

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
PROGRAMS COMMITTEE MEETING

8:50 a.m.
Wednesday,
December 12, 2001

Capitol Extension
Room E1.012
1400 Congress
Austin, Texas

COMMITTEE MEMBERS:

SHADRICK BOGANY, Chairman
NORBERTO SALINAS

STAFF PRESENT:

RUTH CEDILLO, Acting Executive Director

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P R O C E E D I N G S

1
2 MR. BOGANY: I will call to order the Programs
3 Committee meeting, Board of Texas Department of Housing
4 and Community Affairs for December 12, 2001, at 8:50.

5 We're going to have a roll call for
6 certification of quorum. Beth Anderson?

7 (No response.)

8 MR. BOGANY: Mayor Salinas?

9 MR. SALINAS: Here.

10 MR. BOGANY: Shad Bogany, here.

11 We have two members present and one member
12 absent. I certify that we do have a quorum, and we are
13 now going to open it up for public comment. If you have a
14 public comment, I would appreciate it if you come up to
15 the table, state your name, who you are and what group
16 you're with, so the court reporter can get this
17 information on tape. Thank you.

18 MR. HOOVER: My name is Dennis Hoover and I
19 represent the Rural Housing Association of Texas, which is
20 a group of multifamily borrowers that use the old Farmer's
21 HOME Program, now Rural Development.

22 And I want to comment on the consolidated plan.

23 In years past, some of the members of the organization
24 have been able to use the HOME Program for some rehab

1 funds. There's a bunch of older rural development
2 properties that are in the neighborhood of 20 years old,
3 some of them older. That is a lot of mom-and-pop
4 operations across the state and in rural areas that have
5 done these things back in the early 80s, that they've gone
6 away. Some of them are no longer in the program. They've
7 gotten old for whatever reason, and they need somebody to
8 come along and to pick the things up.

9 It's a preservation issue, and Ruth knows about
10 it well, because we make a lot of noise about it. But
11 there's a lot of properties out there that serve the
12 lowest of the low, and they're in rural areas, and it is a
13 preservation issue. And most of them need more money than
14 just tax credits can provide. And addressing those issues
15 with a little bit of HOME money or housing trust fund, or
16 some other source of rehab funds, is a pressing
17 preservation issue.

18 And in the past, we've been able to use some
19 HOME funds, and that has been restricted to use by
20 nonprofits and CHDOs this year, which is fine. You know,
21 I'm working with about three CHDOs right now, trying to do
22 these rehab deals. But I won't get it done this year.

23 The group of borrowers out there -- owners --
24 and it generally is the owner, builder, manager, because

1 just the nature of the program, that's who started in it
2 20 years ago. Most of us are all for-profit, and we would
3 like to build capacity for CHDOs, and most of the guys
4 that are still in the program, like myself, are out there
5 trying to do that. But it's just that the capacity right
6 now -- the guys who have been in the program and are left
7 in it that are -- have stuck with it -- are for-profit.
8 And we're the guys that have the capacity and are still
9 interested in the program.

10 And it's properties that are worth saving, like
11 I say. They serve 30 percent and below, most of them,
12 and -- income, I'm talking about. Income and rents. But
13 we need bits and pieces of rehab money. Most of these are
14 30-unit properties, some of them 40, some of them larger,
15 some of them smaller. And in the future, some sort of
16 low-interest loan money in the amount of five or \$6
17 million at least, I think, are going to be needed to
18 address this problem.

19 Because we do have a group of, say, ten
20 developers that are still active in the program and would
21 pick up some of these properties from some of these little
22 mom and pop -- or developers, owners, managers, that have,
23 for whatever reason, have gone away, and their properties
24 are just there in limbo. And most of them are occupied,

1 but they need a new owner and new management and a shot in
2 the arm and some rehab money.

3 And the HOME money that was there in the past
4 is not there anymore. And there needs to be money there.

5 The guys -- we have a group of guys that can do it, have
6 been doing it. The guys that are left in it are
7 successful at it, are in it for the right reasons because
8 they've been doing it for 20 years. But they're being
9 prevented from participating in the program just for the
10 fact that they have -- by nature, they are and have always
11 been for-profits instead of nonprofits.

12 And that's all I have. I'll entertain
13 questions if anybody has got one.

14 MR. BOGANY: Well, my question is, so you're
15 asking us to provide more HOME money so these projects can
16 continue to be going on?

17 MR. HOOVER: HOME or housing trust fund or
18 whatever. It needs to be low-interest money. Sometimes
19 even it needs to be grant money, depending on where it's
20 at, and the particular situation.

21 MR. BOGANY: Okay. Mr. Salinas, you have a
22 comment?

23 MR. SALINAS: Who do you apply with? The state
24 office, or --

1 MR. HOOVER: We -- the way these deals work,
2 we'll apply for a transfer. If we identify a property,
3 we'll apply to Rural Development for a transfer. Rural
4 Development has typically a million-or-two dollars of
5 their own money that they will spend across the state for
6 rehab, and that's just a pitifully small amount compared
7 to the amount of properties. There's 800 properties out
8 there, and there's probably 100 of them that need to be
9 transferred this year. But 10 or 20 a year -- some of
10 them are going to go by the wayside.

11 But we apply for tax credits, and tax credits
12 by themselves are typically not going to provide enough
13 money to do, you know -- most of them are going to need
14 \$10,000-a-year rehab, at least. Not all of them, but the
15 older ones will need that much. Sometimes 15-. And tax
16 credits won't provide that much equity.

17 MR. BOGANY: Okay. Thank you.

18 MR. SALINAS? Do you know what he's talking
19 about? Because I'm completely lost.

20 MS. CEDILLO: Yes, sir.

21 MR. SALINAS: Okay. You do work with Farmer's
22 Home, or --

23 MR. HOOVER: I'm a private developer/owner/
24 manager.

1 MR. SALINAS: I mean you do -- have you done
2 programs with Farmers Home?

3 MR. HOOVER: Yes. For about 20 years.

4 MR. SALINAS: Which one is the Farmer's Home
5 projects in Austin? A get-together, or --

6 MS. CEDILLO: One of the things that we changed
7 this year on the HOME Program is that we don't have the
8 demonstration program set-aside, and that is the program
9 that they applied for and passed. However, there are
10 other set-asides that we have been advising them that they
11 might apply for. The CHDO set-aside might be a
12 possibility, and also, when funds become available through
13 other sources from the agency -- and you'll see some
14 recommendations later in the day that perhaps if the board
15 approves, maybe putting some funds -- publishing a notice
16 of financial assistance that might be targeted to
17 preservation, then -- and if it's specifically for rural
18 areas, that might be something that could be made
19 available.

20 MR. BOGANY: So we would have to bring it from
21 the Board's side.

22 MS. CEDILLO: Yes, sir.

23 MR. SALINAS: What would you consider rural?

24 MS. CEDILLO: Because if we put additional

1 dollars from another source --say, on the multifamily
2 side -- there may be some fees that could be made
3 available, so we would bring it to the Board to publish a
4 notice of financial assistance and then, you know, craft
5 the note to where it would target those rural areas.

6 MR. SALINAS: It would be small counties?

7 MS. CEDILLO: Yes, sir. Either strictly the
8 rural areas by the unincorporated areas and the --
9 depending on the source, also. You have to keep that in
10 mind as to where the funds are coming from, and whatever
11 restrictions those specific funds have -- that that's the
12 way we would have to craft it.

13 MR. SALINAS: Okay. I understand.

14 MR. HOOVER: And Rural Development has their
15 own definition of rural, also, that qualifies under
16 TDHCA's definition.

17 MS. CEDILLO: Is that 25-?

18 MR. HOOVER: It's generally towns under 10,000
19 and not in an MSA region.

20 MR. SALINAS: Would it be under 5,000, or does
21 it have to be under 10,000.

22 MR. HOOVER: Well, yes, it has to be under 10-.

23 But anything that was under 10- in the 1990 census will
24 be eligible until the 2000 census. But it's mainly towns

1 under 10,000 and not in a metropolitan area.

2 MR. SALINAS: Yes, that would work. We would
3 target those people. Where would you get the money from?

4 MS. CEDILLO: Currently there's a possibility
5 of approximately \$500,000 from the Multifamily Bond
6 Program, where we could use the fees. And that's from
7 fees that we could possibly use.

8 MR. SALINAS: You think you could probably do
9 that for about four or five years total, maybe \$500,000 a
10 year? I mean, if you get funded one year and you don't
11 get funded for the next one, there's a whole -- it has to
12 be a long-term commitment from these agencies.

13 MR. HOOVER: It does.

14 MR. SALINAS: Or the rural development
15 communities is if you go and do one, you might as well do
16 five or six years and commit this agency to do \$500,000
17 every year for five years.

18 MR. HOOVER: It probably needs to be more like
19 \$5 million or \$10 million, but --

20 MR. SALINAS: Yes, I know. She only has
21 \$500,000, I guess, if she can get that. But I don't know.

22 MS. CEDILLO: There may be other funds that are
23 available.

24 MR. SALINAS: There may be other funds? I'm

1 only in favor of helping rural communities, you know.
2 I've always been very supportive. But I don't know. You
3 might go back to those communities, there might be over
4 20,000 already.

5 MR. HOOVER: Well, if it's currently financed
6 by Rural Development, and they're going to keep -- they'll
7 keep the loan. That will qualify wherever it was built.
8 I mean, if it was a rural area 20 years ago, they're going
9 to keep their loan on it.

10 MR. SALINAS: Okay. That'll work.

11 MR. HOOVER: But most of them -- that doesn't
12 apply to most of them. Most of them are in truly rural
13 areas -- 90 percent of them, at least. Ninety-five,
14 probably.

15 MR. SALINAS: Would Zapata and all those areas
16 probably qualify? Zapata?

17 MR. HOOVER: Zapata.

18 MR. SALINAS: Hebronville?

19 MR. HOOVER: Uh-huh.

20 MR. SALINAS: Most communities in the rural.

21 MR. BOGANY: Mr. Hoover, thank you very much.

22 MR. HOOVER: Thank you.

23 MR. BOGANY: Is there any more public comment?

24 We have Mr. Gilson Westbrook who wants to speak on Agenda

1 Item number 2.

2 Mr. Westbrook, I really would like for you to
3 speak now, if you could. What I'd like to do, in trying
4 to do this committee, move it officially through, is get
5 the public comment up front, because we all take notes on
6 what you're saying, so we know what your thoughts are when
7 that item comes up.

8 MR. WESTBROOK: My name is Gilson Westbrook.
9 I'm with St. John Colony Neighborhood Association. And
10 basically I was just wanting to be available to answer any
11 questions on the staff-recommended project that's before
12 you today.

13 MR. BOGANY: Okay.

14 MR. WESTBROOK: And we appreciate working with
15 the staff over three years on this project, and we look
16 forward to continuing the relationship positive.

17 MR. SALINAS: Is that the --

18 MR. BOGANY: That's the CHDO Set-Aside Housing
19 Rural Development Recommendation for Awards at East Austin
20 Economic Development Corporation. You were saying John
21 Colony --

22 MR. WESTBROOK: St. John Colony. Correct.

23 MR. BOGANY: St. John Colony Neighborhood,
24 Region 7, Score 211, 36 Units, Award of \$340,000. So we

1 have a question and I will bring you back up.

2 MR. WESTBROOK: Okay. Thank you, sir.

3 MR. BOGANY: Thank you.

4 If there is no other further public comment, we
5 will close public comment and move right to the agenda
6 items.

7 I would like to -- should we certify the
8 minutes? Can I get approval for the minutes?

9 MR. SALINAS: I wasn't here the last time, so I
10 don't know if I can make the motion.

11 MR. BOGANY: We had the same issue last time.

12 MR. SALINAS: I don't care. I'll make the
13 motion. I'll move to approve the minutes.

14 MR. BOGANY: Can we do that?

15 MR. SALINAS: Well, the attorneys are not here,
16 so you can get away with it. Are they here?

17 MR. BOGANY: I don't think there's anything
18 wrong with it.

19 MS. CEDILLO: Betty? If we have a member who
20 was not at the meeting last time, can they approve the
21 minutes?

22 VOICE: Yes, you --

23 MR. BOGANY: I thought so.

24 MR. SALINAS: But I wasn't even at that, so

1 I -- okay, I move to approve the minutes.

2 MR. BOGANY: I second. All those in favor?

3 (A chorus of ayes.)

4 MR. BOGANY: The Program Committee will move
5 right into the Agenda Item 1. We've done the minutes, and
6 approval of the minutes, and we just did that. We'll go
7 to Item 2.

8 MS. CEDILLO: That's Presentation, Discussion
9 and Possible Approval of 2001 HOME Program CHDO Set-Aside
10 Rental Housing Development Recommendations for Award, and
11 Pam Morris is going to handle that.

12 MR. BOGANY: Okay.

13 MS. MORRIS: Good morning. I'm Pam Morris,
14 Director of Housing Finance Program. We gave you today
15 three recommendations that are ready to proceed from our
16 CHDO set-aside, our rental housing set-aside that we had
17 for the cycle this year.

18 We've got additional applicants that have some
19 clarification that we need to still go through in order to
20 obtain a recommendation. We'll continue to work with them
21 in the next 30 days to get any information that's missing
22 so that we can finish the underwriting analysis.

23 There were also some disqualified applicants
24 that had been requested to send their audit cert forms in,

1 as we had talked about back in October. Those have come
2 in and are being rescored -- you know, underwritten and
3 all that to get current on those that have passed that
4 test. So we'll come back to you with those as well, once
5 those are completed.

6 But the three today that we have -- and the
7 underwriting reports are included in your packet, if you
8 have any additional questions, and Tom is here as well
9 that can answer any questions on the underwriting.

10 The first one is Lockhart Senior Housing. The
11 applicant is East Austin Economic Development Corporation.

12 It's located in Lockhart where the project will be. It's
13 20 units. It's new construction. We're recommending an
14 award amount for \$999,890, 1 percent interest rate, 30-
15 year amortizing term with an additional 18-month
16 construction period for zero percent interest.

17 We will be in the first lien position and there
18 are no other funding sources with this development. And
19 we've outlined for you in the summary the income targets
20 and set-asides that will be put in their deed restriction.

21 The second one is St. John Colony Park that Mr.
22 Westbrook mentioned earlier. We -- the applicant is St.
23 John Colony Neighborhood Association and the project is
24 located in Dale in Caldwell County. The total number of

1 units in his project is 36; however, a portion of those
2 were lots only, and they will be leased lots for
3 manufactured housing. So when we put HOME funds into a
4 project, we can only put it into the lots that will
5 actually have affordable housing located on them.

6 So we've lowered the number of units to ten for
7 the funding, and those will all be restricted to 30
8 percent-and-below AMFI.

9 MR. BOGANY: So does he get the other
10 manufactured housing on these lots, you will up it as
11 we --

12 MS. MORRIS: Correct. Well, the ten lots is
13 what the funding will go into, and the funding amount
14 matches putting manufactured homes on there and covering
15 that cost. I believe Mr. Westbrook may be looking at
16 doing a lease-to-purchase for those, so it will be treated
17 as a rental project.

18 MR. BOGANY: Okay.

19 MS. MORRIS: But it's to help get any
20 development finished and to get the actual manufactured
21 homes purchased.

22 There are a number of conditions we've had to
23 put on this one. It was difficult when it went through
24 underwriting, but we were able to come up with the

1 information that I think that they can achieve and our
2 conditions that can be met prior to proceeding on this
3 one.

4 But it's the recommendation of 324,000 at zero
5 percent interest rate to 20 percent fully amortizing loan.

6 We're asking for priority lien position because he does
7 have other funding sources, but we want to make sure we
8 have the priority.

9 He will receive CHDO operating expense and,
10 like I said, there are conditions listed on the second
11 page that we will have to make sure are met to proceed
12 with the project costs.

13 The third project is Garden Terrace single-room
14 occupancy. This is an existing structure that's located
15 in Austin and it is going to be converted to single-room
16 occupancy type for homeless and for going through
17 transitional housing, as far as I understand it. Tom
18 could explain that better than I. We are recommending a
19 million-dollar award at a zero percent interest rate. We
20 are recommending a balloon with the opportunity to relook
21 at the cash flows of the project in five years.

22 The applicant had asked for a grant, but Home
23 on a multifamily project has not, in the past, granted the
24 funds. It has been done in either a cash flow-type

1 mortgage, where if the property has cash flow, you make
2 the payment. We are recommending the balloon because it
3 gives the project the opportunity to not have to make
4 payments during that time.

5 It's zero interest, so there's no accrual of
6 interest rate, but then we can relook at it and see if it
7 financially can pay any of the money back at that time, so
8 that's what we would like to build into the note as well.
9 And it has got some conditions as well that will need to
10 be met prior to the close.

11 MR. BOGANY: Can we get a motion from the
12 floor?

13 MR. SALINAS: Is this recommended by Ruth?
14 By you, Ruth?

15 MS. CEDILLO: Pardon me?

16 MR. SALINAS: Have you gone through this? You
17 recommend it?

18 MS. CEDILLO: Yes.

19 MR. SALINAS: I move that we go ahead and
20 award -- approve the recommendation.

21 MR. BOGANY: Second. All those in favor?

22 (A chorus of ayes.)

23 MR. BOGANY: Item 3, Presentation, Discussion
24 and Possible Approval of 2002 State of Texas Low Income

1 Housing Plan and Annual Report. Ruth?

2 MS. CEDILLO: Sarah Dale Anderson is going to
3 make the presentation of the State Low Income Housing
4 Plan.

5 MS. ANDERSON: Good morning. My name is Sarah
6 Anderson and I am the director of the Office of Strategic
7 Planning and the Housing Resource Center, the divisions
8 that are responsible for the planning documents for the
9 agency.

10 What you have before you, and what we'll be
11 discussing, is the main planning document for the agency.

12 It covers all the 20-plus programs. It outlines agency
13 policies, outlines how the programs intend to expend their
14 funds in the next year, and does an overview of how we
15 spent our funds in the previous year, in a nutshell.

16 We had actually a very long public comment
17 period for this document. We held five public hearings
18 prior to the development of the plan to ensure that people
19 had sufficient input. Then subsequently, once the draft
20 was developed, we had four additional hearings. The Board
21 held a hearing also in Austin. So, total, there were ten
22 hearings -- nine or ten hearings. Frankly, we received
23 very few comments. I choose to believe that's because we
24 had such inclusion at the beginning that it was built on

1 consensus.

2 I do have one note, and it had to do with the
3 goals and objectives related to the housing portion.
4 While our policies reflected that the agency believes in
5 integrated housing, inadvertently the word "integrated"
6 with the goals and objectives were affordable -- decent,
7 affordable -- we meant to include integrated, but it just
8 was left out of your copy. So just wanted you to know
9 that that's something that we want to include in the final
10 version.

11 And frankly, other than that, besides general
12 edits, fixing of typos and that sort of thing, there were
13 no substantial changes from the version that you viewed
14 from the draft.

15 MS. CEDILLO: And it's due --

16 MS. ANDERSON: This plan has to be submitted to
17 our Board before December 18, and then we have 30 days to
18 get it to the Legislature.

19 MR. BOGANY: Okay. Mayor Salinas, do you have
20 any questions?

21 MR. SALINAS: No.

22 MR. BOGANY: Okay. Can I get a motion?

23 MR. SALINAS: I move that we go ahead and get
24 the approval.

1 MR. BOGANY: Second. All those in favor?

2 (A chorus of ayes.)

3 MS. ANDERSON: I've actually got the next two
4 items.

5 MR. BOGANY: Okay. All right. Just continue
6 to sit there, then.

7 Presentation, Discussion and Possible Approval
8 of 2002 State of Texas Consolidated Plan -- One Year
9 Action Plan.

10 MS. ANDERSON: Okay. This is another one of
11 our planning documents. It's a little bit different in
12 that it covers four of the HUD formula grants. The four
13 programs are the Emergency Shelter Grants Program and the
14 HOME Program, which our department administers. Then you
15 have the Community Development Block Grant Program, which
16 is now administered out of the new agency ORCA. And then
17 you have Housing Opportunities for Persons with AIDS,
18 which is administered out of the Department of Health.

19 So really, I'm going to only focus on the
20 portions that our agency had --

21 MR. SALINAS: Which is the HOME Program.

22 MS. ANDERSON: Right, which is the HOME Program
23 and the Emergency Shelter Grants Program. This plan went
24 out concurrently with the Low Income Housing Plan, was

1 made available by public hearings before the drafting of
2 it. Four additional hearings subsequently -- similarly to
3 the Low Income Housing Plan, had very little comments
4 except for, as you heard this morning, Mr. Hoover did
5 attend one of the public hearings. But no real changes
6 except for the inclusion also in this one of the comment
7 related to integrated housing have been recommended.

8 And really, that's it except for the note that
9 ORCA -- the Office of Rural and Community Affairs -- has
10 approved their portion of the plan also. And this is due
11 to HUD on the 18th, and that's for your approval.

12 MR. BOGANY: My question, in regards to Mr.
13 Hoover's comments, what were your thoughts on those?

14 MS. ANDERSON: I understand his feelings about
15 preservation, and I think that the agency takes it very
16 seriously. The HOME Program has been called on to address
17 almost every legislative issue that's come through --
18 addressing zero to 30, addressing colonias, and frankly,
19 has been picked apart so much by the other programs and
20 has become much more a single family focused program.

21 We had three programs that did the same thing
22 with multifamily development. The agency felt it was
23 worthwhile to try and focus Home a little bit more on
24 single family. I think the Department is looking at other

1 ways to develop funding. I just think that the HOME
2 Program, at this point, is not the exact place to get it.

3 MR. BOGANY: Okay. And so we would take his
4 comments and probably work on maybe trying to come up with
5 some other areas.

6 MS. ANDERSON: Absolutely.

7 MR. BOGANY: Okay. Mr. Salinas, you have any
8 comment?

9 MR. SALINAS: No, just the HOME Program -- do
10 you think it's doing what it's supposed to?

11 MS. ANDERSON: Absolutely.

12 MS. CEDILLO: I would just like to point out
13 that for 2002, we expect to get \$41,324,000 and for the
14 Emergency Shelter Grant Program, \$4,687,000 for 2002.

15 MR. SALINAS: You want a motion on this?

16 MR. BOGANY: Yes, sir.

17 MR. SALINAS: I move that we go ahead and
18 approve the 2002 one-year pact.

19 MR. BOGANY: Second. All those in favor?

20 (A chorus of ayes.)

21 MR. BOGANY: Okay. We're going to go to your
22 next spot, and that's Presentation, Discussion and
23 Possible Approval of 2002 TDHCA Regional Allocation
24 Formula.

1 MS. ANDERSON: Okay. I'm just going to go
2 through a very brief history on this and explain some of
3 the changes that we've made.

4 This was originally brought about through the
5 '76 Legislative Session, and the intent was that the
6 agency more strategically fund its housing programs
7 geographically, and ensure that each region was getting
8 its fair share based on the identified needs in those
9 regions.

10 We went through almost two years of public
11 comments -- it was really a year and a half of public
12 comment on it -- and the formula that was developed for
13 last year took into account three factors.

14 The first one was severe cost burden, which
15 meant you made less than 50 percent of median income, yet
16 were paying 50 percent of your income on housing. And
17 that was 25 percent of the score.

18 Another 25 percent of the score had to do with
19 substandard housing or dilapidated housing stock. And the
20 50 percent of the score was based upon a region's poverty
21 level.

22 And we combined all of those and came up with a
23 regional allocation based on the eleven uniform state
24 service regions. So more or less what it said for the

1 three housing programs -- that's trust funds, the tax
2 credit program, and the HOME Program -- this is where how
3 much money, or the percentage of money you're going to get
4 of each of these programs.

5 I would note that there were two separate
6 formulas developed because the HOME Program doesn't fund
7 in the participating jurisdictions. Therefore, we felt
8 that in determining need, you don't include the
9 participating jurisdiction populations. So we had a home
10 formula, and then we had a housing trust fund and tax
11 credit formula, which was a statewide formula.

12 This last session there were a couple of
13 changes in our Sunset Legislation. And primarily what it
14 said was, in addition to the factors that the agency
15 developed that indicated need, that we should be taking
16 into account available funding. In other words, if a
17 region is getting a lot of money from other sources, we
18 should take that into account as we are allocating our
19 funds.

20 So the changes that we're proposing this year,
21 one, have to do with an adjustment factor based on
22 available funding. Two, we also added overcrowding census
23 information. Through public comment and such we felt that
24 that was an indication of need.

1 And we've also modified the weights given to
2 some of those need factors. And more or less the way that
3 it works is that we go through and we identify -- we do a
4 need component, and that would tell you the percentage of
5 need by region. And then we have a redistribution
6 adjustment factor, which looking at the single family bond
7 money, the multifamily bond money, the rural development
8 money, where some of our single family bonds have gone,
9 where some of our HOME funds have gone -- taking that into
10 account, have readjusted where some of the funding is
11 going, and what you have before you are the percentages
12 that we're recommending.

13 MR. SALINAS: I move that we go ahead and
14 approve the recommendations.

15 MR. BOGANY: Second. All those in favor?

16 (A chorus of ayes.)

17 MR. BOGANY: Thank you.

18 MS. ANDERSON: Thank you.

19 MR. BOGANY: Okay. Can I enter a motion to
20 adjourn?

21 MR. SALINAS: I'll move that we adjourn.

22 MR. BOGANY: Second. All those in favor?

23 (A chorus of ayes.)

24 (Whereupon, at 9:25 a.m., the meeting was

1 adjourned.)

C E R T I F I C A T E

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2
3 MEETING OF: Programs Committee

4 LOCATION: Austin, Texas

5 DATE: December 12, 2001

6 I do hereby certify that the foregoing pages, numbers
7 1 through 28, inclusive, are the true, accurate, and
8 complete transcript prepared from the verbal recording
9 made by electronic recording by Penny Bynum before the
10 Texas Department of Housing and Community Affairs.

(Transcriber) 12/27/01
(Date)

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