

## 2010-2011 TACDC Policy Initiatives

- **Housing Trust Fund – Seek Continued Appropriations and a Source of Dedicated Funding**
  - Improve the administration and implementation of the Housing Trust Fund.
    - Improve allocation of funds toward new and effective program designs.
    - Improve targeting of funds toward areas (locations) of greatest need.
    - Improve efficiency and streamlining of the process for awardees.
    - Improve training for both grantees and staff around utilization and processes.
    - Improve the HTF rules process and eliminate the layering of unnecessary federal rules onto the HTF.
    - Allow ongoing input from past and present awardees to provide feedback on improving the program systems from contract creation to reimbursement systems to monitoring.  
Exempt HTF program areas allocated less than \$3 Million from Regional Allocation Formula
  - Analyze Potential funding sources and amounts for a dedicated stream of revenue for the housing trust fund.
    - Create a working group made up of elected officials, TDHCA staff and non-profit users to identify potential sources of revenue.
- **TDHCA Sunset -**
  - Improve TDHCA Program Administration and Implementation for all programs through positive and productive participation in the TDHCA Sunset process.
    - Create a working group made up of TACDC partners and members to craft meaningful and productive solutions to problems and issues facing the department in order to ensure:
      - Continued utilization of new and improved efficiencies (i.e. on-line contract system, Bootstrap registration system and desk monitoring).
      - More efficient and time-sensitive approval and closing systems (i.e. better acknowledgement of approved projects prior to start of construction).
      - More efficient utilization of legal staff in the creation and distribution of legal documents (i.e. on-line document prep. programs).
      - Better utilization of end program users in the continuous need to update and improve systems (i.e. creation of a HOME program system working group to make suggestions and improvements to the set-up through the funds reimbursement process).
      - More efficient and timely distribution of contracts.

Approve and endorse the following recommendations for changes to TDHCA through the Sunset process:

- Amend the RAF in 2306 to clarify that HTF programs with less than \$3 million are exempt from the Regional Allocation Formula.
  - Broadcast all meeting proceedings via webcast and make the archived webcasts immediately available to the public.
  - Separate the appeals process from the scheduled board meetings.
  - Create a program category for Texans earning between 0 and 110 percent of SSI.
  - Give the Manufactured Housing Division its own sunset clause and review.
  - Making TDHCA comply with all current legal requirements regarding board composition, which in this case includes filling the seventh board seat for a PHA resident.
  - The Department should consider lease-purchase transactions to be sales at the time of the contract execution.
- **Affordable Housing Property Tax Exemptions and Appraisals -**
    - Protect and Improve the Affordable Housing property tax exemption for both single and multifamily projects.
      - Clarify and improve the appraisal method for multifamily rental properties targeting properties serving lower income families for a higher tax exemption including SRO's, transitional housing for victims of domestic violence and housing for special needs clients. Tax exemptions and appraisals for more affordable housing should reduce the cost of housing for low-income residents, not simply lower the overhead of the property owner.
      - Maintain exemption for single family developments at 100 percent.
      - TACDC supports tax incentives which encourage energy efficiency for low-income housing.