

## ***Public Input not Recommended***

Some public input was received during the roundtables and online forum which, when vetted, was not identified to be included in the recommendations. That public input is listed below, along with considerations.

### **1: INCREASE PARTNERSHIP WITH THE RENTAL MARKET**

#### **1d. Offer landlords/property managers assistance 24-hours a day**

Recommendations from the public included on-call case managers to be reached 24-hours a day for any issues that arise with a tenant who has barriers to housing.

*Considerations: The TICH Workgroup members do not know of any confirmed case of 24-hour a day case manager access. More research would be needed to determine if case managers could be made available on an on-call basis. To be able to offer this equitably to all Veterans at risk of being displaced from units, it would likely require creation of a state program or a full-time employee established as the point-of-contact.*

*If case managers are not available in certain areas, it could be possible that staff members of 2-1-1 Texas Information and Referral Service be trained to deal with emergency situations that arise between a tenant with housing barriers and a landlord.*

#### **1e. Property tax credit for landlords of Veterans**

Recommendations from the public included the idea that landlords receive a property tax credit for renting to Veterans. At this time, Veterans are eligible to receive a decrease in the amount of property tax owed if he/she owns a home. The suggestion was that a Veteran that rents instead of owning a home should be able to “transfer” part or all of the theoretical property tax discount they would be due to the owner of the rental unit.

*Considerations: The TICH brought up questions, such as “how long would the Veteran need to stay in the apartment for the landlord to get the credit?” It was discussed that the amount of oversight and complexity required to implement a program that would create a tax credit to landlords that rented to Veterans would very possibly outweigh what could be a relatively small incentive to landlords to rent to Veterans.*

*Property tax revenues are used not only by the state but also by cities or counties. The effect of this recommendation on property tax revenue for the state, cities and counties are unknown.*

*The overall impact of this incentive may be relatively small, depending on the amount of property taxes. Furthermore, the direct benefit is to the landlord/property owner, so this recommendation may have little impact directly on Veterans experiencing homelessness.*

*Programmatically, this recommendation may be relatively problematic to effectively administer. To fully consider this recommendation, an analysis would be needed to determine: 1) how eligibility for the*

*incentive would be determined including the strategy to be used for non-owners, 2) whether the use of such an incentive would be expected to have any measurable impact on homeless veterans (“as opposed to housed veterans”), 3) what type of agency would operate the program since it is a revenue and tax activity, not a grant based type of program like the programs operated by TDHCA or TVC, 4) how much the property tax credits would equal in terms of the tax revenue that would be channeled away from current uses, and 5) how the incentives would be documented and tracked. Because this recommendation could likely also affect city and/or school district revenues, a localized analysis may also be needed.*

1f. Weatherize apartment complexes with a certain percentage of Veteran residents.

Recommendations from the public included prioritizing the weatherization of apartment complexes with Veterans. If an apartment complex rented to 20%-30% of Veterans, the owners of the complexes would get priority for weatherization funds to weatherize the entire complex, within eligibility restrictions.

*Considerations: The recommendation is not a federally eligible use of weatherization funds. The Texas Department of Housing and Community Affairs (“TDHCA”) offers a Weatherization Assistance Program (“WAP”) for persons that meet the eligibility criteria. WAP can weatherize units for a specific household’s unit, but the household has to be the qualifying factor; properties do not qualify for assistance. The entire complex cannot be weatherized unless all units have households that meet the eligibility criteria. In the suggestion above, the tenant Veteran would derive no measurable benefit.*

*In addition, cities and counties may received WAP funds directly from the HHS or DOE, or have other sources of funding for weatherization. Prioritization of Veterans for weatherization assistance through local programs could help to provide weatherization services for the specific units of currently housed veterans. It should be noted that federal regulations would likely not enable this recommendation to be implemented.*

### **3: INCREASE HOUSING AND SERVICES RESOURCES**

3o. Deduct Child Support for Income Eligibility.

Recommendations received from the public included a suggested change in which income eligibility would be calculated after child support was deducted from the income for housing programs. For example, a person without custody of his/her child and who pays child support to the person with custody may not income qualify for a program when calculated initially; ; however after the child support was deducted from their income, the remaining income of the person without custody may allow them to to income qualify for the program. The recommendation from the public stated that if the non-custodial parent was able to more easily access housing programs, the parent may be able to better stay employed, have a location for their child to visit, and be better positioned to continue to pay child support.

*Considerations: The methodology for determining income qualification for federal programs is determined by the federal oversight agency; only state programs do not have such limitations. The Attorney General is the official child support enforcement agency for the State of Texas.*