action Plan

PAB Issuance authority per individual development is allocated and administered by the Texas Bond Review Board (BRB). Initially, applications submitted to the BRB are allocated by a lottery. TDHCA, local issuers, local housing authorities and other eligible bond issuers submit applications for specific developments on behalf of development owners. Applications submitted to TDHCA for the private activity bond program will be scored and ranked by priority and highest score. TDHCA will be accepting applications throughout the 2008 program year. Developments that receive 50 percent or more of their funding from the proceeds of tax-exempt bonds under the private activity volume cap are also eligible to apply for HTCs.

Under the second authority, TDHCA may issue tax-exempt MRBs to finance properties that are owned entirely by nonprofit organizations. Bonds issued under this authority are exempt from the private activity volume cap. This is a noncompetitive application process and applications may be received at any time throughout the year. In addition to the set-asides above, 75 percent of development units financed under the 501(c)(3) authority must be occupied by households earning 80 percent or less of the AMFI.

Projected Multifamily Bond Program Funding for FY 2009, including additional disaster recovery and economic stimulus authority: \$120,000,000.

The Multifamily Housing Revenue Bond Rules may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/multifamily/bond/index.htm>. For more information, contact the Multifamily Finance Production Division at (512) 475-3340.

NEW PROGRAMS

Because of the rapid changes in the housing industry, there have been several new programs added to TDHCA. Currently, these programs are under development and have not yet been assigned to a Division.

National Foreclosure Mitigation Counseling Program

HERA gave authority to NeighborWorks America to continue the National Foreclosure Mitigation Counseling (NFMC) Program which was first created by the 2008 Consolidated Appropriations Act. NFMC funds are federal funds available for foreclosure intervention counseling, training and administration expenses. The purpose of the program is to expand and supplement foreclosure counseling.

TDHCA partnered with HUD-approved foreclosure mitigation counseling organizations that met the NeighborWorks' experience threshold in order to create an application for funding. TDHCA will jointly administer the program with the Texas State Affordable Housing Corporation (TSAHC). Funding will be awarded to the partner nonprofit organizations and local units of government included in the application submitted to NeighborWorks America.

The partner organizations have written plans for providing in-person counseling with homeowners in danger of foreclosure. Eligible recipients of foreclosure intervention counseling must be owner-occupants of single-family (one-unit to four-unit) properties with mortgages in default or danger of default. Many of the partner organizations also work with toll-free foreclosure prevention hotlines.

All funds will be targeted to "areas of greatest need" which are defined as areas experiencing a high rate of subprime lending, delinquent loans and foreclosure starts. Thirty percent of the funds will be targeted to low-income or minority homeowners or neighborhoods as required by NeighborWorks America.

Projected National Foreclosure Mitigation Program Funding for FY 2009: \$491,490

For more information, contact the Brenda Hull, Housing Resource Center, at (512) 305-9038 or brenda.hull@tdhca.state.tx.us.

Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) is a HUD-funded program authorized by HERA as a supplemental allocation to the CDBG Program through an amendment to the existing *2008 State of Texas Consolidated Plan One-Year Action Plan*. The purpose of the program is to redevelop into affordable housing or acquire and hold abandoned and foreclosed properties in areas that are documented to have the greatest need for declining property values as a result of excessive foreclosures. Units of local governments and other entities with the consent of the local governments are eligible to apply for these funds.

According to the NSP Action Plan Substantial Amendment, each subrecipient will be required to target as a goal at least 35% of their non-administrative allocation to benefit households with incomes less than or equal to 50% of AMFI. Acquisition of real property allows a grantee to purchase the abandoned or foreclosed properties to rehabilitate and sell to households earning 120% AMFI or below.

TDHCA along with ORCA and TSAHC will work together to administer the \$102 million in funds received from HUD. TDHCA is taking the lead role in this partnership. Initially the Department proposes to distribute the funds as follows:

- Direct Awards \$ 51 million
- Select Pool \$ 31 million
- Land Bank \$ 10 million
- Administration \$ 10 million

Projected NSP Funding for FY 2009: \$102,000,000

The NSP Plan may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/nsp/>. A permanent contact person for this program has yet to be assigned.

OFFICE OF COLONIA INITIATIVES

The Office of Colonia Initiatives Division offers two programs: the Colonia Self-Help Center Program and the Texas Bootstrap Loan Program.

Colonia Self-Help Center Program

In 1995, the 74th Legislature passed Senate Bill 1509, a legislative directive to establish colonia Self-Help Centers (SHCs) in Cameron/Willacy, Hidalgo, Starr, Webb and El Paso counties. Funded through CDBGs, this program also allows the Department to establish a colonia SHC in any other county if the county is designated as an economically distressed area. Operation of the colonia SHCs is managed by local nonprofit organizations, CAAs or local housing authorities that have demonstrated the capacity to operate a center.

These colonia SHCs provide concentrated on-site technical assistance to low- and very low-income individuals and families in a variety of ways including housing, community development activities, infrastructure improvements, outreach and education.

Colonia Self-Help Center Program funding for FY 2009: \$1,700,000



Above: This home in Pharr was built through the Texas Bootstrap Loan Program with funds from TDHCA and labor from the homeowner.

Action Plan

More detail can be found in *Section 6: Colonia Action Plan*. Additional information may be accessed at the TDHCA website at <http://www.tdhca.state.tx.us/oci/centers>. For more information, contact Robert Stevenson at (512) 463-2179 or robert.stevenson@tdhca.state.tx.us.

Texas Bootstrap Loan Program (Owner-Builder)

The Texas Bootstrap Loan Program provides loans through certified non-profit organizations for self-help housing initiatives. Identified as the Owner-Builder Loan Program in Texas Government Code 2306.751, the Texas Bootstrap Loan Program promotes and enhances homeownership for low-income Texans by providing funds to purchase or refinance real property on which to build new residential housing, construct new residential housing or improve existing residential housing throughout Texas. The majority of the funds are received through the Housing Trust Fund and small amounts are gathered through other sources.

Projected Texas Bootstrap Loan Program funding for FY 2009: \$3,000,000

More detail can be found in *Section 6: Colonia Action Plan*. Additional information may be accessed at the TDHCA website at <http://www.tdhca.state.tx.us/oci/bootstrap.jsp>. For more information, contact Raul Gonzales at (512) 475-1473 or raul.gonzales@tdhca.state.tx.us.

TEXAS HOMEOWNERSHIP DIVISION

The Homeownership Division offers the First Time Homebuyer Program, Mortgage Credit Certificate Program and the Texas Statewide Homebuyer Education Program.

First Time Homebuyer Program

The First Time Homebuyer Program receives funding from tax-exempt and taxable mortgage revenue bonds called Single-Family Bonds. The program is offered through a network of participating lenders. The program provides homeownership opportunities for qualified individuals and families whose gross annual household income does not exceed 115 percent of AMFI limitations, based on IRS adjusted income limits and the purchase price of the home must not exceed stipulated maximum purchase price limits. A minimum of 30 percent of program funds will be set aside to assist Texans earning 60 percent or less of program income limits. A portion of the funds will also be set aside for borrowers earning between 61% and 80% of the program income limits.

The First Time Homebuyer Program offers eligible homebuyers two types of funds: unassisted and assisted. Unassisted funds are available for borrowers at or below 115 percent of AMFI and do not include down payment and closing costs. Assisted funds are available for eligible borrowers at or below 80 percent of AMFI and include down payment and closing cost assistance on a first-come, first-served basis.

Income limits for the program are set by the IRS Tax Code (1986) based on income figures determined by HUD. The first-time homebuyer restriction is established by federal Internal Revenue Service regulations, which also require that program recipients may be subject to a recapture tax on any capital gains realized from a sale of the home during the first nine years of ownership. Certain exceptions to the first-time homebuyer restriction, income ceiling and maximum purchase price limitation apply in targeted areas. Such targeted areas are qualified census tracts in which 70 percent or more of the families have an income



Above: A family tells their story about using the First Time Homebuyer Program to purchase their home.

of 80 percent or less of the statewide median income and/or are areas of chronic economic distress as designated by the state and approved by the Secretaries of Treasury and HUD, respectively

Projected Texas First Time Homebuyer Program funding for FY 2009: \$300,000,000

The Texas First Time Homebuyer Program Rules may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/homeownership/index.htm>. For more information, contact Eric Pike, Texas Homeownership Division, at (512) 475-3356 or eric.pike@tdhca.state.tx.us. To request a First Time Homebuyer information packet, please call 1-800-792-1119.

Mortgage Credit Certificate Program

TDHCA has the power to issue Mortgage Credit Certificates (MCCs) through its bond authority. The program is offered through a network of approved lenders. An MCC provides a tax credit that will reduce the federal income taxes, dollar-for-dollar, of qualified buyers purchasing a qualified residence. The credit cannot be greater than the annual federal income tax liability, after all other credits and deductions have been taken into account. MCC tax credits in excess of a borrower's current year tax liability may, however, be carried forward for use during the subsequent three years.

The MCC Program provides homeownership opportunities for qualified individuals and families whose gross annual household income does not exceed 115 percent of AMFI limitations, based on IRS adjusted income limits. In order to participate in the MCC Program, homebuyers must meet certain eligibility requirements and obtain a mortgage loan through a participating lender. The mortgage loan must be financed from sources other than tax-exempt revenue bonds. The mortgage may be a conventional, FHA, VA, or RHS loan at prevailing market rates, but may not be used in connection with the refinancing of an existing loan.

Projected Mortgage Credit Certificate funding for FY 2009: \$120,000,000

The Texas First Time Homebuyer Program Rules may be accessed from the TDHCA website at <http://www.tdhca.state.tx.us/homeownership/index.htm>. For more information, contact Eric Pike, Texas Homeownership Division, at (512) 475-3356 or eric.pike@tdhca.state.tx.us.

Texas Statewide Homebuyer Education Program

TDHCA funds the Texas Statewide Homebuyer Education Program (TSHEP) and contracts with training professionals to offer provider-certification training to nonprofit organizations including Texas Agriculture Extension Agents, units of local government, faith-based organizations, CHDOs, community development corporations, community-based organizations and other organizations with a proven interest in community building. The classes are conducted by NeighborWorks America. In addition, a referral service for individuals interested in taking a homebuyer education class is available through TDHCA.

Projected Texas Statewide Homebuyer Education Program funding for FY 2009: \$90,000

For more information, contact Dina Gonzalez, Texas Homeownership Division at (512) 475-3993 or dina.gonzalez@tdhca.state.tx.us.

HOUSING SUPPORT CONTINUUM

The Housing Support Continuum consists of a series of phases that low-income households may experience at different times of their lives and the assistance provided through the network of TDHCA-funded service providers in regard to each phase. The Housing Support Continuum has six phases: (1) Poverty and Homelessness Prevention, (2) Rental Assistance and Multifamily Development, (3) Homebuyer Assistance and Single-Family Development, (4) Weatherization and Rehabilitation, (5) Foreclosure Relief and (6) Disaster Recovery.

(1) POVERTY AND HOMELESSNESS PREVENTION

The Housing Support Continuum begins with activities that work to prevent poverty and homelessness.

Community Services Block Grant Program (CSBG)

CSBG activities can be instrumental in preventing homelessness in the lowest-income populations. Activities for CSBG program including access to child care; health and human services; nutrition; transportation; job training and employment services; education services; activities designed to make better use of available income; housing services; emergency assistance; migrant farmworker assistance; activities to achieve greater participation in the affairs of the community; youth development programs; information and referral services; activities to promote self-sufficiency; and other related services.

Comprehensive Energy Assistance Program (CEAP)

For those low-income Texans who have housing, subsidizing or reducing the energy costs may help keep that housing affordable and prevent homelessness. An applicant seeking energy assistance applies to the local CEAP Subrecipient for assistance. The Subrecipient determines income eligibility, prioritizes status (this includes a review of billing history to determine energy burden and consumption) and determines which CEAP component is most appropriate for the eligible applicant. If the CEAP applicant is eligible and meets program priorities, the CEAP Subrecipient makes an energy payment to an energy company through a vendor agreement with energy providers. Additionally, some households qualify for repair, replacement or retrofit of inefficient heating and cooling appliances.

There are four CEAP components:

- The Elderly and/or Disabled Component is designed to assist households with at least one member who is elderly and/or disabled. Households can receive up to four energy payments in a program year. Assistance is based on energy consumption in the previous 12 months, energy burden (percentage of income used for energy) and the income category for which the household qualifies.
- The Co-Payment Component is designed to assist households by providing client education, budget counseling and assisting households with energy payments for six to twelve months.
- The Heating and Cooling Component is designed to address inefficient heating and cooling appliances through repair, replacement, or retrofit for households that have high energy consumption
- The Energy Crisis Component is designed to provide one-time energy assistance to households during a period of extreme temperatures or an energy supply shortage. In some instances, Energy Crisis funds can be used to address natural disasters.

Emergency Shelter Grants Program (ESGP)

ESGP is the primary program used specifically to provide shelter to homeless Texans or those faced with homelessness. Activities eligible for ESGP funding include the rehabilitation or conversion of buildings for use as emergency shelters for the homeless; the provision of essential services to the homeless; costs related to the development and implementation of homeless prevention activities; medical and psychological counseling; assistance with obtaining permanent housing; and costs related to maintenance, operation administration, rent, repairs, security, fuel, equipment, insurance, utilities, food and furnishings.

(2) RENTAL ASSISTANCE AND MULTIFAMILY DEVELOPMENT

For low-income Texans who have difficulty affording rent, TDHCA offers two main types of support: rental subsidies for low-income Texans and rental development subsidies for developers who, in turn, produce housing with reduced rents for low-income Texans.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program provides rental subsidies for decent, safe and sanitary housing to eligible households. TDHCA pays approved rent amounts directly to property owners. Qualified households may select the best available housing through direct negotiations with landlords to ensure accommodations that meet their needs.

HOME Investment Partnerships Program – Tenant-Based Rental Assistance (TBRA)

The HOME Program's TBRA provides rental subsidy, security and utility deposit assistance. TBRA allows the assisted tenant to live in and move to any dwelling unit with a right to continued assistance, in accordance with written tenant selection policies, for a period not to exceed 24 months. The tenant must also participate in a self-sufficiency program while receiving TBRA assistance.

Housing Trust Fund Program – Rental Assistance

The Housing Trust Fund Program's Rental Assistance is an eligible activity for the Housing Trust Fund. Rental Assistance subsidizes rental payments and security and utility deposits for low-income Texans. The assisted tenant may move from a dwelling unit with a right to continued assistance. While Rental Assistance is an eligible activity under the program's Rule, this activity may not occur each year.

HOME Investment Partnerships Program – Rental Housing Development (RHD)

HOME's RHD funds are awarded to eligible applicants for the development of affordable rental housing. Owners are required to make the units available to extremely low-, very low- and low-income families and must meet long-term rent restrictions as defined by HUD.

Housing Trust Fund Program – Rental Development

The acquisition, rehabilitation and new construction of affordable rental housing are eligible activities for the Housing Trust Fund. Housing Trust Fund monies have typically been used as gap financing in developments and combined with other Department programs, like the HOME Program and HTC Program. While acquisition, rehabilitation and new construction are eligible activities under the program's Rule, this activity may not occur each year.

Housing Tax Credit (HTC) Program

The purpose of the HTC Program is to encourage the development and preservation of rental housing for low-income families, provide for the participation of for-profit and nonprofit organizations in the

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program, maximize the number of units added to the state's housing supply and prevent losses in the state's supply of affordable housing.

Multifamily Bond Program

The proceeds of the bonds issued by TDHCA are used to finance the construction, acquisition, or rehabilitation of multifamily properties with the targeted beneficiaries being very low-, low- and moderate-income households. Property owners are also required to offer a variety of services to benefit the residents of the development. Specific tenant programs must be designed to meet the needs of the current tenant profile and must be approved annually by TDHCA.

(3) HOMEBUYER ASSISTANCE AND SINGLE-FAMILY DEVELOPMENT

Homeownership may help a low-income household to build equity, raise the household out of the low-income financial category and promote self-sufficiency. An asset-development approach to addressing poverty emphasizes the use of public assistance to facilitate long-term investments rather than incremental increases in income. TDHCA helps to educate potential homeowners about the opportunities and dangers of homeownership as well as offering varying degrees of financial assistance.

Texas Statewide Homebuyer Education Program

To ensure uniform quality of the homebuyer education provided throughout the state, TDHCA contracts with training professionals to teach local nonprofit organizations the principles and applications of comprehensive pre- and post-purchase homebuyer education. The training professionals and TDHCA also certify the participants as homebuyer education providers.

Colonia Self-Help Center Program

The colonia Self-Help Center (SHC) Program provides outreach, education and technical assistance to colonia residents. Colonia SHCs provide technical assistance in credit and debt counseling, housing finance, contract for deed conversions, capital access for mortgages, as well as in grant writing, housing rehabilitation, new construction, surveying and platting, construction skills training, tool library access for self-help construction and infrastructure construction and access.

HOME Investment Partnerships Program – *Contract For Deed (CFD) Conversion*

CFD Conversions convert an eligible contract for deed to homeownership. This is achieved by offering assistance to eligible homebuyers for the acquisition or the acquisition and rehabilitation, new construction or reconstruction of properties. All CFD Conversions must be used for families that reside in a colonia.

HOME Investment Partnerships Program – *Homebuyer Assistance (HBA)*

HBA includes down payment and closing cost assistance and is provided to homebuyers for the acquisition of affordable single-family housing, including manufactured housing. Homebuyer Assistance with Rehabilitation (HBAR) offers down payment and closing cost assistance and also includes construction costs associated with architectural barrier removal for homebuyers with disabilities. HBA includes American Dream Downpayment Initiative (ADDI) funds which can be used for down payment assistance for first-time homebuyers and may include home rehabilitation funds in conjunction with the home purchase.

Housing Trust Fund Program – *Homebuyer Assistance*

The acquisition of affordable housing is an eligible activity for the Housing Trust Fund. Acquisition can include down payment and closing costs for low- to moderate-income Texans, as specified in the NOFA. While acquisition of affordable housing is an eligible activity under the program's Rule, this activity may not occur each year.

First Time Homebuyer Program – *Unassisted Funds*

The First Time Homebuyer Program offers 30-year fixed-rate mortgage financing at below-market rates for very low-, low- and moderate-income residents purchasing their first home or residents who have not owned a home within the preceding three years. Qualified applicants access First Time Homebuyer Program funds by contacting any participating lender, which is then responsible for the loan application process and subsequent loan approval. After closing, the lender transfers the mortgage loan to a Master Servicer designated by TDHCA.

First Time Homebuyer Program - *Assisted Funds*

First Time Homebuyer's assisted funds currently provides up to four percent of the amount of the mortgage loan as down payment and closing cost assistance to eligible households which receive loans through the First Time Homebuyer Program. The amount of down payment and closing cost assistance may vary by bond issuance.

Mortgage Credit Certificate (MCC) Program

An MCC provides a tax credit that will reduce the federal income taxes of qualified buyers purchasing a qualified residence. As a result, the MCC effectively reduces the monthly mortgage payment and increases the buyer's disposable income by reducing his or her federal income tax obligation. The amount of the annual tax credit may equal 30 percent of the annual interest paid on a mortgage loan; however, the maximum amount of the credit cannot exceed \$2,000 per year. This tax savings provides a family with more available income to qualify for a loan and meet mortgage payment requirements.

Texas Bootstrap Loan Program

The Texas Bootstrap Loan Program provides funds to purchase or refinance real property on which to build new residential housing, construct new residential housing or improve existing residential housing. For more detailed information, see *Section 6: Colonia Action Plan*.

HOME Investment Partnerships Program – *Single-Family Development*

The HOME Program's Single-Family Development activity provides loans or grants for Community Housing Development Organizations (CHDOs) to construct single-family housing and offer down payment assistance to low-income Texans.

HOME Investment Partnership Program - *Colonia Model Subdivision Program*

The Colonia Model Subdivision Program, similar to the Single-Family Development activity, provides loans to develop residential subdivisions as alternatives to colonias.

(4) REHABILITATION AND WEATHERIZATION

Once a house is owned by low-income Texans, repairs or rehabilitation to the house may be necessary. In addition, by providing minor repairs and weatherization to owned or rented housing, the energy costs associated with housing will be reduced. TDHCA offers both these services.

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HOME Investment Partnerships Program – Owner Occupied Assistance (OCC)

OCC rehabilitation or reconstruction cost assistance is provided to homeowners for the repair or reconstruction of their existing home, which must be the principal residence of the homeowner. At the completion of the assistance, all properties must meet the Texas Minimum Construction Standards, the International Residential Code (IRC) and local building codes. If a home is reconstructed, the applicant must also ensure compliance with the universal design features in new construction, established by §2306.514, Texas Government Code.

Housing Trust Fund Program – Rehabilitation Assistance

The rehabilitation of affordable homeownership developments is an eligible activity for the Housing Trust Fund. While rehabilitation is an eligible activity under the program's Rule, this activity may not occur each year.

Weatherization Assistance Program (WAP)

The purpose of WAP is to provide cost-effective weatherization measures to improve the energy efficiency of eligible client households. In order to provide weatherization measures for a dwelling, the household must meet income-eligibility criteria and the measures must meet specific energy-savings goals. Typical weatherization measures include attic and wall insulation, weather-stripping and air sealing measures, heating and cooling unit repair and/or replacement, energy efficient appliances such as refrigerator replacement, caulking and replacement of inefficient heating and cooling units and minor roof repair. WAP also provides energy conservation education.

(5) FORECLOSURE RELIEF

As a result of the national foreclosure crisis, TDHCA has undertaken programs to prevent foreclosure and stabilize neighborhoods.

National Foreclosure Mitigation Counseling (NFMC)

The purpose of NFMC is to reimburse HUD-Approved foreclosure counseling agencies for different levels of foreclosure mitigation counseling. Foreclosure mitigation counseling includes, but is not limited to, financial analysis of the client's situation, research to determine the current value of the home and a review of options available to the client, such as financial restructuring. While the most desirable outcome is to help homeowners obtain a mortgage they can afford, the purpose of the program is to prevent foreclosure and, in some instances, the only way to successfully cure a default may be to sell the home.

Neighborhood Stabilization Program (NSP)

NSP will provide funds to local units of government and other entities with the consent of the local governments to provide clearance, financing mechanisms, acquisition of real property, rehabilitation, creation of land banks or trusts and redevelopment of foreclosed properties.

According to the NSP Action Plan and subject to approval by HUD, clearance will allow a grantee to remove dangerous structures that pose a threat to human health, safety, and public welfare and allow for the future private redevelopment of the property. Financing mechanisms will allow homebuyers to acquire foreclosed homes if the acquisition is for not more than 85% of the approved appraisal fair market value at the time of foreclosure and the home has been vacant and the seller has not made payment for 90 days. Acquisition of real property allows a grantee to purchase the abandoned or foreclosed properties to rehabilitate and sell to households earning 120% AMFI or below. Rehabilitation will allow rehabilitation and/or improvement of existing structures to a condition that brings the structure into in compliance with

Texas Minimum Construction Standards. Local and statewide land banking activities will provide long-term affordability to low- and moderate-income households through the use of shared-equity agreements, limited-equity agreements, ground leases, and other regulatory restrictions. Redevelopment of demolished or vacant properties will address areas of greatest need throughout the state wherever there are large amounts of demolished or vacant properties that are contributing to declining land values.

(6) DISASTER RECOVERY

In the event of disasters TDHCA is committed to quickly, efficiently and responsibly locating funds and developing programs and initiatives to assist affected households and communities. Below are descriptions of the disaster recovery initiatives the Department has developed.

Community Services Block Grant – *Emergency Disaster Relief*

As a first line of action, the Department reserves a portion of the State's CSBG funds to provide emergency disaster relief to assist low-income persons who live in communities impacted by a natural or man-made disaster. The CSBG emergency disaster relief funds are distributed to CSBG-eligible entities and are to be utilized to provide persons with emergency shelter, food, clothing, pharmaceutical supplies, bedding, cleaning supplies, personal hygiene items and replacement of essential appliances including stoves, refrigerators and water heaters.

CDBG Disaster Recovery Programs - *Round One*

CDBG Disaster Recovery Program Round One funds will be used for housing activities and non-housing activities for the recovery from Hurricanes Rita and Katrina. CDBG Disaster Recovery Program Round One's housing activities will include, but not be limited to, single-family and multifamily acquisition, demolition, repair, rehabilitation, reconstruction and new construction as appropriate for the specific local needs to address damage as a result of Hurricane Rita. Flood buyouts of homes damaged by Hurricane Rita in which the owner will repurchase a home are considered housing activities.

CDBG Disaster Recovery Program Round One's non-housing activities will include, but not be limited to, FEMA Infrastructure Grant Program match, FEMA Hazard Mitigation Grant Program match (including drainage projects, flood buyouts in which the property is converted into open, undeveloped land, and safe-room and community storm shelters), Natural Resource and Conservation Service (NRCS-USDA) flood and drainage projects, roads and bridges, water control facilities, water and waste water facilities, buildings and equipment, hospitals and other medical facilities, utilities, parks and recreational facilities, debris removal, public/community shelters, and loan funds for businesses. The Office of Rural Community Affairs (ORCA) will administer the non-housing activities through a contract with TDHCA and approved by TDHCA's Governing Board.

CDBG Disaster Recovery Programs - *Round Two*

CDBG Disaster Recovery Programs funds for Round Two are divided among the Homeowners Assistance Program, the Sabine Pass Restoration Program, the Multifamily Rental Housing Stock Preservation Program, the Restoration of Critical Infrastructure Program and the City of Houston and Harris County Public Service and Community Development Program.

The Homeowner Assistance Program is available for homeowners with incomes up to 80 percent of AMFI whose homes were damaged by Hurricane Rita. All grant amounts or deferred forgivable loans will be based on damage to the dwelling and will be used for rehabilitation and new construction.

The Sabine Pass Restoration Program provides three types of assistance. (1) Home rehabilitation and reconstruction assistance will be made available for homeowners with incomes up to 150 percent of

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AMFI. (2) Homeowners may also apply for assistance to defray the costs of elevating rehabilitated or reconstructed homes and increase a home's ability to survive another storm event. (3) If uncommitted funding remains available after 180 days, eligible homeowners with damage to more than 50 percent of the home's market value may apply for a grant to purchase a new home in the Rita Go Zone.

TDHCA Multifamily Rental Housing Stock Preservation Program will be made available in the form of a grant or loan to the owners of affordable rental properties that were damaged by Hurricane Rita to rehabilitate the properties.

The Restoration of Critical Infrastructure Program can be used for flood and drainage projects, including flood buyouts in which the property is converted into open, undeveloped land; repair of roads and bridges, utilities, water control facilities, water supply facilities, waste water facilities, buildings and equipment, hospitals and other medical facilities; and debris removal. ORCA will administer activities awarded under this program through a contract with TDHCA and approved by TDHCA's Governing Board.

The City of Houston and Harris County Public Service and Community Development Program provides funding for public service, community development and housing activities in areas comprised predominantly of low- to moderate-income households and where it can be clearly demonstrated that the population within the area has seen a dramatic population increase due to an influx of Katrina evacuees.

CDBG Disaster Recovery Programs – *Hurricanes Dolly and Ike Recovery*

According to the *State of Texas Plan for Disaster Recovery* prepared by ORCA and submitted to HUD, the CDBG Program for Hurricanes Dolly and Ike will be used for housing and non-housing activities. The housing activities include, but are not limited to, single-family and multifamily repair, rehabilitation and/or new construction; repair and replacement of manufactured housing units; hazard mitigation; elevation; and direct compensation or incentive programs. The non-housing activities may include restoration of infrastructure; real property activities, such as buy-out of properties in the flood zone; economic development; public services, such as employment services and crime prevention; and public facilities, such as community facility repair.

Housing Tax Credit Program – *Disaster Recovery*

In December 2005, Texas received an additional \$3.5 million Housing Tax Credits (HTCs) to assist with the rebuilding of low-income apartments in the Hurricane disaster areas along the gulf coast from the 2005 hurricanes. This amount was set-aside for the specific counties of the Gulf Coast Opportunity Zone (GO Zone).

In October 2008, Texas received \$44.7 million HTCs specifically for counties affected by Hurricane Ike as a result of Public Law 110-343, Tax Extenders and Alternative Minimum Tax Relief Act of 2008. The total amount will be allocated throughout 2008, 2009 and 2010 at \$14.9 million per year. In addition, TDHCA's Board carried forward into 2009 \$14.9 million 2008 HTCs to be targeted to counties affected by Hurricane Ike. The Public Law 110-343 HTCs for Hurricane recovery were received too late in 2008 to meet the statutory application deadline. In order to award the 2008 \$14.9 million Public Law 110-343 HTCs, TDHCA reviewed applications located in the counties affected by Hurricane Ike from the 2008 HTC regular application cycle. As a result of this review, TDHCA's Board awarded \$14.9 million Public Law 110-343 HTCs in 2008 for counties impacted by Hurricane Ike. For Hurricane Ike recovery, the remaining \$29.8 million Public Law 110-343 HTCs will be awarded in 2009 and 2010, and \$14.9 million 2008 HTCs will be carried forward and awarded in 2009.

HOME Program – *Disaster Recovery Owner Occupied Assistance (OCC)*

In accordance with Texas Administrative Code, Title 10, Part 1 Chapter 1, subchapter A §1.19 and TAC Section 2306.111, the Department may use HOME deobligated funds for disaster relief through its HOME OCC activity. HOME disaster funds are designed specifically to assist eligible homeowners in

the repair, rehabilitation and reconstruction of their existing home affected by the natural disaster, with emphasis on assisting those who have no other means of assistance, or as gap financing after any federal assistance. Assisted homeowners must have an income that is below 80% of AMFI, as defined by HUD, must occupy the property as their principal residence and must have been directly affected by the disaster.

There are two types of disaster declarations, a Federally-declared disaster and a State-declared disaster. Communities in federally declared disaster areas must first apply to the federal government in order to allow counties to access any available federal funds to provide assistance to eligible victims of the disaster. After 90 days, the Department's HOME deobligated funds may be made available to these areas. For State-declared disasters, the Department receives a State-disaster declaration from the Governor's Office. The Department will notify county officials in the affected areas of the availability of disaster relief funds for which they may apply.

Housing Trust Fund Program – *Disaster Recovery Homeowner Repair*

Although federal assistance is often available after a natural disaster, some homeowners will still need gap financing. Housing Trust Fund monies have been committed through Disaster Recovery Homeowner Repair Gap Financing Program to assist qualified households, who are lacking only a small portion of funds, fulfill their full cost of construction.

Texas First Time Homebuyer Program – *Targeted Funds*

Texas First Time Homebuyer Program offers Targeted Funds for areas of severe economic distress. In June 2007, TDHCA announced the release of \$15.6 million in home loans made available to qualified homebuyers wishing to purchase a home within the 22 East Texas counties designated under the Gulf Opportunity Zone Act of 2005. In September 2007, an additional \$32 million in First Time Homebuyer Program funds were released for use within targeted areas including the 22-county area known as the Rita Go Zone.

POLICY PRIORITIES

The Policy Priorities segment describes policies TDHCA uses to address specific types of housing concerns and standards. Furthermore, TDHCA establishes policies to specifically target special needs populations.

A list of housing concerns and standards follows:

- **Fair Housing**
 - Providing assistance without regard to race, color, religion, sex, disability, familial status or national origin
- **Rural Needs**
 - Meeting the housing needs of the less-populous areas of the state
- **Extremely Low-Income Households and Households Living in Poverty**
 - Addressing the underserved needs of extremely low-income households
- **Energy Efficiency**
 - Encouraging energy efficiency in housing and appliances
- **Lead-Based Paint**
 - Ensuring notification and safe handling of lead-based paint

HUD identified five special needs populations and TDHCA works to support these HUD-designated populations. To tailor its programs to meet Texas' particular needs, TDHCA has also included colonia residents and migrant farmworkers as special needs populations.

A list of special needs populations follows:

- **Homeless Populations**
- **Persons with Disabilities**
- **Elderly Populations**
- **Persons with Alcohol and Substance Abuse Issues**
- **Public Housing Residents**
- **Colonia Residents**
- **Migrant Farmworkers**

A short description of each housing concern and standard and special needs population is included below. Following the descriptions are policy-driven actions undertaken by TDHCA.

FAIR HOUSING

Through program requirements and compliance monitoring, TDHCA works to ensure that housing programs benefit individuals without regard to race, color, religion, sex, disability, familial status or national origin, as outlined in 10 TAC 1.60. Complaints involving all forms of housing discrimination are also referred to the Texas Workforce Commission Human Rights Division, which oversees the Texas Fair Housing Act.

The Texas Fair Housing Act of 1989 enables the State to remedy discriminatory public policies affecting housing affordability and access. The Act prohibits discrimination against individuals in their pursuit of homeownership or rental housing opportunities based on race, color, national origin, sex, religion, familial status and physical or mental handicaps.

Policy-Driven Action: Recent state activities or current objectives relating to fair housing are discussed below:

- Comply with the Texas Fair Housing Act in TDHCA administered programs.

- Coordinate fair housing efforts with the Human Rights Division of the Texas Workforce Commission which was created under the Texas Fair Housing Act to directly address public grievances related to fair housing.

This policy does not apply to the Section 8 Housing Choice Voucher Program, but the Section 8 Admittance Policy has been adopted by the TDHCA Board and is as follows:

- Managers and owners of Housing Tax Credit (HTC) properties are prohibited from having policies, practices, procedures and/or screening criteria that have the effect of excluding applicants 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.
- Any violation of program requirements relative to this policy will also impact the Owner's ability to participate in future TDHCA programs.

Additionally, it is the policy of TDHCA to not require its nonprofit recipients of funds to verify, as a condition of receiving federal funds, the citizenship or immigration status of applicants for funds. This policy is subject to revision.

RURAL NEEDS

As the migration of populations and industries continues to urban and suburban areas, the less-populous areas of the state are left with a dilapidated housing stock and households with lower incomes than their urban or suburban counterparts. According to HUD, for FY 2008, the median income for Texas metropolitan statistical areas is \$57,300 compared to \$43,600 for non-metro area households.²³

Policy-Driven Action: Combined with a strategy of interagency collaboration, TDHCA's HOME, Housing Trust Fund, HTC and Section 8 Housing Choice Voucher programs all have specific measures to address rural populations.

The Department works closely with several rural-based affordable housing organizations, private lenders, nonprofits and units of local government in order to give funding priority to rural areas. It requires more effort to generate affordable housing activity in rural areas as there are significantly fewer organizations available to assist with these activities. With this in mind, the Department has developed specific strategies to address the needs of the rural populations of the state, which include rural allocations for housing program funds, prioritization of activities that are most needed in rural areas and increasing awareness of TDHCA programs in rural areas.

Section 2306.111(d) of the Texas Government Code requires that the TDHCA Regional Allocation Formula (RAF) consider rural and urban areas in its distribution of program funding. Because of this, allocations for the HOME, Housing Trust Fund and HTC programs are allocated by rural and urban areas within each region.

Additionally for HTC, the HTC RAF provides for a minimum of \$500,000 rural allocation in each uniform state service region and a minimum of 20 percent of the state's tax credit amount is reserved for rural areas. Furthermore, TDHCA and the Office of Rural Community Affairs (ORCA) administer the HTC Program's rural regional allocation. ORCA assists in developing all thresholds, scoring and

²³ HUD, "Estimated Median Family Incomes for FY 2008," http://www.huduser.org/datasets/il/il08/medians_2008.pdf (accessed November 20, 2008).

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underwriting criteria for rural regional allocation and must approve the criteria. ORCA also participates in the evaluation and site inspection of rural developments proposed under the rural allocation.

Ninety-five percent of the TDHCA HOME funds serve households in Non-Participating Jurisdictions, which are primarily rural areas of the state. Participating Jurisdictions are those large metropolitan counties and places that receive their HOME funds directly from HUD. Five percent of the annual HOME Program allocation is set aside for applicants serving persons with disabilities regardless of their location in the state (as required by Section 2306.111(c) of the Texas Government Code).

The TDHCA Section 8 Housing Choice Voucher Program specifically serves households in small cities and rural communities that are not served by similar local or regional housing voucher programs.

EXTREMELY LOW-INCOME HOUSEHOLDS AND HOUSEHOLDS LIVING IN POVERTY

According to the 2000 U.S. Census, Texas has the ninth highest poverty rate among the states: 15.4 percent compared to the national rate of 12.4 percent. The U.S. Department of Health and Human Services defines the 2008 poverty guideline as \$21,200 in income for a family of four,²⁴ and many poor families make substantially less than this. Poverty can be self-perpetuating, creating barriers to education, health care and the financial stability provided by homeownership.

The data presented in the Housing Analysis section of this report shows that households with lower incomes have higher incidences of housing problems. There is a minimal difference between the incidences of housing problems between the two lowest income groups (0-30 percent and 31-50 percent of median income). While incidences of housing problems for these two groups are significantly higher than those of the other low-income group, households with incomes at 51-80 percent of median income have significant needs as well.

Policy-Driven Action: The Department has an important role in addressing poverty in Texas; the Department seeks to reduce the number of Texans living in poverty, thereby providing a better future for all Texans. This means (1) trying to provide long-term solutions to the problems facing people in poverty and (2) targeting resources to those with the greatest need.

Households at 0-80 percent of median income have been given higher priority than households above 80 percent of median income. This prioritization allows TDHCA to target resources to those households most in need, regardless of household type.

While one of the Department's charges is to serve the State's populations from extremely low income to moderate income, funding priority is given to those populations that are most in need of services: low-, very low- and extremely low-income individuals and households. Additionally, the Texas Legislature, through Rider 5 in the 2008-2009 Appropriations Act, specifically calls upon TDHCA to prioritize funding toward individuals and families that earn less than 60 percent of the Area Median Family Income (AMFI). This rider directs TDHCA to apply \$30,000,000 annually towards assisting extremely low-income households and no less than 20 percent of the Department's total housing funds towards assisting very low-income households. TDHCA works to meet these goals by providing incentives for applicants to set aside units for very low- and extremely low-income households.

The Department provides low-income persons with energy, emergency and housing assistance to meet the basic necessities, as described in the Housing Support Continuum above. All programs and divisions, with the exception of the Manufactured Housing Division, have income guidelines that target low- to moderate-income Texans and households in need.

²⁴ U.S. Department of Health and Human Services, "The 2005 HHS Poverty Guidelines," <http://aspe.hhs.gov/POVERTY/08fedreg.htm> (accessed November 12, 2008).

ENERGY EFFICIENCY

Energy and water costs are often the largest single housing expense after food and shelter for lower income families. Utility costs typically represent 13 to 44 percent of lower income households' annual gross incomes and can account for nearly one-fourth of total housing costs. Proper use of existing technologies and management practices can reduce these utility costs significantly at a relatively low initial cost, thereby greatly increasing housing affordability for low- and moderate-income families.

Policy-Driven Action: TDHCA offers training, workshops and conferences to encourage energy efficiency as well as specific measures in its CEAP, WAP, HOME Program, HTC Program and Multifamily Bond Program that address energy efficiency.

The Department encourages energy efficiency in the construction of affordable housing by offering training, workshops, conferences and other opportunities to learn about energy efficiency construction and by encouraging applicants for Department programs to consider energy efficiency in their developments.

CEAP and WAP allocate funding to help households control energy costs through utility payment assistance, the installation of weatherization measures and energy conservation education. Weatherization services include the installation of storm windows, repair and/or replacement of heating and cooling appliances, attic and wall insulation and weather-stripping and sealing.

The HOME, HTC and Multifamily Bond programs require applicants for multifamily developments to adhere to the statewide energy code and provide Energy Star Rated appliances. The HTC Program also gives additional application points for the use of energy-efficient alternative construction materials including R-15 wall and R-30 ceiling insulation, structurally insulated panels and 14 SEER (seasonal energy efficiency ratio) cooling units.

LEAD-BASED PAINT

The Consumer Product Safety Commission banned the use of lead-based paint in housing in 1978. According to the 2000 Census, there are 3,344,406 housing units in Texas that were built before 1979, many of which potentially contain lead-based paint. Of these homes, 2,764,745 are occupied by low-income households and 579,661 are occupied by moderate-income households. According to the National Safety Council, approximately 38 million U.S. homes contain lead paint.²⁵

Policy-Driven Action: The ESGP, HTC Program, Multifamily Bond Program, HOME Program and Housing Trust Fund Program all require lead-based paint screening for certain activities.

The ESGP, HTC Program and Multifamily Bond Program require an environmental assessment, which includes an evaluation of lead-based paint hazards, for rehabilitation or demolition required for new construction. Any lead-based paint must be addressed before the development can move forward.

The HOME Program and Housing Trust Fund Program require lead screening in housing units built before 1978. Requirements for acquisition, rehabilitation and tenant-based rental assistance activities are: the distribution of the EPA-approved information pamphlet "Protect Your Family from Lead in Your Home" prior to receipt of assistance; notification to property owners if an assessment observes lead hazards; and stabilization and clearance of lead-based paint hazards, if detected. For the HOME Program, lead-based paint requirements for rehabilitation activities fall into three categories based on the amount of federal assistance.

²⁵ National Safety Council, "Lead Poisoning," (December 2004) <http://www.nsc.org/library/facts/lead.htm> (accessed August 9, 2006).

HOMELESS POPULATIONS (SPECIAL NEEDS)

The Stewart B. McKinney Homeless Assistance Act of 1987, the legislation that created a series of homeless assistance programs, defined the term “homeless.” The following definition is used by HUD and all other federal agencies responsible for administering McKinney programs:

The term “homeless” or “homeless individual” includes

- an individual who lacks a fixed, regular and adequate night time residence; or
- an individual who has a primary nighttime residency that is
 - a supervised publicly or privately-operated shelter designed to provide temporary living accommodations;
 - an institution that provides a temporary residence for individuals intended to be institutionalized; or
 - a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Estimates of homeless populations vary widely. The migratory nature of the homeless population, the stigma associated with homelessness and the fact that many homeless individuals lack basic documentation all contribute to the difficulty of making an accurate count. Most homeless surveys are “point in time” estimates, which do not capture the revolving-door phenomenon of persons moving in and out of shelters over time. Furthermore, the homeless population can be classified into three categories: (1) literally homeless, which describes people who have no permanent residence and stay in shelters or public places; (2) marginally homeless, which describes people who live temporarily with other people and have no prospects for housing; and (3) people at risk of homelessness, which describes people who have incomes below the poverty level, rely on utility and rental assistance and may be unable to absorb unexpected events such as the loss of a job or serious illness.

Policy-Driven Action: The first phase of the Housing Support Continuum above is “(1) Poverty and Homelessness Prevention” and includes the CSBG Program, CEAP and ESGP. In addition, other programs not specifically created for homelessness prevention nevertheless include several activities to address this population’s special needs. For instance, the HTC Program and the Housing Trust Fund program both can be used for homeless populations. In addition, TDHCA works in conjunction with the Texas Interagency Council for the Homeless.

While the HTC Program is well-known and primarily used for the construction, acquisition and/or rehabilitation of new, existing, at-risk and rural housing, the HTC Program can also be used to develop transitional housing and permanent supportive housing for homeless populations. Furthermore, according to the *2009 Housing Tax Credit Program QAP*, HTC offers additional points during the award process for developments that propose to set aside 10 percent of the units for persons with special needs, such as people who are homeless.

The Housing Trust Fund Program may develop or rehabilitate transitional housing and permanent supportive housing for homeless populations. While acquisition, rehabilitation and new construction are eligible activities under the program’s Rule, this activity may not occur each year.

Texas Interagency Council for the Homeless

The Texas Interagency Council for the Homeless (TICH) was created in 1989 to coordinate the State's homeless resources and services. TICH consists of representatives from all state agencies that serve the homeless. The council receives no funding and has no full-time staff, but receives clerical and advisory support from TDHCA. The council holds public hearings in various parts of the state to gather information useful to its members in administering programs. The Council's major mandates include:

- evaluating and helping coordinate the delivery of services for the homeless in Texas;
- increasing the flow of information among service providers and appropriate authorities;

- providing technical assistance to TDHCA in assessing the need for housing for people with special needs;
- developing, in coordination with TDHCA and the Health and Human Services Commission, a strategic plan to address the needs of the homeless; and
- maintaining a central resource and information center for the homeless.

PERSONS WITH DISABILITIES (SPECIAL NEEDS)

According to the 2000 U.S. Census, there are approximately 3,605,542 disabled, civilian, non-institutionalized persons over the age of five in Texas, or approximately 19 percent of total population. Of this figure, 663,300 have a sensory disability (severe vision or hearing impairment), 1,428,580 have a physical disability (condition that substantially limits a physical activity such as walking or carrying), 816,185 have a mental disability (learning or remembering impairment), 487,120 have a self-care disability (dressing, bathing or getting around inside the home), 1,359,848 have a going-outside-the-home disability, and 1,651,821 have an employment disability.

Housing opportunities for people with disabilities are often complicated by low incomes. The 2000 census estimates that 553,934 disabled individuals over age five live below the poverty level in Texas. Many people with disabilities may be unable to work and receive Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI) benefits as their principal source of income. According to *Priced Out in 2006*, SSI recipients who rely on SSI for their main source of income would pay 87.6 percent of their income to rent an efficiency unit and 97.0 percent of their income to rent a one-bedroom apartment in Texas.²⁶

The Olmstead Supreme Court decision maintained that unnecessary segregation and institutionalization of people with disabilities is unlawful discrimination under the Americans with Disabilities Act (ADA). Furthermore, the Fair Housing Act, Section 504 of the Rehabilitation Act, ADA and Section 2306.514 of the Texas Government Code all provide mandates for accessible residential housing for persons with disabilities. Housing developers may choose to provide “adaptive design” or “universal access” housing, which promotes basic, uniform standards in the design, construction and alteration of structures that include accessibility or simple modification for disabled individuals. While an “adaptable” unit may not be fully accessible at time of occupancy, it can easily and inexpensively be modified to meet the needs of any resident. Another option is to equip homes with special features designed for persons with disabilities, including ramps, extra-wide doors and hallways, hand rails and grab bars, raised toilets and special door levers.

Advocates for the elderly and persons with disabilities continue to stress that the primary goal of these populations is to live independently and remain in their own homes. Advocates considered access to rehabilitation funds for single-family housing a priority. The rehabilitation funds would perform minor physical modifications such as extra handrails, grab bars, wheelchair-accessible bathrooms and ramps, thus making existing units livable and providing a cost-effective and consumer-driven alternative to institutionalization. Likewise, the availability of rental vouchers that provide options beyond institutional settings was found to be a high priority.

Policy-Driven Action: The CEAP, WAP, HOME Program, Housing Trust Fund Program, HTC Program, Multifamily Bond Program and Section 8 Program all have specific measures to address the needs of people with disabilities. Furthermore, the Integrated Housing Rule, as implemented by TDHCA, works

²⁶ Technical Assistance Collaborative Inc. and Consortium for Citizens with Disabilities Housing Task Force, *Priced Out in 2006*, by Ann O'Hara, Emily Cooper, Andrew Zovistoski and Jonathan Buttrick (Boston, MA: Technical Assistance Collaborative Inc., 2007), <http://www.tacinc.org/Docs/HH/PricedOut2006/Tables.htm> (accessed November 12, 2008).

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to meet the needs of people with disabilities. In addition, TDHCA plays an active role in the Promoting Independence Advisory Committee and the Disability Advisory Workgroup which both collaborate with groups representing people with disabilities.

Priority for energy assistance through CEAP and WAP is given to the persons with disabilities as well as other special needs and prioritized groups. Local providers must implement special outreach efforts for these special needs populations.

As established in Section 2306.111(c) of the Texas Government Code and subject to the submission of qualified applications, five percent of the annual HOME Program allocation shall be allocated for applications serving persons with disabilities living in any part of the state. Furthermore, the HOME activity HBAR provides down payment and closing cost assistance as well as construction costs associated with architectural barrier removal to assist homebuyers with disabilities.

HOME, Housing Trust Fund, HTC and Multifamily Bond developments that are new construction must conform to Section 504 standards, which require that at least five percent of the development's units be accessible for persons with physical disabilities and at least two percent of the units be accessible for persons with hearing and visual impairments.

According to the *2009 Housing Tax Credit Program QAP*, HTC offers additional application points during the award process for developments that propose to set aside 10 percent of the units for persons with special needs, such as people with disabilities.

TDHCA's Section 8 Housing Choice Vouchers Program administers the Project Access program to assist low-income non-elderly persons with disabilities in transitioning from institutions into the community by providing access to affordable housing. Eligible households are those that meet the Section 8 criteria, have a permanent disability, are less than 62 years of age and are either an At-Risk Applicant and a previous resident or a current resident of a nursing facility, intermediate care facility, or board and care facility at the time of voucher issuance.

The CDBG Disaster Recovery Program Round Two's Sabine Pass Restoration Program offers homeowners whose households include a person with a disability or an elderly person the opportunity to apply for an additional \$15,000 in assistance for accessibility-related costs associated with elevating the dwelling.

Integrated Housing Rule

An issue of particular concern for advocates for persons with disabilities involved the Department's policies related to integrated housing. Integrated housing, as defined by SB 367 and passed by the 77th Texas Legislature, is "housing in which a person with a disability resides or may reside that is found in the community but that is not exclusively occupied by persons with disabilities and their care providers." The Department, with the assistance of the TDHCA Disability Advisory Workgroup, developed an integrated housing rule to address this concern. The Integrated Housing Rule, for use by all Department housing programs, is found at 10 TAC 1.15 and is summarized as follows

- A housing development may not restrict occupancy solely to people with disabilities or people with disabilities in combination with other special needs populations.
- Large housing developments (50 units or more) shall provide no more than 18 percent of the units of the development set aside exclusively for people with disabilities. The units must be dispersed throughout the development.
- Small housing developments (less than 50 units) shall provide no more than 36 percent of the units of the development set aside exclusively for people with disabilities. These units must be dispersed throughout the development.

- Set-aside percentages outlined above refer only to the units that are to be solely restricted for persons with disabilities. This section does not prohibit a property from having a higher percentage of occupants that are disabled.
- Property owners may not market a housing development entirely, nor limit occupancy to, persons with disabilities.

Exceptions to the above rule include (1) scattered site development and tenant-based rental assistance; (2) transitional housing that is time limited with a clear and convincing plan for permanent integrated housing upon exit from the transitional situation; (3) housing developments designed exclusively for the elderly; (4) housing developments designed for other special needs populations; and (5) TDHCA Board waivers of this rule to further the purposes or policies of Chapter 2306, Texas Government Code, or for other good cause.

Promoting Independence Advisory Committee

With the advent of the Olmstead decision, the Health and Human Services Commission (HHSC) initiated the Promoting Independence Initiative and appointed the Promoting Independence Advisory Board, as directed by then-Governor George Bush's Executive Order GWB 99-2. Governor Rick Perry's Executive Order RP 13 complements GWB 99-2. Now known as the Promoting Independence Advisory Committee, the PIAC assists the Health and Human Services Commission in creating the State's response to the Olmstead decision through the biannual Promoting Independence Plan. This plan highlights the State's efforts to assist those individuals desirous of community placement, appropriate for community placement as determined by the state's treatment professionals and who do not constitute a fundamental alteration in the state's services, to live in the community. TDHCA participates in PIAC meetings and is a member of the Housing subcommittee.

Disability Advisory Workgroup

TDHCA has found that directly involving program beneficiary representatives, community advocates and potential applicants for funding in the process of crafting its policies and rules is extremely helpful. This process is often done through a working group format. The working groups provide an opportunity for staff to interact with various program stakeholders in a more informal environment than that provided by the formal public comment process. TDHCA has actively maintained a Disability Advisory Workgroup which provides ongoing guidance to the Executive Director on how TDHCA's programs can most effectively serve persons with disabilities.

ELDERLY POPULATIONS (SPECIAL NEEDS)

According to the 2000 U.S. Census, approximately two million of people in Texas are 65 years of age or older, or about 9.9 percent of the population. The State of Texas Senior Housing Assessment found that 91 percent of survey respondents expressed a desire to stay in their own homes as long as possible and two-thirds believed that they would always live in their homes.²⁷ Of all elderly households nationwide, 73 percent owned their own homes free and clear. However, elderly homeowners generally live in older homes than the majority of the population; the median year of construction for homes owned by elderly households was 1965 and 5.3 percent had physical problems.²⁸ Due to their age, homes owned by the elderly are often in need of weatherization and repair.

²⁷ Texas Department of Aging and Disability Services, *The State of Our State on Aging 2005* (Austin, TX: Texas Department of Aging and Disability Services, May 2005), 27,

http://www.dads.state.tx.us/news_info/publications/studies/2005_sos_exec_summary.pdf (accessed July 28, 2006).

²⁸ U.S. Department of Health and Human Services, *A Profile on Older Americans: 2005*, 11.

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Policy-Driven Action: The CEAP, WAP, HOME Program, HTC Program and Multifamily Bond Program have specific activities that service elderly Texans.

The Department's energy assistance and weatherization programs, CEAP and WAP respectively, give preference to the elderly as well as other special needs and priority populations. Subrecipients must conduct outreach activities for these special needs populations.

The OCC activity, offered through the HOME Program, provides funds for the repair and rehabilitation of homes owned by very low-income households and many of the assisted households are elderly.

A Qualified Elderly Development is a development type that is eligible for funding through the HTC and Multifamily Bond programs. A Qualified Elderly Development is a development in which elderly residents occupy 80 to 100 percent of the units.

The CDBG Disaster Recovery Program Round Two's Sabine Pass Restoration Program offers homeowners whose households includes a person with a disability or an elderly person the opportunity to apply for an additional \$15,000 in assistance for accessibility-related costs associated with elevating the dwelling.

PERSONS WITH ALCOHOL AND SUBSTANCE ABUSE ISSUES (SPECIAL NEEDS)

The Texas Commission on Alcohol and Drug Abuse (TCADA), now part of the Texas Department of State Health Services (DSHS), estimated that approximately 1.8 million, or 12 percent, of adults in Texas have an alcohol-related problem, another 227,000 have drug-related problems and an additional 495,000 have both alcohol and drug-related problems.²⁹ Of the 56,858 total admissions to DSHS-funded treatment programs during 2005, admitted individuals were 58.3 percent male with an average age of 31.6, an average 11th grade education and an average annual income of \$5,753.³⁰ Furthermore, 22.4 percent were employed, 9.7 percent were homeless, 52.4 had family or marital problems and 45 percent reported psychological and emotional problems. The population of persons with alcohol or other drug addiction is diverse and often overlaps with the mentally disabled or homeless populations.

Supportive housing programs needed for persons with alcohol and/or other substance abuse issues range from short-term, in-patient services to long-term, drug-free residential housing environments for recovering addicts. Better recovery results may be obtained by placing individuals in stable living environments.

Policy-Driven Action: The HTC Program addresses the needs of people with alcohol and substance abuse issues.

According to the *2009 Housing Tax Credit Program QAP*, HTC offers additional points during the award process for developments that propose to set aside 10 percent of the units for persons with special needs, such as people with alcohol and drug addiction.

PERSONS WITH HIV/AIDS (SPECIAL NEEDS)

Human Immunodeficiency Virus, or HIV, is the virus that causes AIDS (Acquired Immunodeficiency Syndrome). HIV infects cells and attacks the immune system, which weakens the body and makes it especially susceptible to other infections and diseases. According to DSHS, in 2005, there were 56,012

²⁹ Texas Commission on Alcohol and Drug Abuse, *2000 Texas Survey of Substance Use Among Adults*, by Lynn Wallisch (Austin, TX: Texas Commission on Alcohol and Drug Abuse, July 2001), 29, <http://www.tcada.state.tx.us/research/AdultHousehold.pdf> (accessed July 28, 2006).

³⁰ Jane Carlisle Maxwell, Substance Abuse Trends in Texas: June 2006 (Austin, TX: Gulf Coast Addiction Technology Transfer Center, June 2006), 21, <http://www.utexas.edu/research/cswr/gcattc/Trends/trends606.pdf> (accessed August 2, 2006).

reported persons living with HIV/AIDS in Texas.³¹ The majority of these cases were located in Bexar, Dallas, Harris, Tarrant and Travis Counties. Because of increased medical costs or the loss of the ability to work, people with HIV/AIDS may be at risk of losing their housing arrangements.

DHSS addresses the housing needs of AIDS patients through the Housing Opportunities for Persons with AIDS Program (HOPWA), which is a federal program funded by HUD. In Texas, HOPWA funds provide emergency housing assistance, which funds short-term rent, mortgage and utility payments to prevent homelessness; and tenant-based rental assistance, which enables low-income individuals to pay rent and utilities until there is no longer a need or until they are able to secure other housing. In addition to the DHSS statewide program, the cities of Austin, Dallas, Fort Worth, Houston and San Antonio receive HOPWA funds directly from HUD.

Policy-Driven Action: The HTC Program addresses the needs of people with HIV/AIDS.

According to the *2009 Housing Tax Credit Program QAP*, HTC offers additional points during the award process for developments that propose to set aside 10 percent of the units for persons with special needs, such as people with AIDS/HIV.

PUBLIC HOUSING RESIDENTS (SPECIAL NEEDS)

According to HUD data, there are 55,098 units of public housing and 145,416 Section 8 Housing Choice Vouchers in Texas.³²

TDHCA believes that the future success of Public Housing Authorities (PHAs) will center on ingenuity in program design, emphasis on resident participation towards economic self-sufficiency and partnerships with other organizations to address the needs of this population. While TDHCA does not have any direct or indirect jurisdiction over the management or operations of public housing authorities, it is important to maintain a relationship with these service providers.

Policy-Driven Action: TDHCA has developed a strong relationship with the Texas Housing Association and the Texas chapter of the National Association of Housing and Redevelopment Officials, which represent the public housing authorities of Texas. TDHCA has worked to promote programs that will repair substandard housing and develop additional affordable housing units.

COLONIA RESIDENTS (SPECIAL NEEDS)

According to Section 2306.581 of the Texas Government Code:

“Colonia” means a geographic area located in a county some part of which is within 150 miles of the international border of this state, consists of 11 or more dwellings that are located in close proximity to each other in an area that may be described as a community or neighborhood and

- has a majority population composed of individuals and families of low income and very low income, based on the federal Office of Management and Budget poverty index and meets the qualifications of an economically distressed area under Section 17.921, Water Code; or
- has the physical and economic characteristics of a colonia, as determined by the department.

³¹Texas Department of State Health Services, HIV/STD Epidemiology and Surveillance Branch, *Texas HIV/STD Surveillance Report: 2005 Annual Report* (Austin, TX: Texas Department of State Health Services), 3, http://www.dshs.state.tx.us/hivstd/stats/pdf/surv_2005.pdf (accessed August 2, 2006).

³²HUD, “Public Housing Agency (HA) Profiles” <http://www.hud.gov/offices/pih/systems/pic/haprofiles/index.cfm> (accessed November 1, 2007).

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The Texas Secretary of State reports that there are more than 2,294 Texas colonias with 400,000 residents.³³ Colonia residents are generally unskilled, lack a formal education and do not have stable employment. The majority of colonia residents do fieldwork, construction work or factory work and the unemployment rate ranges from 20 to 60 percent.³⁴

According to 2000 U.S. Census data, colonias have a 75 percent homeownership rate. Despite this rate, however, colonia homes are inadequate; 4.9 percent of colonia dwellings lack kitchen facilities and 5.3 percent lack plumbing facilities. Some of these properties may have been purchased with contracts for deed, which are seller-financed transactions that do not transfer the title and ownership of the property to the buyer until the purchase price is paid in full.

Policy-Driven Action: The Office of Colonia Initiatives (OCI), HOME Program and HTC Program all address the special needs of colonia residents.

In 1996, in an effort to place more emphasis on addressing the needs of colonias, OCI at TDHCA was created and charged with the responsibility of coordinating all Department and legislative initiatives involving border and colonia issues and managing a portion of the Department's existing programs targeted at colonias. The fundamental goal of the OCI is to improve the living conditions and lives of border and colonia residents and to educate the public regarding the services that the Department has to offer.

As part of its plan to improve the living conditions in colonias, OCI offers OCI Border Field Offices. The three OCI border field offices provide technical assistance to the counties and colonia self-help centers.

The HOME Program administers two activities that affect colonias. The Contract for Deed Conversion Initiative, a HOME Program HBA activity, facilitates homeownership by converting contracts for deed into traditional mortgages. Many of these Contracts for Deeds are in colonias. Also, the Colonia Model Subdivision Program provides loans to develop residential subdivisions as alternatives to colonias.

According to the 2009 Housing Tax Credit Program QAP, HTC offers additional points during the award process for developments that propose to set aside 10 percent of the units for persons with special needs, such as colonia residents.

MIGRANT FARMWORKERS (SPECIAL NEEDS)

According to the U.S. Department of Health and Human Services Migrant and Seasonal Farmworker Enumeration Profiles Study, a seasonal farmworker describes an individual whose principal employment (at least 51 percent of time) is in agriculture on a seasonal basis and who has been so employed within the preceding twenty-four months; a migrant farmworker meets the same definition, but occupies temporary housing for purposes of employment.³⁵ The U.S. Department of Health and Human Services estimates that there are 362,724 migrant and seasonal farm workers and families residing in Texas.³⁶

Farmworkers have a particularly difficult time finding available, affordable housing because of extremely low and sporadic incomes and frequent mobility. Many of the small, rural communities where migrant workers may seek employment do not have the rental units available for the seasonal influx. Overcrowding and substandard housing are significant housing problems for farmworkers.³⁷ In addition,

³³ Texas Secretary of State, "Colonia FAQ's," <http://www.sos.state.tx.us/border/colonias/faqs.shtml> (accessed August 10, 2006).

³⁴ Texas Secretary of State, "Colonia FAQ's."

³⁵ U.S. Department of Health and Human Services, Health Resources and Services Administration, Bureau of Primary Health Care, *Migrant and Seasonal Farmworker Enumeration Profiles Study: Texas*, by Alice Larson, Larson Assistance Services (Vashon Island, WA: Larson Assistance Services, September 2000), 2, <http://bpchc.hrsa.gov/migrant/Enumeration/final-tx.pdf> (accessed August 09, 2006).

³⁶ U.S. Department of Health and Human Services, *Migrant and Seasonal Farmworker Enumeration Profiles Study*, 13–18.

³⁷ Christopher Holden. "Monograph no. 8: Housing" in *Migrant Health Issues* (Buda, TX: National Center for Farmworker Health Inc., October 2001), 40, <http://www.ncfh.org/docs/08%20-%20housing.pdf> (accessed August 9, 2006).

migrant workers may not be able to afford security deposits, pass credit checks or commit to long-term leases.

Policy-Driven Action: TDHCA addresses farmworker issues by licensing and inspecting migrant farmworker housing and conducting periodic studies on farmworker needs. In addition, the CSBG and HTC programs serve seasonal farmworkers.

In HB 1099, the 79th Texas Legislative Session transferred the license and inspection of migrant farmworker housing facilities from the Texas Health and Human Services Commission to TDHCA.

Additionally, the bill directed TDHCA to complete a study on quantity, availability, need and quality of migrant farm labor housing facilities in Texas. See <http://www.tdhca.state.tx.us/ppa/housing-center/pubs.htm#reports> for a copy of the report.

CSBG funds, which are used for poverty-prevention, are utilized to provide assistance to migrant and seasonal farmworkers.

According to the *2009 Housing Tax Credit Program QAP*, HTC offers additional points during the award process for developments that propose to set aside 10 percent of the units for persons with special needs, such as migrant farmworkers.

TDHCA ALLOCATION PLANS

The Department has developed allocation formulas for many TDHCA programs in order to target available housing resources to the neediest households in each uniform state service region. These formulas are based on objective measures of need in order to ensure an equitable distribution of funding.

2009 REGIONAL ALLOCATION FORMULA

Sections 2306.111(d) and 2306.1115 of the Government Code require that TDHCA use a Regional Allocation Formula (RAF) to allocate its HOME, HTC and Housing Trust Fund funding. This RAF objectively measures the affordable housing need and available resources in 13 State Service Regions used for planning purposes. Within each region, the RAF further targets funding to rural and urban areas.

As a dynamic measure of need, the RAF is revised annually to reflect updated demographic and resource data; respond to public comment; and better assess regional housing needs and available resources. The RAF is submitted annually for public comment.

Slightly modified versions of the RAF are used for HOME, HTC and Housing Trust Fund because the programs have different eligible activities, households and geographical service areas. For example, because 95 percent of HOME funding must be set aside for non-Participating Jurisdictions, the HOME RAF only uses need and available resource data for non-Participating Jurisdictions.

The RAF uses the following 2000 U.S. Census data to calculate this regional need distribution:

- Poverty: Number of persons in the region who live in poverty.
- Cost Burden: Number of households with a monthly gross rent or mortgage payment to monthly household income ratio that exceeds 30 percent.
- Overcrowded Units: Number of occupied units with more than one person per room.
- Units with Incomplete Kitchen or Plumbing: Number of occupied units that do not have all of the following: sink with piped water; range or cook top and oven; refrigerator, hot and cold piped water, flush toilet and bathtub or shower.

There are a number of other funding sources that can be used to address affordable housing needs. To mitigate any inherent inequities in the regional allocation of these funds, the RAF compares each region's level of need to its level of resources. Resources from the following sources were used in the RAF: HTC, Housing Trust Fund, HUD (HOME, HOPWA, PHA capital funding and Section 8 funding), Bond Financing and United States Department of Agriculture (USDA) housing programs.

HOME Program Regional Allocation Formula

According to §2306.111, Texas Government Code, in administering federal housing funds provided to the state under the Cranston-Gonzalez National Affordable Housing Act (Act), the Department shall expend 95 percent of these funds for the benefit of non-participating areas that do not qualify to receive funds under the Act directly from HUD. The remaining 5 percent of HOME funds may be expended in any area of the state, but only if the funding serves persons with disabilities. Additionally, this section mandates the allocation of HOME funds to each Uniform State Service Region using a regional allocation formula.

All HOME funding awards under this plan are subject to Texas Government Code §2306.111 and as such will be distributed according the established Regional Allocation Formula (RAF). The 2009 RAF distributes funding for all HOME-funded activities except federal and state mandates for set-asides for Community Housing Development Organizations (CHDO), Housing Programs for Persons with Disabilities, Contract for Deed Conversion and Colonia Model Subdivision Program. The following table

demonstrates the combined regional funding distribution for all of the HOME activities distributed under the RAF.

HOME Program RAF

Region	Large MSA within Region for Geographical Reference	Regional Funding Amount	Regional Funding %	Rural Funding Amount	Rural Funding %	Urban Funding Amount	Urban Funding %
1	Lubbock	\$1,835,913	5.4%	\$1,835,501	100.0%	\$412	0.0%
2	Abilene	\$1,251,679	3.7%	\$1,216,694	97.2%	\$34,985	2.8%
3	Dallas/Fort Worth	\$6,701,645	19.6%	\$1,945,342	29.0%	\$4,756,303	71.0%
4	Tyler	\$3,821,074	11.2%	\$3,247,546	85.0%	\$573,527	15.0%
5	Beaumont	\$1,726,757	5.0%	\$1,580,736	91.5%	\$146,021	8.5%
6	Houston	\$2,523,704	7.4%	\$893,165	35.4%	\$1,630,539	64.6%
7	Austin/Round Rock	\$1,786,844	5.2%	\$735,705	41.2%	\$1,051,139	58.8%
8	Waco	\$1,089,262	3.2%	\$772,711	70.9%	\$316,551	29.1%
9	San Antonio	\$1,727,498	5.1%	\$1,130,593	65.4%	\$596,905	34.6%
10	Corpus Christi	\$2,313,261	6.8%	\$1,631,380	70.5%	\$681,882	29.5%
11	Brownsville/Harlingen	\$6,790,801	19.9%	\$3,817,504	56.2%	\$2,973,297	43.8%
12	San Angelo	\$1,505,006	4.4%	\$648,115	43.1%	\$856,892	56.9%
13	El Paso	\$1,126,557	3.3%	\$822,436	73.0%	\$304,121	27.0%
	Total	\$34,200,000	100.0%	\$20,277,426	59.3%	\$13,922,574	40.7%

For more information on the RAF and further description of the formula, please contact the Housing Resource Center, at (512) 475-3976.

Housing Trust Fund Program Regional Allocation Formula

Pursuant to §2306.111(d-1) of the Texas Government Code, Housing Trust Fund programs will be regionally allocated unless the funding allocation for that program is mandated by state statute and the program's allocation represents less than 10 percent of the annual allocation for Housing Trust Fund; or serves people with disabilities; or do not exceed \$3 million.

Housing Trust Fund Program RAF

Region	Large MSA within Region for Geographical Reference	Regional Funding Amount	Regional Funding %	Rural Funding Amount	Rural Funding %	Urban Funding Amount	Urban Funding %
1	Lubbock	\$100,295	3.3%	\$61,598	61.4%	\$38,697	38.6%
2	Abilene	\$61,533	2.1%	\$39,168	63.7%	\$22,365	36.3%
3	Dallas/Fort Worth	\$686,855	22.9%	\$51,687	7.5%	\$635,168	92.5%
4	Tyler	\$159,220	5.3%	\$96,321	60.5%	\$62,898	39.5%
5	Beaumont	\$63,224	2.1%	\$39,869	63.1%	\$23,355	36.9%
6	Houston	\$639,557	21.3%	\$34,654	5.4%	\$604,903	94.6%
7	Austin/Round Rock	\$126,920	4.2%	\$9,788	7.7%	\$117,132	92.3%
8	Waco	\$129,522	4.3%	\$35,072	27.1%	\$94,450	72.9%
9	San Antonio	\$204,436	6.8%	\$29,171	14.3%	\$175,265	85.7%
10	Corpus Christi	\$135,074	4.5%	\$56,337	41.7%	\$78,737	58.3%
11	Brownsville/Harlingen	\$496,780	16.6%	\$154,847	31.2%	\$341,934	68.8%
12	San Angelo	\$71,060	2.4%	\$26,131	36.8%	\$44,929	63.2%
13	El Paso	\$125,525	4.2%	\$20,333	16.2%	\$105,192	83.8%
	Total	\$3,000,000	100.0%	\$654,975	21.8%	\$2,345,025	78.2%

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Note: At the time of publishing this document there were not sufficient funds in the Housing Trust Fund to require allocation under the formula. This formula and estimate of \$1,000,000 is merely a model of what the RAF would be for Housing Trust Fund dollars if the program funds were increased.

Housing Tax Credit Regional Allocation Formula

In accordance with Senate Bill 264, TDHCA allocates HTC Program funds to each region using a need-based formula developed by the Department. Using the Regional Allocation Formula, each region will receive the following amount of funding for use with activities subject to the formula. Funding figures will be included in the final document.

HTC Program RAF

Region	Large MSA within Region for Geographical Reference	Regional Funding Amount	Regional Funding %	Rural Funding Amount	Rural Funding %	Urban Funding Amount	Urban Funding %
1	Lubbock	\$1,542,392	3.5%	\$767,576	49.8%	\$774,816	50.2%
2	Abilene	\$909,998	2.0%	\$543,774	59.8%	\$366,225	40.2%
3	Dallas/Fort Worth	\$10,262,835	23.0%	\$1,105,688	10.8%	\$9,157,148	89.2%
4	Tyler	\$1,584,958	3.5%	\$987,509	62.3%	\$597,449	37.7%
5	Beaumont	\$1,128,417	2.5%	\$717,167	63.6%	\$411,250	36.4%
6	Houston	\$10,899,235	24.4%	\$1,055,997	9.7%	\$9,843,238	90.3%
7	Austin/Round Rock	\$2,965,164	6.6%	\$585,957	19.8%	\$2,379,207	80.2%
8	Waco	\$2,121,851	4.7%	\$616,272	29.0%	\$1,505,579	71.0%
9	San Antonio	\$3,186,848	7.1%	\$609,666	19.1%	\$2,577,182	80.9%
10	Corpus Christi	\$1,653,060	3.7%	\$693,536	42.0%	\$959,523	58.0%
11	Brownsville/Harlingen	\$5,682,822	12.7%	\$1,693,580	29.8%	\$3,989,242	70.2%
12	San Angelo	\$766,130	1.7%	\$553,661	72.3%	\$212,469	27.7%
13	El Paso	\$1,997,481	4.5%	\$587,546	29.4%	\$1,409,935	70.6%
	Total	\$44,701,191	100.0%	\$10,517,927	23.5%	\$34,183,263	76.5%

As required by state statute, 15% of that ceiling is deducted for the At-Risk Set-Aside, which is not awarded regionally. The balance of the estimated ceiling is regionally allocated using this formula.

TDHCA GOALS AND OBJECTIVES

The Strategic Plan goals reflect program performance based upon measures developed with the State's Legislative Budget Board and Governor's Office of Budget and Planning. The goals are also based upon Riders attached to the Department's Appropriations. The Department believes that the goals and objectives for the various TDHCA programs should be consistent with its mandated performance requirements.

The State's Strategic Planning and Performance Budgeting System (SPPB) is a goal-driven, results-oriented system. The system has three major components including strategic planning, performance budgeting and performance monitoring. As an essential part of the system, performance measures are part of TDHCA's strategic plan, are used by decision makers in allocating resources, are intended to focus the Department's efforts on achieving goals and objectives and are used as monitoring tools providing information on accountability. Performance measures are reported quarterly to the Legislative Budget Board.

The State's Strategic Planning and Performance Budgeting System is based on a two-year cycle; goals and targets are revisited each biennium. The targets reflected in this document are based on the Department's requests for 2008–2009.

Because all applicants for funding are encouraged to apply for and leverage funds from multiple agency programs, HUD funds are frequently leveraged along with funds from other federal and State sources. TDHCA HOME Program funds may be used in conjunction with other TDHCA programs, however, each program area reports its performance separately.

AFFORDABLE HOUSING GOALS AND OBJECTIVES

The following goals address performance measures established by the 80th Legislature. Refer to program-specific statements outlined in the Action Plan portion of this document for strategies that will be used to accomplish the goals and objectives listed below. Included for each strategy are the target numbers for the 2008 goal, the 2008 actual performance and the goal for 2009.

Goals one through five are established through interactions between TDHCA, the Legislative Budget Board and the Legislature. They are referenced in the General Appropriations Act enacted during the most recent legislative session.

GOAL 1: TDHCA will increase and preserve the availability of safe, decent and affordable housing for very low, low and moderate income persons and families.

Strategy 1.1 Provide mortgage financing and homebuyer assistance through the Single-Family Mortgage Revenue Bond Program				
Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of single-family households assisted through the First Time Homebuyer Program	2,016	2,034	101%	1,716

Explanation of Variance: Loan originations were higher than anticipated as a result of increased market interest rates which generated higher demand for the Department's lower interest rate products.

Action Plan

Strategy 1.1

Provide mortgage financing and homebuyer assistance through the Single-Family Mortgage Revenue Bond Program

Strategy 1.2

Provide funding through the HOME Program for affordable single family housing

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of single-family households assisted with HOME funds	1,255	935	75%	1,255

Explanation of Variance: Due to the delayed progress on current awards for the OCC activity, the Department postponed its publication of the 2008 Single Family NOFA, which includes OCC, TBRA and HBA activities, until the 4th Quarter. The Department anticipates awarding funds in FY 2009. A HBA and a TBRA NOFA were released in December of 2007. Awards for Rehabilitation Activities that provided disaster relief with OCC are funded through deobligated funds in accordance with the Department's Deobligated Funds Rule. The source of the funds for these NOFAs were deobligated dollars from previous contracts and uncommitted funds from prior years. These NOFAs were not anticipated as a part of the regular funding cycle and were not estimated as a part of the performance measure targets.

Strategy 1.3

Provide funding through the HTF program for affordable single family housing

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of single-family households assisted through the Housing Trust Fund	228	559	245%	209

Explanation of Variance: The Department received approximately \$5.8 million in appropriations for the Housing Trust Fund for the 2008-2009 biennium. In accordance with the funding plan allocating the new source of funds, \$1,000,000 was awarded as gap financing for the Disaster Recovery effort in Southeast Texas. During the first quarter, this investment supported the rehabilitation of 100 housing units with grants or deferred forgivable loans up to \$10,000. Additionally, the Department was able to award \$1,062,816 from local funds funded by loan repayments and investment earnings, resulting in 102 units in Veteran's Housing assistance. During the second quarter, the Department also released a Homeownership SuperNOFA making available \$1,000,000 from the annual appropriation. In June 2008, the Board approved an additional \$1,000,000 in Housing Trust Fund loan repayments and investment earnings for the Homeownership SuperNOFA, increasing the total amount available to \$2,000,000. This increase resulted in four additional awards assisting 80 Texas families during the 4th Quarter. The Department was able to exceed the target due to the lower amount of assistance provided per household for the gap financing for Disaster Recovery and Veteran's Housing Assistance programs.

Strategy 1.4

Provide tenant-based rental assistance through Section 8 certificates

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of multifamily households assisted with tenant-based rental assistance	1,494	1,036	69%	1,494

Explanation of Variance: The targeted measure of 1,494 voucher was developed when HUD provided Section 8 Housing Assistance Program funds based on a specified number of vouchers. The methodology for the allocation of Section 8 Housing Assistance Program funds has changed and the Department no longer received funds based on a specified number of vouchers but rather receives a set amount of funding that limits the number of households served to approximately 1,100 a year. Consequently, the number of households served will be below target.

Strategy 1.5

Provide federal tax credits to develop rental housing

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of multifamily households assisted with HTCs	12,261	10,076	82%	11,779

Explanation of Variance: The Housing Tax Credit program activity for this measure is a combination of 4% (multifamily bond related) and 9% (competitive application cycle) rental development funding awards. The 9% Housing Tax Credit program is statutorily required to award funding during the fourth quarter of each fiscal year. The 4% credits are tied to the bond market which is experiencing a dramatic slowdown nationally due to the recession in the economy.

Strategy 1.6

Provide funding through the HOME Program for affordable multifamily housing

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of multifamily households assisted with HOME funds	500	663	133%	526

Explanation of Variance: The Department has made HOME funds available for this activity since October 2007 and awarded twenty awards in conjunction with the Housing Tax Credit awards at the July 31, 2008 board meeting. Additional HOME funds that were deobligated from single-family activities were made available for this strategy. This allowed the Department to maintain a continuous, open-cycle NOFA and facilitated the timely commitment and expenditure of HOME funds in accordance with federal requirements.

Strategy 1.7

Provide funding through the Housing Trust Fund for affordable multifamily housing

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of multifamily households assisted through the Housing Trust Fund	784	0	0%	800

Explanation of Variance: The Housing Trust Fund Rental Production Program NOFA has been available since October 2007. The Department has only received one applicant which was withdrawn to pursue another source of funding. These funds have been combined with the 2009 Housing Trust Fund multifamily program into a new NOFA, which will allow for subsidy layering with Housing Tax Credits. Several applications have already been received and are undergoing review. The Department anticipates all of the funds to be awarded in FY 2009.

Strategy 1.8

Provide funding through the Mortgage Revenue Bond Program for affordable multifamily housing

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of households assisted through the Mortgage Revenue Bond Program	2,393	878	37%	2,217

Explanation of Variance: This measure is tied to the bond market which is experiencing a dramatic slowdown. Economic conditions in the equity markets have made it very difficult for developers to present financially feasible applications to the Department.

Action Plan

GOAL 2: TDHCA will promote improved housing conditions for extremely low-, very low- and low-income households by providing information and technical assistance.

Strategy 2.1

Provide information and technical assistance to the public through the Public Affairs Division and the Housing Resource Center

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of information and technical assistance requests completed	4,900	6,109	125%	4,900

Explanation of Variance: The number of requests for information and technical assistance varies throughout the year. During this fiscal year, the Department experienced a higher amount of requests than usual. In addition, the Department has made a concerted effort to improve the quality of the data collected for information and technical assistance requests.

Strategy 2.2

To provide technical assistance to colonias through field offices

Strategy Measure (A)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of on-site technical assistance visits conducted annually from the field offices	800	904	113%	800

Explanation of Variance: As the Department continues to improve the Texas Bootstrap Loan Program and the colonia SHC Program, OCI Field Staff continues to provide technical assistance to units of local governments and nonprofit organizations. The Texas Bootstrap Loan Program Reservation System has necessitated increased technical activities. In addition, technical assistance visits have increased for the colonia SHC Program due to environmental assessments and other related federal regulations.

Strategy Measure (B)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of colonia residents receiving assistance	7,650	8,666	113%	8,000

Explanation of Variance: The Department focuses on empowering the units of local government and nonprofit organizations to work with the colonia residents on a one-on-one basis through the colonia SHCs. Due to increased outreach efforts more colonia residents are utilizing the programs and activities of the colonia SHCs.

Strategy Measure (C)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of entities and/or individuals receiving informational resources	1,000	2,987	299%	1,000

Explanation of Variance: During the first quarter, the Department conducted a large mail out to promote the Texas Bootstrap Loan Program Reservation System NOFA. During the fourth quarter the Department distributed informational resources to units of local governments and nonprofit organizations in response to Hurricane Dolly.

GOAL 3: TDHCA will improve living conditions for the poor and homeless and reduce the cost of home energy for very low-income Texans.

Strategy 3.1

Administer homeless and poverty-related funds through a network of community action agencies and other local organizations so that poverty-related services are available to very low-income persons throughout the state.

Strategy Measure (A)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of persons assisted through homeless and poverty related funds	512,244	539,436	105%	512,244

Explanation of Variance: This measure is impacted by the number of persons assisted through the CSBG and ESGP. Beginning in January 2006, the Department revised the reporting procedures for CSBG subrecipients. The revision allowed CSBG subrecipients to report to the Department all individuals assisted by all programs operated by the CSBG subrecipient. As a result of this change, CSBG subrecipients reported a higher number of persons assisted through homeless and poverty related funds. Additionally, funding for the ESGP was higher than anticipated when the measures were set.

Strategy Measure (B)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of persons assisted that achieve incomes above poverty level.	2,200	3,024	137%	2,200

Explanation of Variance: Each year CSBG subrecipients make improvements in the self-sufficiency case management programs they operate and this enables them to be able to transition a larger number of persons out of poverty. The Department expects that annually, CSBG subrecipients will assist more persons to transition out of poverty.

Strategy Measure (C)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of shelters assisted through the Emergency Shelter Grant Program	73	78	107%	73

Explanation of Variance: This measure represents the number of contracts issued under ESGP. At the time the measure was established, the Department anticipated funding fewer subrecipients than the number actually funded. It is difficult to determine how many contracts will be awarded. The number of contracts awarded varies by the amount of funds requested and awarded and the ranking of the applications based upon their score.

Strategy 3.2

Administer the state energy assistance programs by providing grants to local organizations for energy related improvements to dwellings occupied by very low-income persons and for assistance to very low-income households for heating and cooling expenses and energy related emergencies.

Strategy Measure (A)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of households assisted through CEAP	51,502	49,833	97%	51,502

Explanation of Variance: No explanation required.

Action Plan

Strategy Measure (B)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of dwelling units weatherized through WAP	3,004	4,000	133%	2,960

Explanation of Variance: Additional one-time funding for the program enabled the weatherization subrecipients to exceed their quarterly and annual targets for assistance.

GOAL 4: TDHCA will ensure compliance with the Texas Department of Housing and Community Affairs' federal and state program mandates.

Strategy 4.1

The Portfolio Management and Compliance Division will monitor and inspect for Federal and State housing program requirements.

Strategy Measure (A)	2008 Target	2008 Actual	% of Goal	2009 Target
Total number of monitoring reviews conducted	915	1,046	114%	965

Explanation of Variance: More onsite monitoring reviews were scheduled in this quarter than were anticipated.

Strategy Measure (B)	2008 Target	2008 Actual	% of Goal	2009 Target
Total number of units administered	242,766	240,135	99%	252,766

Explanation of Variance: No explanation needed.

Strategy 4.2

The Portfolio Management and Compliance Division will administer and monitor federal and state subrecipient contracts for programmatic and fiscal requirements.

Strategy Measure (A)	2008 Target	2008 Actual	% of Goal	2009 Target
Total number of monitoring reviews conducted	12,715	8,735	69%	12,765

Explanation of Variance: During this reporting period, there were fewer new contracts which would result in contract administration activity. Additionally, a significant number of contracts have been deobligated within the last three reporting periods which also resulted in decreased pipeline activity. The numbers reported reflect activity on contracts pending from the previous years. The Department has released the 2008 HOME Single Family NOFA during the 4th Quarter and anticipates an increase in the activities reported during the 1st Quarter of FY 2009.

Strategy Measure (B)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of contracts administered	430	259	60%	430

Explanation of Variance: During this reporting period, there were few new contracts which would result in these reviews. Additionally, a significant number of contracts have been deobligated which has also resulted in decreased reviews. The reviews reported reflect activity on contracts pending from the previous years. The Department released the 2008 HOME Single Family NOFA during the 4th Quarter and anticipates an increase in these reviews in the beginning of FY 2009.

GOAL 5: To protect the public by regulating the manufactured housing industry in accordance with state and federal laws.

Strategy 5.1

Provide titling and licensing services in a timely and efficient manner.

Strategy Measure (A)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of manufactured housing statements of ownership and location issued	90,000	62,384	69.32%	90,000

Explanation of Variance: The measure is under the projected total because there were fewer applications received and there was an increase in incomplete applications that cannot be processed until the required information is received by the Department. The increase in incomplete applications is due to many sellers being unaware of the new requirement in §1201.206(g) of the Standards Act that became effective on 01/01/2008, which requires a seller to file a statement from the tax assessor-collector that no taxes are due on used homes sold that are not in a retailer's inventory. To educate the public and tax offices, the Department posted notice of the requirement on the Department's website and mailed a notice letter in January 2008 to all tax assessor-collectors.

Strategy Measure (B)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of licenses issued	4,000	3,601	90.03	4,000

Explanation of Variance: Performance is under the targeted projection due to receiving fewer applications for new and renewed licenses.

Strategy 5.2

Conduct inspections of manufactured homes in a timely manner.

Strategy Measure (A)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of routine installation inspections conducted	6,000	3,632	61%	6,000

Explanation of Variance: Although the measure is below the targeted number, the Department is meeting the program's statutory requirement to inspect at least 25% of the installation inspections received. The actual year-to-date inspection rate is 26%.

Strategy Measure (B)	2008 Target	2008 Actual	% of Goal	2009 Target
Number of non-routine installation inspections conducted	2,200	2,294	104%	2,200

Explanation of Variance: No explanation required.

Strategy 5.3

To process consumer complaints, conduct investigations and take administrative actions to protect the general public and consumers.

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Number of complaints resolved	1,250	803	64%	1,250

Explanation of Variance: The Department has received fewer complaints than expected, resulting in fewer complaints resolved.

Action Plan

Goals Six through Eight are established in legislation as riders to TDHCA's appropriations, as found in the General Appropriations Act.

GOAL 6: TDHCA will target its housing finance programs resources for assistance to extremely low-income households.*

Strategy 6.1

The housing finance divisions shall adopt an annual goal to apply \$30,000,000 of the division's total housing funds toward housing assistance for individuals and families earning less than 30 percent of median family income.

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Amount of housing finance division funds applied towards housing assistance for individuals and families earning less than 30 percent of median family income.	\$30,000,000	\$48,611,358	162%	\$30,000,000

Note: For more information, see Rider 4 of TDHCA's Appropriations as found in HB 1 (General Appropriations Act), 79th Legislature, Regular Session.

GOAL 7: TDHCA will target its housing finance resources for assistance to very low-income households.*

Strategy 7.1

The housing finance divisions shall adopt an annual goal to apply no less than 20% of the division's total housing funds toward housing assistance for individuals and families earning between 31% and 60% of median family income.

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Percent of housing finance division funds applied towards housing assistance for individuals and families earning between 31% and 60% of median family income.	20%	56%	282%	20%

GOAL 8: TDHCA will provide contract for deed conversions for families who reside in a colonia and earn 60 percent or less of the applicable area median family income

Strategy 8.1

Help colonia residents become property owners by converting their contracts for deed into traditional mortgages.

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Amount of TDHCA funds applied towards contract for deed conversions for colonia families earning less than 60% of median family income.	\$2,000,000	\$528,769	26%	\$2,000,000

Explanation of Variance: Rider 6 of the Department's appropriations act requires that the Department \$2,000,000 a year towards completing 100 contract for deed conversions. The decline in the number of contract for deed requests has inhibited the ability of the Department to attain the target; however \$9.2 million in funds is currently available for this activity through 2009.

Note: For more information, see Rider 6 of TDHCA's Appropriations as found in HB 1 (General Appropriations Act), 80th Legislature, Regular Session.

The following TDHCA-designated goal addresses the housing needs of persons with special needs.

GOAL 9: TDHCA will work to address the housing needs and increase the availability of affordable and accessible housing for persons with special needs.

Strategy 9.1

Dedicate no less than 20% of the HOME project allocation for applicants that target persons with special needs.

Strategy Measure	2008 Target	2008 Actual	% of Goal	2009 Target
Percent of the HOME project allocation awarded to applicants that target persons with special needs.	20%	26%	130%	20%

Strategy 9.2:

Compile information and accurately assess the housing needs of and the housing resources available to persons with special needs.

Strategy Activities:

- Assist counties and local governments in assessing local needs for persons with special needs.
- Work with State and local providers to compile a statewide database of available affordable and accessible housing.
- Set up a referral service to provide this information at no cost to the consumer.
- Promote awareness of the database to providers and potential clients throughout the State through public hearings, the TDHCA web site as well as other provider web sites, TDHCA newsletter and local informational workshops.

Strategy 9.3:

Increase collaboration between organizations that provide services to special needs populations and organizations that provide housing.

Strategy Activities:

- Promote the coordination of housing resources available among State and federal agencies and consumer groups that serve the needs of special needs populations.
- Continue working with agencies, advocates and other interested parties in the development of programs that will address the needs of persons with special needs.
- Increase the awareness of potential funding sources for organizations to access, to serve special needs populations, through the use of TDHCA planning documents, web site and newsletter.

Strategy 9.4:

Discourage the segregation of persons with special needs from the general public.

Strategy Activities:

- Increase the awareness of the availability of conventional housing programs for persons with special needs.
- Support the development of housing options and programs, which enable persons with special needs to reside in noninstitutional settings.

Action Plan

SECTION 5: PUBLIC PARTICIPATION

TDHCA strives to include the public in policy, program and resource allocation decisions that concern the Department. This section outlines how the public is involved with the preparation of the plan and includes a summary of public comment.

- *Participation in TDHCA Programs:* Discusses efforts to ensure that individuals of low income and their community-based institutions participate in TDHCA programs
- *Citizen Participation in Program Planning:* Discusses affirmative efforts to ensure the involvement of individuals of low income and their community-based institutions in the allocation of funds and the planning process

PARTICIPATION IN TDHCA PROGRAMS

Texas is an economically, regionally and demographically diverse state. The Department recognizes this by establishing criteria to distribute funds based on the priorities established in TDHCA's governing statute. It is incumbent upon TDHCA to increase the public's awareness of available funding opportunities so that its funds will reach those in need across the state.

Below are the approaches taken by TDHCA to achieve this end:

- Throughout the year, the TDHCA staff reaches out to interested parties at informational workshops and conferences across the state to share information about TDHCA programs. Organizations interested in becoming affordable housing providers are actively encouraged to contact TDHCA for further technical assistance in accessing TDHCA programs.
- The Department's Division of Public Affairs is responsible for media releases, attends conferences and maintains conference information booths on behalf of TDHCA, as well as coordinates media interviews and speaking events.
- The TDHCA *Program Guide* provides a comprehensive, statewide housing resource guide for both individuals and organizations across the state. The *Program Guide* provides a list of housing and housing-related programs operated by TDHCA, HUD and other federal and state agencies.
- The TDHCA website, through its provision of timely information to consumers, is one of TDHCA's most successful marketing tools and affordable housing resources.
- TDHCA also operates a listserv e-mail service, where subscribed individuals and entities can receive email updated on TDHCA information, announcements and trainings.
- TDHCA is involved with a wide variety of committees and workgroups, which serve as valuable resources to gather input from people working at the local level. These groups share information on affordable housing needs and available resources and help TDHCA to prioritize these needs.

Public Participation

Public Comment

CITIZEN PARTICIPATION IN PROGRAM PLANNING

The Department values and relies on community input to direct resources to meet its goals and objectives. In an effort to provide the public with an opportunity to more effectively give input on The Department's policies, rules, planning documents and programs, the Department has consolidated its public hearings. In addition to these annual public hearings, individual program sections hold various hearings and program workshops throughout the year. Furthermore, the TDHCA Board accepts extensive public comment on programmatic and related policy agenda items at monthly board meetings.

The Department ensures that all programs follow the citizen participation and public hearing requirements as outlined in the Texas Government Code. Hearing locations are accessible to all who choose to attend and are held at times accessible to both working and non-working persons. The Department maintains a voluntary membership e-mail list which it uses to notify all interested parties of public hearings and public comment periods. Additionally, pertinent information is posted as an announcement in the *Texas Register* and on TDHCA's website. Participation and comments are encouraged and can be submitted either at a public hearing or in writing via mail, fax, or email.

PREPARATION OF THE PLAN

Section 2306.0722 of the Texas Government Code mandates that the Department meet with various organizations concerning the prioritization and allocation of the Department's housing resources prior to preparation of the Plan. As this is a working document, there is no time at which the Plan is static. Throughout the year, research was performed to analyze housing needs across the state, focus meetings were held to discuss ways to prioritize funds to meet specific needs and public comment was received at program-level public hearings as well as at every Governing Board meeting.

The Department met with various organizations concerning the prioritization and allocation of the Department's resources and all forms of public input were taken into account in its preparation. Several program areas conducted workgroups and public hearings in order to receive input that impacted policy and shaped the direction of TDHCA programs.

Communication between TDHCA and numerous organizations results in a participatory approach towards defining strategies to meet the diverse affordable housing needs of Texans. In March 2006, TDHCA mailed out the 2006 Community Needs Survey to approximately 2,500 state representatives and senators, mayors, county judges, city managers, housing/planning departments, USDA local offices, public housing authorities, councils of governments, community action agencies and Housing Opportunities for Persons with AIDS (HOPWA) agencies to gather preliminary input on local perceptions of housing, community affairs and community development needs. TDHCA uses this input when preparing the Plan and in program planning and development.

PUBLIC HEARING

From October to December 2008, TDHCA worked on the draft version of the *2009 State of Texas Low Income Housing Plan and Annual Report*. The draft was submitted to the TDHCA Board of Directors for approval at the December 2008 Board meeting and was released for public comment in accordance with §2306.0732 and §2306.0661. The hearing notice was published in the *Texas Register*. During the comment period, the public was encouraged to submit input toward the Plan in writing via mail, fax, or e-mail.

PUBLIC COMMENT

No public comment was received during the public comment period.

SECTION 6: 2009-2010 COLONIA ACTION PLAN

POLICY GOALS

In 1996, in an effort to place more emphasis on addressing the needs of colonias, the TDHCA Office of Colonia Initiatives (OCI) was established to administer and coordinate efforts to enhance living conditions in colonias along the Texas-Mexico border region. OCI's fundamental goal is to improve the living conditions of colonia residents and to educate the public regarding the services that TDHCA has to offer.

The OCI Division was created to do the following:

- Expand housing opportunities to colonia and border residents living along the Texas-Mexico border.
- Increase knowledge and awareness of programs and services available through the Department.
- Implement initiatives that promote improving the quality of life of colonia residents and border communities.
- Empower and enhance organizations that serve the targeted colonia population.
- Provide consumer education to colonia and border residents.
- Develop cooperative working relationships between other state, federal and local organizations to leverage resources and exchange information.
- Promote comprehensive planning of communities along the Texas-Mexico border to meet current and future community needs.
- Solicit input from colonia residents on major funding decisions that will affect border communities.

OVERVIEW

The US-Mexico border region is dotted with hundreds of rural subdivisions called colonias, which are characterized by high levels of poverty and substandard living conditions. Several different definitions of colonias are used by various funding sources and agencies due to differing mandates. Generally, these definitions include the concepts that colonias are rural and lacking services such as public water and wastewater systems, paved streets, drainage and safe and sanitary housing. Colonias are mostly unincorporated communities located along the US-Mexico border in the states of California, Arizona, New Mexico and Texas, with the vast majority located in Texas.

While new colonias continue to develop, many have been in existence for over 50 years. A few colonia developments began as small communities of farm laborers employed by a single rancher or farmer while others originated as town sites established by land speculators as early as the 1900s. A majority of the colonias, however, emerged in the 1950s as developers discovered a large market of aspiring homebuyers who could not afford to purchase in cities or who did not have access to conventional financing mechanisms.

POPULATION AND POVERTY

Data updated in 2006 by the Texas Office of the Attorney General recorded 2,060 colonias in 30 counties within 150 miles of the Texas-Mexico border. However, approximately 1,700 of those colonias are concentrated in just seven counties directly abutting the international boundary. It should be noted that these figures represent only the documented colonias. There may be many small, rural colonias that have gone unidentified. Currently, Hidalgo County has the largest number of colonias, with 847 counted in

2006. The 13 counties running along the Texas-Mexico border have an average Hispanic or Latino population of 74.2 percent, as compared to the statewide average of 34.6 percent.

Between 2000 and 2005 many Texas border counties experienced rapid population growth. El Paso, Maverick, Webb, Zapata, Starr, Hidalgo and Cameron counties have shown an average increase in population of 12.3 percent, surpassing the state average increase of 9.6 percent. Simultaneously, a 5.4 percent average decrease in population has actually occurred in several counties that are adjacent to the border counties over the same time period. Counties experiencing large decreases include Hudspeth, Reeves, Pecos, Terrell, Edwards, Kinney, Duval, Jim Hogg and Brooks.³⁸

2003 U.S. Census data placed the median household income for Texas at \$39,967, while the median household income for the Texas-Mexico border counties averaged a much lower \$26,606. Zavala County, near the border, posted the lowest median household income at \$18,553. In the larger border-region cities El Paso, McAllen, Brownsville, Corpus Christi and Laredo, the average median values of owner-occupied housing units in 2000 was \$69,640. Laredo had the highest home values at \$77,900.²

The particular need for affordable housing in the border region can be largely attributed to the poverty level of the rapidly growing population. Counties along the Texas-Mexico border shoulder some of the highest poverty rates in the state. According to 2003 U.S. Census data, the poverty level in the state of Texas stood at 16.2 percent, while the average poverty level of counties along the Texas-Mexico border was 25.3 percent. Furthermore, the four counties with the greatest number of colonias (Hidalgo, El Paso, Starr, and Cameron), had an average poverty level of 31.5 percent, nearly double the state rate. Counties like Dimmit and Starr, at 32.7 percent and 36.2 percent respectively, were even higher.

HOUSING

According to a review completed by the Texas Comptroller's Office, most homebuilders would have a difficult time constructing houses for a sale price of less than \$60,000 to \$70,000. Houses in this price range would typically be affordable to workers earning \$12 to \$14 an hour (assuming a housing debt to income ratio of 33 percent with no additional debts). Some builders indicate that it is difficult to build lower-priced homes because many of the construction costs, including the cost of acquisition and site development, are fixed, regardless of the size of the home.³ Land acquisition and development can add \$10,000 to \$20,000 to the cost of a house. For a new subdivision, the acquisition cost may be only a few thousand dollars per lot. But the 1998 cost of infrastructure—such as streets, power and water—could be as much as \$15,000 per lot or higher in some areas.⁴

Owner-builder construction in colonias can face additional significant obstacles. First, federal rules, such as those that govern the HOME Program, prohibit the use of affordable housing funds to acquire land unless the affordable structure is to be built within a short, sometimes impractical time. Second, lenders are typically reluctant to lend funds for owner-builder construction because these borrowers may have little or no collateral. Third, owner-builders may not be sufficiently skilled and may end up building substandard housing without appropriate supervision or guidance. Some governmental housing programs limit the private housing market from serving border residents because they offer no profit incentive for housing professionals, builders, lenders and real estate agents to serve low-wage workers. Program administrators acknowledge profit as an ingredient in encouraging home construction.

¹ U.S. Census Bureau: State and County Quickfacts. <http://quickfacts.census.gov/qfd/states/48000.html> (Viewed July 27, 2006).

² U.S. Census Bureau: State and County Quickfacts. <http://quickfacts.census.gov/qfd/states/48000.html>. Viewed July 27, 2006.

³ Bordering the Future: Homes of Our Own. Windows on State Government. Texas Comptroller of Public Accounts. July 1998. Interview with Clark Wilson Homebuilders, November 20, 1997.

⁴ Bordering the Future: House Prices Reflect Production Costs. Window on State Government. Texas Comptroller of Public Accounts. July 1998. Interview with Clark Wilson Homebuilders, Nov. 20, 1997.

COLONIA NEEDS ASSESSMENT

The following table displays housing quality data from 14 of the 28 colonias served by the Department's Self-Help Center Program. This sample of data, reported by the participating counties as part of their colonia needs assessments, provides a representation of the acute need for housing-related assistance in these communities. Each county conducted its own needs assessment by different methods and not all counties reported specific data figures. As a result, the table below contains only the data that is available. For the purposes of this assessment, "substandard homes" refers to structures in need of repair or rehabilitation, while "dilapidated homes" refers to structures necessitating total replacement.

Housing Structural Quality by Colonia, Selected Border Counties

County	Colonia Name	Total Number of Homes	Number of Substandard Homes	Number of Dilapidated Homes
Hidalgo	Chula Vista Acres	34	15	5
Hidalgo	El Flaco Chiquito	105	37	13
Hidalgo	El Charro	143	81	15
Hidalgo	Schroeder	210	90	22
Hidalgo	Southside	59	24	30
Val Verde	Val Verde Park Estates	865	113	22
Val Verde	Cienegas Terrace	510	108	36
Val Verde	Villareal	12	3	0
Val Verde	Escondido Estates	33	0	0
Starr	Casita/Garciasville	28	3	7
Starr	Camargito	91	32	13
Starr	La Puerta 1 & 2	210	43	33
Starr	Refugio	54	16	5
Starr	West Alto Bonito	174	41	35
TOTAL		2528	606 24% of total	236 9.3% of total

PROGRAM PLAN

TDHCA, through its Office of Colonia Initiatives, administers various programs designed to improve the lives of colonia residents. This action plan outlines how various initiatives and programs will be implemented for 2008.

FY 2009 and 2010 Office of Colonia Initiatives Funding

Programs	Estimated Available Funding for FY 2009	Estimated Available Funding for FY 2009
Texas Bootstrap Loan Program	\$3,000,000	\$3,000,000
Colonia Self-Help Centers	\$1,800,000	\$1,800,000
Total	\$4,800,000	\$4,800,000

TEXAS BOOTSTRAP LOAN PROGRAM

The Texas Bootstrap Loan Program is a statewide loan program that funds certified non-profit organizations and enables owner-builders to purchase real estate and construct or renovate a home. In 2001 the 77th Legislature amended this program under Senate Bill 322 with a legislative directive requiring continuation of an Owner Builder Loan Program through 2010. TDHCA is required under Section 2306.753(d) of the Texas Government Code, to set aside two-thirds of the available funds for owner-builders whose property is located in a county that is eligible to receive financial assistance under

Subchapter K, Chapter 17, of the Water Code. A county is only eligible to receive financial assistance under Subchapter K, Chapter 17, Water Code, if: 1) the county contains an area that meets the criteria for an economically distressed area under Section 17.92(1), Water Code; and 2) the county has adopted and enforces the model rules under Section 16.343, Water Code. The remaining one-third will be available statewide.

The program promotes and enhances homeownership for low-income Texans by providing funds to purchase or refinance real property on which to build new residential housing, construct new residential housing or improve existing residential housing throughout Texas. Participating owner-builders must provide a minimum of 60 percent of the labor required to build or rehabilitate the home. Section 2306.753(a) of the Texas Government Code directs TDHCA to establish a priority in directing funds to Owner-Builders with an annual income of less than \$17,500. The maximum loan amount using TDHCA funds may not exceed \$30,000 per Owner-Builder. The total amount of loans made with TDHCA and any other source may not exceed a combined \$60,000 per household. The Department committed \$6.5 million in Fiscal Year 2008 to implement this initiative from the Housing Trust Fund. TDHCA will release another NOFA in the amount of \$3,000,000 for FY2009, the funding for which will be available starting December 1, 2008.

In an effort to increase the Department's ability to more promptly assist households and expend funds and to better disseminate Bootstrap funds across a broader network of providers, the OCI Division of TDHCA is utilizing a new reservation system concept similar to the TDHCA First Time Homebuyer Bond Program in order to distribute the new allocation of funding. This type of system will allow program funds to be expended more rapidly and efficiently. Under the reservation system, participating nonprofit organizations must be certified by TDHCA as a Nonprofit Owner-Builder Housing Program (NOHP) in accordance with Section 2306.755 of the Texas Government Code and must execute a Loan Origination Agreement with the Department in order to assure full compliance with program rules and guidelines. After being certified as an NOHP, the NOHP will then be able to submit individual loan applications to TDHCA on behalf of the owner-builder applicant on a first-come, first-served basis. A nonprofit will be allowed to have up to ten reservations at any given time. Funds may be reserved up to twelve months for each reservation; however, the nonprofits are required to meet specific performance benchmarks within that time period in order to retain the funding. The Department is actively working with Bootstrap recipients to garner feedback on the new system to ensure the ongoing success of the program.

COLONIA SELF-HELP CENTERS

In 1995, the 74th Legislature passed Senate Bill 1509 (Texas Government Code Subchapter Z §2306.581 - §2306.591), a legislative directive to establish colonia self-help centers (SHCs) in Cameron/Willacy, Hidalgo, Starr, Webb and El Paso counties. This program also allows the Department to establish a colonia SHC in any other county if the county is designated as an economically distressed area. Five colonias in each county are identified to receive concentrated attention from its respective SHC. Operation of the colonia SHCs is managed by a local nonprofit organization, local community action agency, or local housing authority that has demonstrated the capacity to operate a center.

These colonia SHCs provide concentrated on-site technical assistance to low and very low-income individuals and families in a variety of ways including housing, community development activities, infrastructure improvements, outreach and education. In addition, on-site technical assistance is provided to colonia residents. Key services to the designated colonias within each county receive technical assistance in the areas of housing rehabilitation; new construction; surveying and platting; construction skills training; tool library access for self-help construction; housing finance; credit and debt counseling; grant writing; infrastructure constructions and access; contract for deed conversions; and capital access for mortgages to improve the quality of life for colonia residents in ways that go beyond the provision of basic infrastructure. The three OCI border field offices provide technical assistance to the counties and SHCs.

The colonia SHC program serves 28 colonias in the five counties designated by statute and two additional counties of Maverick and Val Verde, which were added to the program at the discretion of the Department. Each county has approximately 10,000 colonia residents who qualify as beneficiaries of these services. The Department contracts with the counties, which in turn subcontract with nonprofit organizations to administer the colonia SHC program or specific activities. The counties oversee the implementation of contractual responsibilities and ensure accountability. Before selecting subcontractor organizations, County officials conduct a needs assessment to prioritize needed services within the colonias and publish a Request for Proposal (RFP) to provide these services.

The Department designates a geographic area to receive the services provided by the colonia SHCs based upon funding proposals submitted by the counties. In consultation with the Colonia Residents Advisory Committee (C-RAC) and the appropriate unit of local government, the Department designates up to five colonias in each service area to receive concentrated attention from the colonia SHCs. The C-RAC is a committee of colonia residents appointed by the TDHCA Governing Board which advises the Board regarding the needs of colonia residents and the types of programs and activities which should be undertaken by the colonia SHCs. Each county nominates two colonia residents to serve on the committee, one of whom must reside in a colonia being serviced by the county's SHC. The committee also includes a primary and secondary representative from each county. The Department's Board of Directors appointed the current members to the C-RAC on September 19, 2001. The C-RAC meets thirty days before a contract is scheduled to be considered for award by the Board in order for their concerns, if any, to be relayed to and evaluated by the Board.

Each SHC is allocated sufficient funds to provide services within the designated colonias and if applicable, can provide limited assistance outside the service area.

The operations of the colonia SHCs are funded by HUD through the Texas Community Development Block Grant Program 2.5 percent colonia set-aside, which is approximately \$1.8 million per year. The CDBG funds are transferred to the Department through a memorandum of understanding with the Office of Rural Community Affairs. CDBG funds can only be provided to eligible units of general local governments. Therefore, the Department must enter into a contract with each participating county government. The Department provides administrative and general oversight to ensure programmatic and contract compliance. In addition, colonia SHCs are encouraged to seek funding from other sources to help them achieve their goals and performance measures.

BORDER FIELD OFFICES

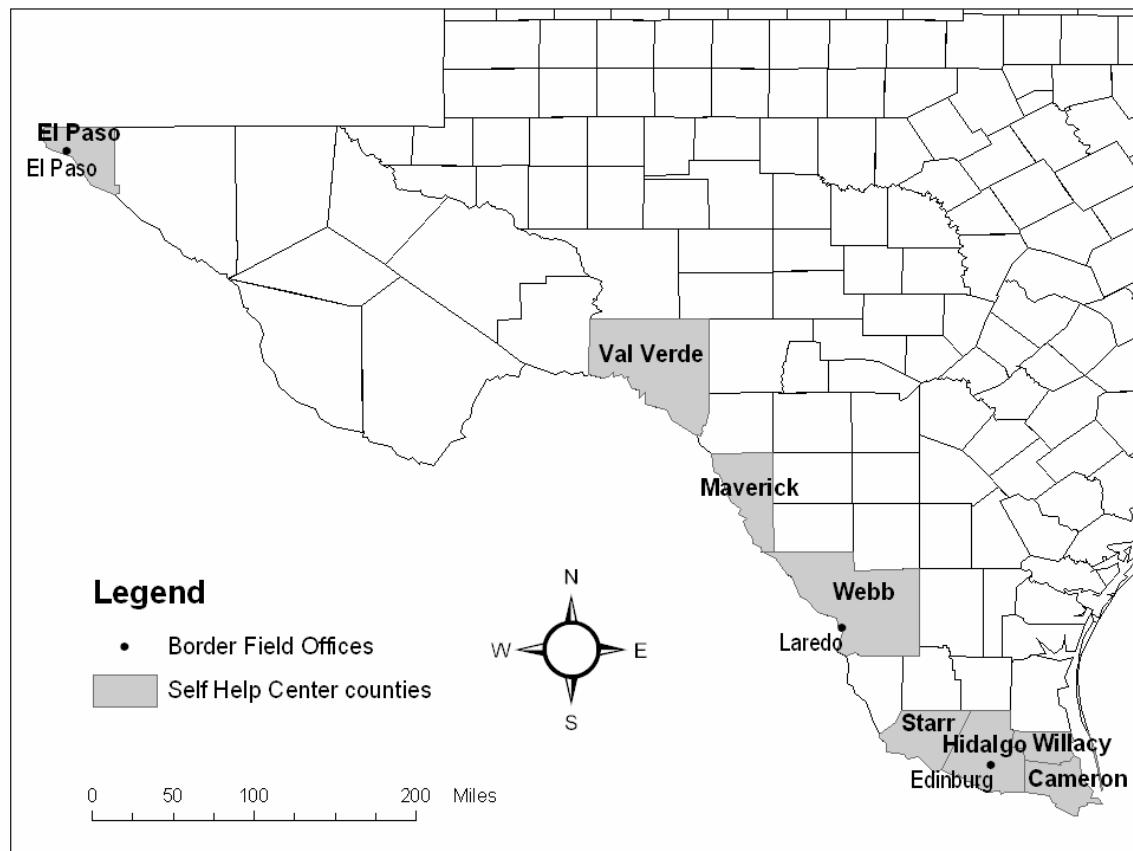
OCI manages three border field offices located in El Paso, Laredo and Edinburg. These border field offices administer, at the local level, various OCI programs and services and provide technical assistance to nonprofits, for profits, units of general local government, other community organizations and colonia residents along the Texas-Mexico border region. Current funding for the border field offices is partially funded from General Revenue, Bond Funds and CDBG programs. OCI will continue to maintain these three border field offices and will continue to act as a liaison between non-profit organizations and units of local government.

Occasionally, there is funding available to communities and organizations in the colonias to support local programs. Technical assistance is provided to help non-profit organizations locate funding and learn to write successful grant proposals. However, the most important aspect in seeking funding is the ability of the communities or organizations to manage the funding within its rules and program guidelines. Many communities and organizations struggle to deliver services to their colonia residents due to capacity and financial issues. Therefore, the Border Field Offices anticipate approximately 800 technical assistance visits for FY 2008 to nonprofit organizations and units of local government.

Colonia Action Plan

The Department recognizes the need for consumer education on topics such as filing homestead exemptions, knowing one's property rights under Contract for Deed and the challenges of homeownership. The Department will provide homebuyers under its Contract for Deed Conversion and Texas Bootstrap Loan Programs a form to file their homestead exemption at the time of closing on their homes. The Department will create an educational campaign regarding House Bill 1823, which was passed during the 79th Regular Legislative Session (2005) and allows residential contract for deed buyers to have their contacts converted from a deed to a deed in trust. The educational campaign will be directed to colonia residents along the Texas-Mexico Border Region. Education services are available through the colonia SHCs and OCI Border Field Offices.

Border Field Offices and Colonia Self Help Centers



SECTION 7: TEXAS STATE AFFORDABLE HOUSING CORPORATION ANNUAL ACTION PLAN

According to Section 2306.0721(g), the Texas State Affordable Housing Corporation (Corporation) Annual Action Plan must be included as part of the 2009 State Low Income Housing Plan (SLIHP).

OVERVIEW

This report is prepared in accordance with Texas Government Code, Section 2306.566, which requires the Texas State Affordable Housing Corporation (“Corporation”) to develop a plan to address the state’s housing needs and provide the plan to the Texas Department of Housing and Community Affairs (“TDHCA”) for incorporation into the resource allocation plans in the State Low Income Housing Plan (“SLIHP”). In accordance with Section 2306.0722(b), TDHCA will provide the needs assessment information compiled for the report and plan to the Corporation. Additionally, the Corporation’s plan must include specific proposals to help serve rural and other underserved areas of the state. In coordination with the Corporation, TDHCA will incorporate the specific results of the Corporation’s programs in TDHCA’s estimate and analysis of housing supply in each uniform state service region under Section 2306.0721(c)(9).

Sec. 2306.566 of the Texas Government Code reads:

COORDINATION REGARDING STATE LOW INCOME HOUSING PLAN.

The corporation shall review the needs assessment information provided to the corporation by the department under Section 2306.0722(b).

The corporation shall develop a plan to meet the state's most pressing housing needs identified in the needs assessment information and provide the plan to the department for incorporation into the state low income housing plan.

The corporation's plan must include specific proposals to help serve rural and other underserved areas of the state.

HISTORY OF THE CORPORATION

The Texas State Legislature created the Corporation as a self-sustaining non-profit entity to facilitate the provision of affordable housing for low-income Texans who do not have comparable housing options through conventional financial channels. Enabling legislation, as amended, may be found in the Texas Government Code, Chapter 2306, Subchapter Y, Sections 2306.551 et seq. All operations of the Corporation are conducted within the state of Texas. Corporate offices are located in Austin, Texas. A five-member board of directors appointed by the Governor with the advice and consent of the Senate oversees the business of the Corporation.

The Corporation issues mortgage revenue bonds and private activity bonds to finance the creation of affordable multifamily housing units and to finance the purchase of single family homes under three separate programs: (1) the Professional Educators Home Loan Program, (2) the Fire Fighter, Law Enforcement or Security Officer and Emergency Medical Services Personnel Home loan Program (more commonly referred to as the Homes for Texas Heroes Program) and (3) the Home Sweet Texas Loan Program. Since 2001, the Corporation has issued over \$304 million in single family and approximately \$540 million in multifamily mortgage revenue bonds. The Corporation has also served 2650 income eligible individuals and/or families through its single family first-time homebuyer programs. This affordable housing has been provided at no cost to the state and its taxpayers. The Corporation does not receive any state funding and is not subject to the legislative appropriations process.

The Corporation is organized, operated and administered in accordance with its enabling legislation as a 501(c)(3) nonprofit corporation in order to access additional sources of funding to accomplish its mission. The Corporation is an approved originating seller/servicer for single family loans with Fannie Mae, Freddie Mac, Ginnie Mae, U.S. Rural Development, FHA and VA. The Corporation has conduit sales agreements with Countrywide Home Loans, Inc. and Wells Fargo Funding and with the Community Development Trust, Inc., for multifamily mortgage loans. The Corporation is also an associate member borrower of the Federal Home Loan Bank of Dallas.

NEEDS ASSESSMENT REVIEW

According to an analysis of the Texas Department of Housing and Community Affairs' (TDHCA) Needs Assessment and other published studies on the subject, the following represent the most pressing housing needs in the state:

GENERAL HOUSING NEEDS

- By 2000, Texas had the second largest total population, 20.9 million, among the states in the United States. By 2010, the population is projected to be between 24.2 and 25.9 million and by 2040 between 35.0 and 50.6 million.³⁹
- As a result of the growing population, housing demands will change substantially in the coming years with both owner and renter housing growing at nearly equal rates.⁴⁰
- Affordable housing is in short supply for the extremely low, very low, low and moderate income brackets, which was caused primarily by the private sector's concentration of development, both single family and multifamily development, in larger metropolitan areas and targeting higher income individuals and families.⁴¹
- Many HUD-financed or HUD-subsidized properties, which represent a significant portion of the state's affordable housing portfolio, are at risk of becoming market rate properties.⁴²

SINGLE FAMILY HOUSING NEEDS

- Texas may add nearly 3.8 million more students over the next 40 years creating a high demand for educators.⁴³
- Population growth will mean increased public service demands and expanding markets for Texas.⁴⁴
- The Texas nursing education system is operating close to capacity and faces several impediments to producing more graduates—faculty shortages due to retirement, inadequate salaries and fewer faculty applicants.⁴⁵

³⁹ Texas Department of Housing and Community Affairs, Center for Housing Research, Planning and Communications, 2005 State of Texas Low Income Housing Plan and Annual Report (Austin, TX: Texas Department of Housing and Community Affairs, 2004).

⁴⁰ Texas A&M University, Center for Demographic and Socioeconomic Research and Education, *A Summary of the Texas Challenge in the Twenty-First Century: Implications of Population Change for the Future of Texas, 2002*.

⁴¹ Texas Department of Housing and Community Affairs, Center for Housing Research, Planning and Communications, 2005 State of Texas Low Income Housing Plan and Annual Report (Austin, TX: Texas Department of Housing and Community Affairs, 2004).

⁴² Ibid.

⁴³ Texas A&M University, Center for Demographic and Socioeconomic Research and Education, *A Summary of the Texas Challenge in the Twenty-First Century: Implications of Population Change for the Future of Texas, 2002*.

⁴⁴ Ibid

⁴⁵ Health and Nurses in Texas – The Future of Nursing: Data for Action (Vol. 3 No. 1. 2000. San Antonio, TX: The Center for Health Economics and Policy (CHEP), the University of Texas Health Science Center at San Antonio).

- Lack of funds for down payment and closing costs has created one of the greatest obstacles that prevents first-time homebuyers of low-to-moderate-income families, such as the teachers, police officers and firefighters, from achieving the American dream of owning a home.⁴⁶
- The Texas Education Code establishes a state minimum salary schedule that must be accommodated by all Texas schools for specific public education professionals. The state minimum salary for 2007-2008 ranges from \$27,320 per year for 0 years experience to \$44,270 per year for 20 or more years of experience.⁴⁷
- The base salary for Texas fire fighters differs across the State, but on average ranges from \$20,000 per year to \$60,000.⁴⁸
- The base salary for Texas police officers ranges across the State, but on average ranges from \$30,000 per year to \$62,000.⁴⁹
- The base salary for Texas correctional officers ranges from \$25,416 per year to \$33,936.⁵⁰
- The base salary for Texas juvenile correctional officers ranges from \$17,376 per year to \$54,765.⁵¹

MULTIFAMILY HOUSING NEEDS

- Renter households are, on average, a lower income group than owner households. More than 37 percent of renter households earn less than 50 percent of the Area Median Family Income, compared to only 16.3 percent of owner households. As a result, renter households are more likely to be in need of housing assistance.⁵²
- According to the results of the 2003 Community Needs Survey distributed by TDHCA to cities, counties, local housing departments, public housing authorities and the U.S. Department of Agriculture/Rural Development field offices, approximately 78 percent of respondents felt that there was a severe or significant affordable housing problem in their area and that new rental housing development and the renovation of existing multifamily housing are more important than rental payment assistance.⁵³
- The lack of affordable housing opportunities leads to severe and extreme housing cost burdens for lower-income groups; in particular, extremely low-income renter households.⁵⁴
- Overcrowding may indicate a general lack of affordable housing in a community and lower income renter households experience overcrowded conditions more frequently than higher income households.⁵⁵
- In the 2005-2009 State of Texas Consolidated Plan, it is estimated that 2 million people or 9.9% of the total population are 65 years of age and older. The Texas Department of Aging and Disability Services estimates that by year 2040, individuals age 60 and over will comprise 23 percent of the population in Texas. Though the majority of the elderly Texans live in urban areas, rural areas

⁴⁶ National Association of Home Builders, *News Details; March 24, 2004.*

⁴⁷ Texas Classroom Teachers Association: http://www.tcta.org/teacher_resources/salary_schedule.html.

⁴⁸ Salary.com

⁴⁹ Ibid.

⁵⁰ Texas Department of Criminal Justice Human Resources Division: <http://www.tdcj.state.tx.us/vacancy/coinfo/salarymay08.pdf>.

⁵¹ Texas Youth Commission: <http://austin.tyc.state.tx.us/cfinternet/jobopening/classifications.html>.

⁵² Texas Department of Housing and Community Affairs, Center for Housing Research, Planning and Communications, 2005 State of Texas Low Income Housing Plan and Annual Report (Austin, TX: Texas Department of Housing and Community Affairs, 2004).

⁵³ Ibid.

⁵⁴ Ibid.

⁵⁵ Ibid.

have a higher percentage of elderly relative to the local population. According to the 2000 Census, 13.1 percent of seniors age 65 and over in Texas live below the poverty level. Approximately 30% of all elderly households pay more than 30% of their income on housing with 14% paying more than 50% of their income on housing. Lower incomes combined with rising healthcare costs contribute to the burden of paying for housing.⁵⁶

- There is a shortage of affordable housing in the extremely low, very low, low and moderate income brackets. This is primarily caused by the private sector's concentration of development in larger metropolitan areas and targeting higher income individuals and families.⁵⁷ Cities with populations between 20,000 and 50,000 have a particularly hard time accessing funds. They cannot access USDA funding and are too small to effectively compete for other funding opportunities.⁵⁸
- According to the U.S. Census Related Comprehensive Housing Affordability Strategy (CHAS) Data, there are approximately 2,903,671 people living in rural areas of Texas. Of these, 574,843 people or 20% are living below the poverty level; 83,454 low-income households live with the cost burden of paying more than 30% of their income on housing expenses; 26,999 occupied units are "overcrowded"; and 5,211 units were found to have substandard conditions such as lack of piped water, utilities and waste facilities.⁵⁹
- Preservation of existing affordable and subsidized housing stock is an important element of providing safe, decent and affordable housing. The explosive population growth in the metropolitan areas as well as the lack of new construction during the late 80's and early 90's created a huge demand for housing at all income levels. Adding to this problem is the loss of units in the federally subsidized Section 8 portfolio, the USDA/Rural Development portfolio and the pools of tax credit units that have reached their 15 year affordability periods. The USDA/Rural Development portfolio contains smaller rural rental properties which, in many cases, represent the sole affordable housing stock in Texas' smallest towns.⁶⁰
- As of the most recent statistical information available, there were 2,676,060 renter occupied housing units in Texas. Eighty-four percent of these were constructed before 1990 with the highest production of rental housing (50.8%) built between 1970 and 1989. Therefore, the majority of rental housing stock in Texas is between 15-35 years old and may be in need of some type of moderate to substantial rehabilitation in order to preserve its functionality.⁶¹

HURRICANE-AFFECTED AREA HOUSING NEEDS

- Many Texas Gulf Coast residents were left with damaged or destroyed homes after Hurricane Rita came through the state. On Wednesday, December 21, 2005, the President signed into law, H.R. 4440, the "Gulf Opportunity Zone Act of 2005," to assist the Gulf Coast in its recovery from the past year's hurricane season. The Act defines three "GO Zones" for the areas hit by hurricanes Katrina, Rita and Wilma.
- According to the U.S. Census Bureau, the estimated population for the state of Texas in 2005 was 22,859,968. Of this figure, 5,416,433 live in the twenty-two designated targeted areas in the GO Zone. Areas designated as "targeted" include the following counties: Angelina, Brazoria, Chambers, Fort Bend, Galveston, Hardin, Harris, Jasper, Jefferson, Liberty, Montgomery,

⁵⁶ Texas Department of Community Affairs, 2005-2009 State of Texas Consolidated Plan (Austin, Texas, February 2005).

⁵⁷ Texas Department of Housing and Community Affairs, Strategic Plan for Fiscal Years 2005-2009.

⁵⁸ Texas Department of Housing and Community Affairs, Report on the 2004 Regional Advisory Committee Meetings on Affordable Housing and Community Services Issues, November 2004.

⁵⁹ 2000 U.S. CHAS Data, Texas Department of Housing and Community Affairs

⁶⁰ Texas Department of Community Affairs, 2005-2009 State of Texas Consolidated Plan (Austin, Texas, February 2005).

⁶¹ 2000 U.S. Census Data

Nacogdoches, Newton, Orange, Polk, Sabine, San Augustine, San Jacinto, Shelby, Trinity, Tyler and Walker.

The Corporation will address these pressing housing needs through the following single family, multifamily and grant programs for 2008. The following summary of Corporation programs gives the history and accomplishments of our programs to date and a plan for achieving greater success with these programs in 2008. A few of the programs mentioned are mandated by the state legislature, as noted and a few have been undertaken upon the Corporation's own initiative to fulfill housing needs for identified underserved areas of the state.

CORPORATION PROGRAM DESCRIPTIONS

SINGLE FAMILY MORTGAGE REVENUE PRIVATE ACTIVITY BOND PROGRAMS

The Corporation administers the Professional Educators, Homes for Texas Heroes, and Home Sweet Texas Loan Programs. These Programs are the Corporation's Single Family Mortgage Revenue Private Activity Bond Programs. The first two Programs were established by the Legislature in 2001 and 2003, respectively and allocate, approximately \$60 million of the State's Ceiling for Private Activity Bond Cap for the exclusive purpose of making single family mortgage loans to Texas Professional Educators (\$30 million) and Fire Fighters, EMS Personnel, Law Enforcement Officers Corrections Officers, and Public Security Officers (\$26 million who are first-time home buyers).

In 2006 the Corporation created the Home Sweet Texas Loan Program which is funded by applying for bond cap after the collapse of the set-asides for all state issuers of bonds. The Home Sweet Texas Loan Program is available statewide with no professional requirements to those at or below 80 percent of the AMFI.

The Programs are available statewide on a first come, first-served basis, to first-time homebuyers who wish to purchase a newly constructed or existing home. Borrowers must meet income and purchase price limits set by the Corporation, while meeting standard mortgage underwriting requirements demonstrating credit worthiness. The borrower must also occupy the purchased home as his or her primary residence.

Through each Program, eligible borrowers are able to apply for a 30 year fixed rate mortgage loan and receive down payment assistance in the form of a grant. The programs are accessible to eligible borrowers by directly contacting a trained, participating mortgage lender.

Since the inception of both the Professional Educator Home Loan Program in 2001 and the Fire Fighter and Law Enforcement or Security Officer Home Loan Program in 2003, the Corporation has only seen the demand for these programs increase. Over 2800 individuals and families have become homeowners through the assistance offered by the Corporation.

2009 IMPLEMENTATION PLAN

The Corporation's primary goal for 2008 will be to continue to develop a financing structure that minimizes the Programs' mortgage interest rate and offers the best possible down payment assistance grant to the borrowers. Down payment assistance is especially critical when the spread between conventional mortgage rates and tax-exempt mortgage rates have reached historical lows. The Corporation will also continue to advertise and to receive input about the Programs by attending home builder, real estate agent, lender and the various professional trade associations' conventions and trade shows in 2009.

In addition, the Corporation will continue to train and develop relationships with mortgage lenders and realtors who represent the Programs to the borrowers.

Given the demand for first-time homebuyer programs, other financing options available to the Corporation through its enabling legislation will be explored. If demand continues, the Corporation will continue to submit applications to the Texas Bond Review Board requesting additional volume cap during the collapse to serve new first-time homeowners.

INTERIM CONSTRUCTION AND LAND ACQUISITION PROGRAM

The Corporation's Interim Construction and Land Acquisition Loan Program supports our mission to serve the housing needs of low-, very low- and extremely low-income Texans who do not have comparable housing opportunities in rural and underserved communities. The program accomplishes this by providing short-term financing for site acquisition and interim construction to non-profit and for-profit developers to increase or preserve the stock of affordable single family homes in Texas.

The Corporation only considers proposals for a development that involves the sale of housing units to unrelated third party households. This includes developments involving, but not limited to, single-family or multi-unit residential structures, condominiums, limited equity co-operatives, subdivisions, infill construction, new construction and rehabilitation.

Funding for this program comes from investments made by public and private entities into the Corporation's single family loan pool. The Corporation may also commit its own funds to the program or borrow funds from public or private entities to finance loans. The availability of funds is dependant upon the Corporation's ability to find new investments and/or borrow funds at reasonable rates and terms. All loan commitments are conditioned upon the availability of funds.

2009 IMPLEMENTATION PLAN

The program will require new investments in order to continue operations; therefore the primary goal for the next year will be to raise at least \$1 million dollars in new funding. The Corporation has created a loan loss reserve pool that can act as insurance on the repayment of funds to investors. The Corporation lent \$750,000 to create 57 homes in the first year of program operations and intends to lend at least 70% of its available loan pool to qualified affordable housing developments annually. The Corporation has also created a marketing campaign for the program that includes the development of web-based materials, marketing brochures, presentation materials and clear document packages for borrowers. Staff will work with regional and statewide associations to promote the program at conferences and training events. The Corporation will track the number, cost and location of affordable housing units produced by the program to determine if the Corporation is fulfilling its mission to serve underserved populations and areas in Texas.

MULTIFAMILY PRIVATE ACTIVITY BOND PROGRAM

The Texas Legislature in 2003 allocated 10 percent of the multifamily private activity bond cap to the Corporation. The available amount for funding in 2008 was approximately \$45 million and a similar amount will be available for 2009. Nonprofit and for profit developers can use the program to finance the acquisition and rehabilitation or new construction of multifamily residential rental units across the state. Developers are encouraged to leverage the private activity bond funds by using Low Income Housing Tax Credits (LIHTC) available through TDHCA.

The Corporation's Private Activity Bond program statute requires the Corporation to target areas with the greatest housing need that have expressed local community support for affordable multifamily housing. The statute also requires the Corporation to solicit proposals from developers who would provide the specific housing development that would address the targeted housing need outlined in the request, whether for senior, rehabilitation, rural, supportive, migrant farm worker, or other specific housing need. Applications received in response to the request for proposals issued by the Corporation will be scored

and ranked using criteria that analyzes the Developer's qualifications, experience and willingness to provide the types of multifamily housing targeted by the Corporation. Tax-exempt private activity bond financing will be allocated to the highest-scoring proposal that meets the identified housing needs of the Request for Proposals, subject to available allocation.

The Corporation issued requests for proposals in 2008 to Developers for the provision of rural, senior, preservation of at-risk housing (rehabilitation) and supportive housing. The Corporation received two applications but did not issue bonds this year. Since 2003, the Corporation has awarded \$49,200,000 to create or preserve 1,258 units of affordable rental housing.

2009 IMPLEMENTATION PLAN

The targeted areas of housing for 2009 are Preservation of At-Risk Housing, Assisted Living, Supportive Housing, Hurricane Effected Areas and Rural Housing. These targeted areas are based on current research and information received throughout the last few years.

Most recently, the Corporation conducted an electronic survey with housing stakeholders and conducted an analysis of housing production by state and local bond issuers. The Corporation also reviewed regional market studies from the Texas A&M Real Estate Center. The 2009 RFP is an evergreen RFP that will stay outstanding until all volume cap set aside for this program is allocated.

MULTIFAMILY 501(c)(3) BOND PROGRAM

The Corporation's 501(c)(3) Multifamily Bond Program was created to finance the acquisition and rehabilitation, or new construction, of affordable multifamily housing units throughout the state of Texas. Unlike the Corporation's PAB program, 501(c)(3) financing does not use volume cap allocation and applications can be considered year-round. Also different from the PAB program is that 501(c)(3) financing may not be used in conjunction with low income housing tax credits. Only qualified nonprofit developers, designated under the internal revenue code as 501(c)(3) organizations, are eligible to apply for 501(c)(3) financing.

In addition to providing safe, decent and affordable rental housing to residents of the state of Texas, recipients of 501(c)(3) financing must adopt a dollar-for-dollar public benefit program, investing at least one dollar in rent reduction, capital improvement projects, or social, educational, or economic development services for every dollar of abated property tax revenue they receive.

The Corporation is currently updating its 501(c)(3) bond program policies.

2009 IMPLEMENTATION PLAN

The Corporation will monitor market conditions but does not anticipate issuing new bonds under the program in 2009. Non-profit developers may choose to apply under the Corporation's Multifamily Private Activity Bond Program to be eligible for bond financing in addition to 4 percent tax credit equity.

MULTIFAMILY DIRECT LENDING PROGRAM

The Multifamily Direct Lending Program supports the Corporation's mission to promote equal access to safe, decent and affordable housing with an emphasis on serving rural and underserved markets. The program provides long-term financing to non-profit and for-profit developers for the purpose of increasing and preserving the stock of affordable rental housing throughout the state of Texas.

The primary sources of funds available to this program are from investments made by public and private entities into the Corporation's multifamily loan pool. The Corporation may also commit its own funds to

the program, borrow funds from public or private entities to finance loans, or act as a conduit lender for public or private financial institutions. The availability of funds is dependant upon the Corporation's ability to find new investments, borrow funds at reasonable rates and terms, or identify secondary purchasers of loans.

The Corporation only considers proposals for developments involving the acquisition, construction and/or rehabilitation of affordable rental housing projects containing at least 10 housing units located within the state of Texas. Developments may be comprised of scattered-sites, senior apartments, affordable assisted living, limited-equity cooperatives, single-family rental units and other nontraditional multifamily rental housing.

This program helps to expand the flow of much-needed long-term capital to the community development industry by providing fixed rate mortgages that may not be efficiently priced by traditional secondary markets- whether because of their small size (\$5M and under), configuration (scattered site and urban rehabs), affordable aspects, or lack of rated credit enhancement.

The Corporation has provided over \$7 million in financing to over 1,800 units of affordable housing since the program's inception. To ensure the Corporation can continue to provide flexibility in its financing strategy, new policies for the program were approved in December 2007.

2009 IMPLEMENTATION PLAN

The Corporation has included the following goals in its 2007-2009 Business Plan for this Program. First, the Corporation intends to establish and update yearly lending policies that will guide our utilization and management of the program. Second, to expand our impact in the market, the Corporation will actively fund raise for new sources of investment and secondary market purchasers for the Corporation's loan portfolio. The Corporation has set a goal of raising \$2 million for the Corporation's Multifamily Direct Lending loan pool over the next two years.

ASSET OVERSIGHT AND COMPLIANCE

Asset oversight of properties is required by many bond issuers, including the Corporation and TDHCA, to monitor the financial and physical health of a property and to provide suggestions for improvement. Compliance monitoring ensures that the borrowers are providing the required number of affordable units to income eligible households and that quality resident services are being provided to all residents of the property. Periodic on-site inspections and resident file reviews of affordable units ensure that federal requirements relating to the tax-exempt status of the bonds are followed.

For those properties funded by the Corporation, the Corporation has developed a convenient way for property managers/owners to submit their compliance reports online. All properties started reporting online on or before February 2005. Since that time, properties have been reporting as required on a monthly and quarterly basis and serves to streamline paper and provide convenience to the properties.

The Corporation is currently providing asset oversight for 146 properties and compliance oversight for 40 properties⁶². In May of 2006 TDHCA contracted with the Corporation to provide asset oversight services for multifamily properties financed through their bond program. The number of asset oversight reviews conducted by the Corporation for the Texas Department of Housing and Community Affairs are as follows:

⁶² As of January 1, 2009

Year	Number of Site Visits	Number of Units
2006	73 site visits	16,956 units
2007	86 site visits	19,727 units
2008	99 site visits	22,279 units

2009 IMPLEMENTATION PLAN

The Corporation will continue to provide high quality asset oversight and compliance monitoring services to the properties in our current portfolio and intends to increase the effectiveness and efficiency of the program. First, the Corporation intends to develop and implement compliance software for better tracking purposes. The Corporation will also work to contract with other entities to expand our asset oversight and compliance monitoring portfolio of business. The Corporation will pursue new asset oversight and/or compliance business relationships with public agencies such as HUD, the Texas Department of Housing and Community Affairs, Housing Authorities, or partnering with private owners and property management companies.

GRANT PROGRAM

As a 501(c)(3) nonprofit entity, the Texas State Affordable Housing Corporation can actively pursue fundraising and grant opportunities. Since 2006, the Corporation has been making considerable strides to fundraise for new programs, such as the Texas Foundations Fund, the Interim Construction and Land Acquisition Program and the HomeWorks Loan Program. In addition, the Corporation actively fundraises for other Texas initiatives, such as the Texas Foreclosure Prevention Task Force and the Texas Statewide Homebuyer Education Program.

To date, the Corporation has received \$1.5 million in grants and donations.

2009 IMPLEMENTATION PLAN

The Corporation's mission of affordable housing matches many foundation and grant objectives and provides multiple opportunities for corporate sponsorship and cross-promoting. The Corporation will work to fundraise for grants and will pursue low-interest loans for the Texas Foundations Fund, the HomeWorks Loan Program, the Multifamily Direct Lending Program and the Interim Construction and Land Acquisition Program. In addition, the Corporation will solicit corporate partners in the home improvement, home appliance and large retail business sectors for down payment assistance for our Professional Educator, Fire Fighter, Police Officer, Security Officer and Nursing Faculty bond programs. We will request a grant for down payment assistance and coupons for participating borrowers, such as \$50 off a refrigerator, or a \$100 coupon to the home improvement store. The Corporation will also work with national computer manufacturers to contribute a computer to every teacher, firefighter, police officer, corrections officer, or nurse educator that closes a loan through our program and negotiate with telecommunications companies to contribute phone/internet service packages. These are just a few of the fundraising activities and initiatives that the Corporation will undertake in 2008.

HOMEWORKS PROGRAM

The Corporation created HomeWorks, an employer assisted housing program, in April of 2008. Employer assisted housing programs are aimed not only at providing an affordable financing product to potential homebuyers, but aid in recruiting new businesses to the State. Such programs can enhance

existing businesses by offering incentives not otherwise possible to employees they would like to recruit and retain.

This program is a partnership between the Corporation and participating employers and their employees. HomeWorks offers a 30-year fixed rate mortgage through the mortgage lender of the borrower's choice. The program offers up to \$4,000 in matching funds for downpayment and closing cost assistance courtesy of the Corporation and participating employers across Texas.

The Corporation and the employer match dollar for dollar, up to \$2,000 each, of an employee's contribution toward downpayment and closing costs. Matching assistance is provided to the employee in the form of a 3-year deferred forgivable second lien loan (*33.33% is forgiven each year*). If the employee leaves or is terminated by the employer, the remaining balance of the assistance is to be paid back to the Corporation and/or the employer.

Participating employers contribute a maximum amount to the program and offer it to employees on a first-come, first-served basis. The employee must be employed by a participating employer for at least 6 months, with a 3 year commitment to the employer. The employee must participate in a homebuyer education course approved by the Corporation prior to closing on the loan. The employee must meet income (80% AMFI or below) and purchase price limits set by the Corporation, while meeting standard mortgage underwriting requirements demonstrating credit worthiness. The employee must also occupy the purchased home as his or her primary residence.

2009 IMPLEMENTATION PLAN

The Corporation will continue to have discussions with interested employers across the State. The Corporation is committed to assisting borrowers bridge the gap to homeownership while strengthening the economic viability and stability of the State. The Corporation will also continue its funding raising efforts to secure additional funding for this program.

TEXAS FOUNDATIONS FUND

The Corporation created the Texas Foundations Fund (TFF) in early 2008 to improve the living standards of Texas residents of very low-income and extremely-low income, specifically those at 50 percent or below of the area median family income.

TFF provides grants of up to \$50,000 to nonprofit organizations and rural governmental entities (or their instrumentalities) for the construction, rehabilitation, and/or critical repair of single family homes for homeowners who are Texas residents of very low-income or extremely low-income, with a particular emphasis on serving very low-income disabled and rural Texans and the provision of additional supportive housing services for very low-income residents of multifamily apartment complexes.

The Corporation accepts eligible project proposals through a competitive process. A notice of funding availability is published on an annual basis when the Board of Directors determines that sufficient funds exist to award grants. Proposals are first considered by the Corporation's Advisory Council, whose members are appointed by the Corporation's Board of Directors, with final approval provided by the Board of Directors.

In October 2008, five \$50,000 grants were awarded to the following organizations: Affordable Homes of South Texas, Foundation Communities, Midland Habitat for Humanity, Brazos Valley Affordable Housing Corporation, and United Cerebral Palsy of Texas.

2009 IMPLEMENTATION PLAN

The Corporation awarded the first round of Texas Foundations Fund grant awards in October 2008 to five nonprofit organizations located throughout the state of Texas, whose projects range from the construction or critical repair of single family housing to the provision of supportive services for residents recovering from drug and alcohol abuse.

In total, we calculate the projects will assist more than 100 families and 500 individuals. An emergency second round of funding, which will support very low income residents affected by Hurricanes Ike and Dolly, will be disbursed in January 2009. The Corporation has funded the first two rounds of funding using revenue generated through its other programs. While our Board of Directors will determine how much revenue the Corporation will contribute to the third round of Texas Foundations Fund awards, we estimate that we will be able to fund at least two grant awards in the third round and will fundraise to make additional awards.

NEW PROGRAM INITIATIVES FOR 2009

MORTGAGE CREDIT CERTIFICATE PROGRAM

As a result of a decline in bond market conditions and limited investor demand for housing bonds, the Corporation is exploring alternative mechanisms to offer borrowers an affordable tool when purchasing a home. The Corporation is in the process of creating a Mortgage Credit Certificate (MCC) Program.

An MCC is a federal income tax credit designed to assist persons of low to moderate income to better afford individual ownership of housing. With an MCC, the qualified homebuyer is eligible to write off a portion of the annual interest paid on the mortgage as a special tax credit, not to exceed \$2,000, during each year that they occupy the home as their principal residence. The portion or amount of the tax credit is equal to the mortgage credit rate on the MCC multiplied by the annual interest paid. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings. Increased buyer income results in increased buyer capacity to qualify for the mortgage loan. The MCC has the potential of saving the MCC holder thousands of dollars over the life of the loan.

This MCC Program would be eligible to any borrower eligible under our Professional Educators, Homes for Texas Heroes, and Home Sweet Texas Loan Programs. The same requirements will be applicable for qualifying for an MCC as they are for qualifying for one of the Corporation's mortgage revenue private activity bond programs.

APPENDIX A

LEGISLATIVE REQUIREMENTS FOR THE STATE OF TEXAS LOW INCOME HOUSING PLAN AND ANNUAL REPORT

Sec. 2306.072. Annual Low Income Housing Report

- 1) Not later than March 18 of each year, the director shall prepare and submit to the board an annual report of the department's housing activities for the preceding year.
- 2) Not later than the 30th day after the date the board receives the report, the board shall submit the report to the governor, lieutenant governor, speaker of the house of representatives and members of any legislative oversight committee.
- 3) The report must include
 - a) a complete operating and financial statement of the department;
 - b) a comprehensive statement of the activities of the department during the preceding year to address the needs identified in the state low income housing plan prepared as required by Section 2306.0721, including:
 - i) a statistical and narrative analysis of the department's performance in addressing the housing needs of individuals and families of low and very low income;
 - ii) the ethnic and racial composition of families and individuals applying for and receiving assistance from each housing-related program operated by the department; and
 - iii) the department's progress in meeting the goals established in the previous housing plan;
 - c) an explanation of the efforts made by the Department to ensure the participation of persons of low income and their community-based institutions in department programs that affect them;
 - d) a statement of the evidence that the Department has made an affirmative effort to ensure the involvement of individuals of low income and their community-based institutions in the allocation of funds and the planning process;
 - e) a statistical analysis, delineated according to each ethnic and racial group served by the department, that indicates the progress made by the department in implementing the state low income housing plan in each of the uniform state service regions; and
 - f) an analysis, based on information provided by the fair housing sponsor reports required under Section 2306.0724 and other available data, of fair housing opportunities in each housing development that receives financial assistance from the department that includes the following information for each housing development that contains twenty or more living units:
 - i) the street address and municipality or county where the property is located;
 - ii) the telephone number of the property management or leasing agent;
 - iii) the total number of units reported by bedroom size;
 - iv) the total number of units, reported by bedroom size, designed for individuals who are physically challenged or who have special needs and the number of these individuals served annually as reported by each housing sponsor;
 - v) the rent for each type of rental unit, reported by bedroom size;
 - vi) the race or ethnic makeup of each project;
 - vii) the number of units occupied by individuals receiving government-supported housing assistance and the type of assistance received;
 - viii) the number of units occupied by individuals and families of extremely low income, very low income, low income, moderate income and other levels of income;
 - ix) a statement as to whether the department has been notified of a violation of the fair housing law that has been filed with the United States Department of Housing and Urban Development, the Commission on Human Rights, or the United State Department of Justice; and
 - x) a statement as to whether the development has any instances of material noncompliance with bond indentures or deed restrictions discovered through the normal monitoring activities and

Appendix A: Legislative Requirements

procedures that include meeting occupancy requirements or rent restrictions imposed by deed restrictions or financing agreements.

- g) a report on the geographic distribution of low income housing tax credits, the amount of unused low income housing tax credits and the amount of low income housing tax credits received from the federal pool of unused funds from other states.
- h) A statistical analysis, based on information provided by the fair housing sponsor reports required by Section 2306.0724 and other available data, of average rents reported by county.

Sec. 2306.0721. Low Income Housing Plan

- 1) Not later than March 18 of each year, the director shall prepare and submit to the board an integrated state low income housing plan for the next year.
- 2) Not later than the 30th day after the date the board receives the plan, the board shall submit the plan to the governor, lieutenant governor and the speaker of the house of representatives.
- 3) The plan must include:
 - a) an estimate and analysis of the housing needs of the following populations in each uniform state service region:
 - i) individuals and families of moderate, low-, very low- income and extremely low income;
 - ii) individuals with special needs; and
 - iii) homeless individuals;
 - b) a proposal to use all available housing resources to address the housing needs of the populations described by Subdivision (1) by establishing funding levels for all housing-related programs;
 - c) an estimate of the number of federally assisted housing units available for individuals and families of low and very low income and individuals with special needs in each uniform state service region;
 - d) a description of state programs that govern the use of all available housing resources;
 - e) a resource allocation plan that targets all available housing resources to individuals and families of low and very low income and individuals with special needs in each uniform state service region;
 - f) a description of the department's efforts to monitor and analyze the unused or underused federal resources of other state agencies for housing-related services and services for homeless individuals and the department's recommendations to endorse the full use by the state of all available federal resources for those services in each uniform state service region;
 - g) strategies to provide housing for individuals and families with special needs each uniform state service region;
 - h) a description of the department's efforts in each uniform state service region to encourage the construction of housing units that incorporate energy efficient construction and appliances;
 - i) an estimate and analysis of the housing supply in each uniform state service region;
 - j) an inventory of all publicly and, where possible, privately funded housing resources, including public housing authorities, housing finance corporations, community housing development organizations and community action agencies;
 - k) strategies for meeting rural housing needs;
 - l) a biennial action plan
 - i) addresses current policy goals for colonia programs, strategies to meet the policy goals and the projected outcomes with respect to policy goals; and
 - ii) includes information on the demand for contract-for-deed conversions, services from self-help centers, consumer education and other colonia resident services in counties some part of which is within 150 miles of the international border of this state;
 - m) a summary of public comments received at a hearing under this chapter or from another source that concern the demand for colonia resident services described by Subdivision (12); and

- n) any other housing-related information that the state is required to include in the one-year action plan of the consolidated plan submitted annually to the United States Department of Housing and Urban Development.
- 4) The priorities and policies in another plan adopted by the department must be consistent to the extent practical with the priorities and policies established in the state low income housing plan.
- 5) To the extent consistent with federal law, the preparation and publication of the state low income housing plan shall be consistent with the filing and publication deadlines required of the department for the consolidated plan; and
- 6) The director may subdivide the uniform state service regions as necessary for the purposes of the state low income housing plan.
- 7) The department shall include the plan developed by the Texas State Affordable Housing Corporation under Section 2306.566 in the department's resource allocation plan under Subsection (c)(5).

Sec. 2306.0722. Preparation of Plan and Report

- 1) Before preparing the annual low income housing report under Section 2306.072 and the state low income housing plan under Section 2306.0721, the department shall meet with regional planning commissions created under Chapter 391, Local Government Code, representatives of groups with an interest in low income housing, nonprofit housing organizations, managers, owners and developers of affordable housing, local government officials and residents of low income housing. The department shall obtain the comments and suggestions of the representatives, officials and residents about the prioritization and allocation of the department's resources in regard to housing.
- 2) In preparing the annual report under Section 2306.072 and the state low income housing plan under Section 2306.0721, the director shall:
 - a) coordinate local, state and federal housing resources, including tax exempt housing bond financing and low income housing tax credits;
 - b) set priorities for the available housing resources to help the neediest individuals;
 - c) evaluate the success of publicly supported housing programs;
 - d) survey and identify the unmet housing needs of persons the department is required to assist;
 - e) ensure that housing programs benefit a person regardless of the persons' race, ethnicity, sex, or national origin;
 - f) develop housing opportunities for individuals and families of low and very low income and individuals with special housing needs;
 - g) develop housing programs through an open, fair and public process;
 - h) set priorities for assistance in a manner that is appropriate and consistent with the housing needs of the populations described by Section 2306.0721(c)(1);
 - i) incorporate recommendations that are consistent with the consolidated plan submitted annually by the state to the United States Department of Housing and Urban Development;
 - j) identify the organizations and individuals consulted by the department in preparing the annual report and state low income housing plan and summarize and incorporate comments and suggestions provided under Subsection (a) as the board determines to be appropriate;
 - k) develop a plan to respond to changes in federal funding and programs for the provision of affordable housing;
 - l) use the following standardized categories to describe the income of program applicants and beneficiaries:
 - i) to 30 percent of area median income adjusted for family size;
 - ii) more than 30 to 60 percent of area median income adjusted for family size;
 - iii) more than 60 to 80 percent of area median income adjusted for family size;
 - iv) more than 80 to 115 percent of area median income adjusted for family size; or
 - v) more than 115 percent of area median income adjusted for family size; and

Appendix A: Legislative Requirements

- m) use the most recent census data combined with existing data from local housing and community service providers in the state, including public housing authorities, housing finance corporations, community housing development organizations and community action agencies.
- n) provide the needs assessment information compiled for the report and plan to the Texas State Affordable Housing Corporation.

Sec. 2306.0723. Public Participation Requirements

- 1) The Department shall consider the annual low income housing report to be a rule and in developing the report shall follow rulemaking procedures required by Chapter 2001.

Sec. 2306.0724. Fair Housing Sponsor Report

- 1) The department shall require the owner of each housing development that receives financial assistance from the department and that contains 20 or more living units to submit an annual fair housing sponsor report. The report must include the relevant information necessary for the analysis required by Section 2306.072(c)(6). In compiling the information for the report, the owner of each housing development shall use data current as of January 1 of the reporting year.
- 2) The department shall adopt rules regarding the procedure for filing the report.
- 3) The department shall maintain the reports in electronic and hard-copy formats readily available to the public at no cost.
- 4) A housing sponsor who fails to file a report in a timely manner is subject to the following sanctions, as determined by the department:
 - a) denial of a request for additional funding; or
 - b) an administrative penalty in an amount not to exceed \$1,000, assessed in the manner provided for an administrative penalty under Section 2306.6023.

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