



tacdc

Texas Association of Community Development Corporations



BUILD
COMMUNI-
TY

DEVELOP
CAPACITY

CREATE
OPPORTUNITY

TACDC IMPROVES THE LIVES OF LOW AND MODERATE INCOME TEXANS BY STRENGTHENING THE CAPACITY OF COMMUNITY DEVELOPMENT ORGANIZATIONS AS WELL AS GENERATING RESOURCES AND RELATIONSHIPS THAT ENHANCE AND SUSTAIN THE COMMUNITY DEVELOPMENT INDUSTRY IN

ABOUT TACDC

The Texas Association of Community Development Corporations (TACDC) is a statewide membership association that represents nonprofit community development organizations, lenders, municipalities, and other organizations interested in a community-based approach to development.

ADMINISTRATION

TACDC is governed by a member-elected, volunteer Board of Directors that represent CDCs and non-profit or government organizations that are deeply involved with community development. TACDC also has a Roundtable Board that includes representatives from national financial intermediaries, private lending institutions, and related industries. The TACDC Roundtable advises and suggests policy for the Board's consideration and supports TACDC's work with their financial and staff resources.

TACDC BOARD MEMBERS

Mike Nguyen - VN Teamwork
Fernando Godínez - MAUC
Tamara Foster - New Hope Housing
Joyce McDonald - Frameworks CDC
Paul Turney - Brazos Valley Affordable Housing Corp.
James Armstrong - Builders of Hope CDC
Benny Rodriguez - Houston Area Urban CDC
Vivian Ballou—Legacy CDC
Myra Martinez - Affordable Homes of South Texas
Mannaser Marshall—Houston Business Development, Inc.
Elizabeth Alonzo Villareal—NeighborWorks Laredo
Jacque Haas Woodring—Prospera
Charles Price—Development Corporation of Tarrant County
Bill Schlesinger—Project Vida
Stephanie Hamby—Galilee CDC

MEMBERS

TACDC has over 150 members throughout the state of Texas. Members include Community Development Corporations (CDCs), Community Housing Development Organizations (CHDOs), community based organizations, lenders, government agencies, and related nonprofit and for-profit entities committed to improving the lives of citizens across the state.

STAFF

MATT HULL
 EXECUTIVE DIRECTOR
matt@tacdc.org

ROBYN MURPHY
 OPERATIONS MANAGER
robyn@tacdc.org

MEMBER BENEFITS

- * TACDC Multi Employer **401(k)** Plan
- * Regional Networking Events
- * Customized Research for your Organization
- * Strategic Planning Facilitation
- * Complimentary Listing in Texas Community Development Directory
- * Statewide Trainings
- * Access to Industry Specific Research published by TACDC
- * Policy / Advocacy / Leadership
- * Discounted Registration to Texas Community and Economic Development Conference and the Texas Community Development Policy Summit
- * Discounted Training Registrations
- * Economic Impact Studies
- * Subscription to our E-Newsletter
- * Access to the Texas CDFI Network

LONE STAR CED INTERNSHIP PROGRAM

TACDC's Lone Star CED Internship Program provides college and graduate students the opportunity to gain professional experience in the CED field and be exposed to the issues Texas faces in affordable housing, economic development, and neighborhood revitalization.

This human capital initiative is intended to provide additional talent for the community development workforce with the goal of recruiting new people into the industry. TACDC places interns in CDCs throughout the state for 10 to 12 weeks and typically pays 50% of the intern's stipend. The internship program offers CDCs the ability to count on additional staff for the Fall, Spring, or Summer semesters, creates a pool of qualified candidates with experience in community development, and offers hands-on experiential training to potential future employees of CDCs.

Past host organizations include Alamo Area Mutual Housing Association (San Antonio), Brazos Valley Council of Governments (Bryan), Foundation Communities (Austin), Neighborhood Recovery CDC (Houston), Project Bravo (El Paso), Affordable Housing of South TX (McAllen), and City Wide CDC (Dallas). This program is sponsored by BBVA..

401(k) PROGRAM

The TACDC-sponsored 401(k) retirement program is open to any TACDC member organization. Given recent improvements, it is even easier for you to participate. Our Program gives your organization the opportunity to provide 401(k) benefits to your employees at a fraction of the cost of administering an independent plan. Our experienced financial advisor is available by phone or e-mail to help participants with their financial planning and investment decisions. Employers have the ability to make employee contributions via direct deposit, saving time and money. Lincoln Financial Group, our investment partner, offers a wide range of investments to suit all categories of retirement savers.

NETWORKING EVENTS

Annual Community Development Policy Summit

The Texas Community Development Policy Summit brings together legislators, lenders, policy makers, and industry leaders from state government, banking, and affordable housing, to share ideas on community development. For almost two decades TACDC has been organizing this respected forum to promote an earnest and wide-ranging discussion of public policy and its impact on community development activities like affordable housing, job creation, and quality of life. The ultimate goal of each Summit is to thoroughly review current issues in order to help identify public policies that will best support communities in need.

Annual Community Economic Development Conference

The Annual TACDC Community Economic Development Conference provides two days of trainings, breakout sessions, keynote speakers and networking opportunities to help attendees identify industry trends, build capacity and learn from other community development professionals in other areas of the state. Conference participants include nonprofit and for-profit developers from Texas, representatives from state agencies, consultants, bank representatives, and representatives of related national entities. The 2020 Conference will be held March 1-3rd in Corpus Christi.

STRATEGIC PLANNING FACILITATION

There is an old saying in community development that "Failing to Plan is Planning to Fail" and TACDC wants to help each CDC plan for success. To that end, TACDC will facilitate your organization's Strategic Planning Retreat.

Why does your organization need a Strategic Plan?

Simply, a strategic plan will help any organization develop its business model and community involvement so that the organization is more impactful. A strategic plan is the roadmap for how an organization will implement its business plan over the next 3-5 years.

TACDC can help your organization bring together board members, staff, and other stakeholders to think through and articulate what your organization looks like in the future. By engaging TACDC to assist with your strategic plan, you will be assured that the resulting plan will:

- ★ Reflect the values of your organization
- ★ Inspire change to take on new programs and new markets
- ★ Clearly define the criteria for achieving success
- ★ Assist everyone in daily decision making.

OUR MISSION IS YOUR SUCCESS

TACDC's Membership Program provides a platform through which our members can access services, information, and support to enable them to increase their organizational capacity

Has your organization ever considered the true economic impact it has on the local and regional economy? Have you ever thought about how many jobs your organization creates and supports every time you build a multi-family or single family development? How much earnings go back into the economy from the labor you hire? What is the total economic output for every dollars you invest in your community?

TACDC can now help you answer these questions so that you can make a more compelling case for support from your funders, help overcome NIMBYism for your new development, and help paint a more complete picture of your organization's impact in the economy.

RIMSII data purchased from the U.S. Bureau of Economic Analysis for a region you specify.

You can select an area as small as one county to highlight your work and impact on your local economy.

TACDC will estimate the impact of the regions' economy from the initial investment in your community and will produce a report that includes estimates of the following:

- Total economic output (multiplier effect) for the region
- Total economic output for highest sectors of the economy
- Total earnings created
- Total jobs created or sustained

POLICY AND ADVOCACY

The TACDC Advocacy Program develops sound policy and tangible solutions to the problems facing Texas communities. The program mirrors its Board of Directors, the Community Development Roundtable, and the association's membership who are community based and driven by a mission to improve the existing conditions in the neighborhoods in which they live.

Using a list of member driven Policy Priorities, the Advocacy Program brings TACDC concerns into the public arena by developing relationships with federal, state and local policy makers, building coalitions between other advocacy groups and grassroots organizations, working with local or regional CED associations, and advocating sound

management of the state's housing and economic development resources.

The Advocacy Program accomplishes its objectives by presenting accurate and timely information contained in reasonable policy platforms. These platforms are presented through an annual Community Development Conference, an annual Community Development Policy Summit, regional policy meetings, direct encouragement of sound public policy, and attending and participating in legislative meetings, agency hearings, and a variety of community development conferences. TACDC directly impacts public policy at the local, state and federal levels.

RESEARCH

TACDC's research program regularly produces reports on the status of the community economic development industry in Texas. By working with practitioners and experts in the field, TACDC develops research that reflects the advocacy and capacity building needs of its constituents.

The goal of the Research Program is to provide sound research, timely and accurate data, and cutting-edge information to policymakers, CDCs, and other constituents on community development issues. The resulting publications and white papers often address areas of capacity building, public policy, or CDC industry

development.

The research program informs and supports TACDC's work in policy, advocacy, training, capacity building, and membership services. By promoting sound research principles, accurate data collection, and producing quality reports, the program establishes CDC benchmarks and identifies need within the community development field. Additionally, TACDC research assists CDCs with information for grant writing and internal agency program practices. TACDC's most recent publications, including the 2012 Salary Survey Report, are available at www.tacdc.org/research.

ORGANIZATION INFORMATION

Organization Name: _____

Year Established: _____ Website: _____

Mailing Address: _____

City: _____ State: _____ ZipCode: _____

Physical Address (if different from mailing address): _____

City: _____ State: _____ ZipCode: _____

Phone Number: _____ Fax Number: _____

Main Organization Contact : _____ Email : _____

Contact Title: _____ Phone: _____

Website: _____

KEY STAFF & CONTACT INFORMATION

1. _____

2. _____

3. _____

SERVICE AREA / CITIES / COUNTIES

MISSION STATEMENT

SERVICES YOUR ORGANIZATION OFFERS (PLEASE CHECK ALL THAT APPLY)

HOUSING & COMMUNITY DEVELOPMENT

Single Family Housing Development

- Acquisition, Rehab, and Resale
- New Construction
- Rental Rehab
- Owner Occupied Rehab
- Other:

Multi Family Housing Development

- New Construction
- Rental Rehab
- Rental/Mortgage Management
- Other:

Special Needs Housing Development

- 202 (Senior)
- 236 (80% or Below)
- 811 (Very Low Income Adults With Disabilities)
- HOPWA
- Transitional
- Other:

- Commercial Real Estate Development
- Green Building Development
- Physical Improvement of Low Income Neighborhoods
- Self Help Housing Development
- Small Business / Micro-Enterprise Development

EDUCATION & COUNSELING

- Adult Education
- Community Development Consulting
- Credit and Budget Counseling
- Homebuyer Education/Counseling
- Foreclosure Counseling
- Technology Education
- Workforce Development/Job Training
- Youth Development Programs
- Other Services:

LENDING/FINANCING

- Business Lending
- Construction Lending
- Mortgage Lending
- Other Services:

SOCIAL SERVICES

- Child Care
- Crime Prevention
- Health and Wellness Services
- Transportation
- Other Services:

FIRST TIME HOME BUYER SERVICES

- Homebuyer Education
- Foreclosure Prevention
- Down Payment Assistance
- Mortgage Credit Certificates
- Other Services:

OTHER

- Advocacy
- Comprehensive Economic Development
- Contract Services For Other Organizations
- EIC Tax Services
- Infrastructure Improvement
- IDA (Individual Development Accounts)
- Land Trust
- Loss Mitigation
- Microenterprise Development
- Pro Bono Professional Services
- Other:

PROGRAMS YOUR ORGANIZATION UTILIZES (PLEASE CHECK ALL THAT APPLY)

FEDERAL PROGRAMS

HUD/FHA Programs

- Community Planning and Development Programs
- Single Family Housing Programs
- Multifamily Housing Programs
- Public Housing Programs
- Fair Housing and Equal Opportunity Programs

US DEPT OF VETRANS AFFAIRS PROGRAMS

- VA Supported Housing (HUD-VASH) Program
- The Grant and Per Diem (GPD) Program
- Compensated Work Therapy/Transitional Residence Program

US EDA PROGRAMS

USDA RURAL DEVELOPMENT PROGRAMS

Single Family Housing Loans and Grants

- 502 Rural Housing Guaranteed Loan
- 502 Rural Housing Direct Loan
- Mutual Self-Help Loans
- Self-Help Technical Assistance Grants

Multi-Family Family Housing Loans and Grants

- Multi Family Rural Rental Housing
- Multi Family Guaranteed Rental Housing
- Farm Labor Housing Loans and Grants
- Rental Assistance Program

Community Facilities Loans, Grants, and Programs

- Community Facilities direct and Guaranteed Loan Program
- Rural Community Development Initiative

OTHER PROGRAMS

OTHER

STATE PROGRAMS

TDHCA PROGRAMS

- American Recovery & Reinvestment Act of 2009 (Recovery Act)
- CDBG Disaster Recovery Program
- Colonia Self-Help Centers (SHC)
- HOME Investment Partnerships (HOME) Program
- Housing Tax Credit Program
- Housing Trust Fund Program
- Multifamily Mortgage Revenue Bond Program
- Statewide Housing Assistance Payments Program (Section 8)
- Texas "Bootstrap" Loan Program
- Texas First-Time Homebuyer Program
- Texas Mortgage Credit Program
- Texas Statewide Homebuyer Education Program
- Weatherization Assistance Program (WAP)

TSAHC PROGRAMS

- Multifamily Direct Lending Program
- Multifamily Bond Finance

TEXAS VETERANS COMMISION PROGRAMS

- Veterans Education Program
- Fund for Veterans' Assistance
- Homes For Heroes
- First Time Homebuyer Bonds

OTHER PROGRAMS

OTHER

Please complete the Membership Form and e-mail to **Robyn Murphy** at robyn@tacdc.org, or fax to TACDC at 512.916.0541. You will receive a welcome email from the Texas Community Development Directory confirming your registration. You may login and add any additional information, including photos, to your listing.

Contact Robyn with any questions at 512.916.0508.

401(k) Plan



The TACDC-sponsored 401(k) retirement program is open to any TACDC member organization. Now with our recent improvements, it is even easier and more affordable for you to participate.

We give your organization the opportunity to provide 401(k) benefits to your employees at a fraction of the cost of administering your own plan independently. Lincoln Financial Group, the investment company, offers a wide range of investments to suit all categories of retirement savers. Employers have the ability to make DIRECT DEPOSIT of employee contributions, saving you time and money. While ensuring accuracy, your funds will earn dividends more quickly.

An experienced financial advisor is available every day by phone or email to help participants with their financial planning and investment decisions.

For more information or to enroll, contact:

THE DUNLAP GROUP FINANCIAL SERVICES
Bill Thompson, QKA, CLU, CSA, MBA
www.dunlapgroup.tx.com
bthompson@dunlapgroup.tx.com



Have your own 401(k) Plan without being on your own. Extremely low overhead. Everything is done for you.

Let TACDC provide and maintain the plan documents, Summary Plan descriptions, and all the other necessary forms.

Let TACDC do all the government filings.

TACDC's Third Party Administrator (TPA) will do all the testing for you. All for one low annual fee of \$700.

Phone : (800) 426-6534 / (979) 846-4039

Fax: (979) 260-1043





ADVOCACY

TACDC's Advocacy Program centers on sound public policy and workable solutions to the problems facing Texas communities. In that sense, the program mirrors its Board of Directors, the Community Development Roundtable, and the association membership who are community-based and mission-driven to improve existing conditions in the neighborhoods in which they live.

Using a list of membership ranked-and-approved Policy Priorities, the Advocacy Program weaves TACDC concerns into the public arena by developing relationships with federal, state, and local policymakers; building coalitions between other advocacy, public-interest, and grassroots organizations; working with local or regional CED associations; advocating sound management of the state's housing and economic development agencies; developing and maintaining relationships with all news mediums; using TACDC initiated research to bolster policy claims, and initiating and participating in policy campaigns at federal and state levels.

The Advocacy Program accomplishes its duties by presenting accurate and timely information contained in reasonable policy platforms that are presented through an annual Community Development Conference; an annual Policy Summit; direct encouragement of sound public policy, and attending and participating in legislative meetings, agency hearings, and a variety of community development conferences.



To help accomplish its tasks at the National level, the Advocacy Program actively communicates with, monitors and participates in the actions of TACDC's nationally-affiliated advocacy groups such as NACEDA, NCRC and NLIHC, as well as monitoring the federal website Thomas and the Congressional Daily Record to keep abreast of events in Washington, DC. Additionally, TACDC takes part in NACEDA's annual Congressional Lobbying event where the Policy Priorities are presented directly to the Texas Congressional Delegation.

“encouragement of sound public policy”

At the State level, TACDC's Advocacy Program maintains excellent relationships with key members of the Texas Legislature and utilizes its general familiarity and knowledge of Legislative inner circles to expand the awareness of TACDC issues.

The Advocacy Program is constantly working towards fluidity and smoothness in an all-encompassing plan that utilizes all available technologies to present a seamless advocacy presentation of TACDC policy priorities through a variety of mediums to federal, state, and local entities.



BENEFITS

Communication and Networking

Our goal is to provide our members with useful resources to maximize the success and productivity of their organizations. TACDC creates an open forum between its members and other interested parties to communicate and network effectively for mutual benefit. Our programs include tools to support an organization's employees, initiatives, knowledge, and scope of success.

- You and your organization are eligible for TACDC's 401k Program
- You and your organization are eligible for TACDC's Catalyst Capacity Building trainings
- You will receive an invitation to all TACDC networking events and regional meetings
- You help dictate how TACDC will lobby the Legislature on issues affecting your organization
- You will be represented by TACDC in the Legislature during Legislative Session
- Your organization will be linked and listed on TACDC's Texas Directory of Community Development (www.texasdevelopmentdirectory.com)
- Opportunity to establish business relationships with other organizations in the industry
- Direct contact with the leaders in Community Development, Affordable Housing, and Economic Development in Texas and other states
- High profile and favorable reputation in the Community Development field

Discounts

Along with being advocates for the industry, TACDC members receive many discounts on all our TACDC activities and resources. TACDC also promotes its members with outside funding opportunities present themselves.

- TACDC Annual Membership
- Reduced Texas CED Conference Registration fee
- Reduced Policy Summit Registration fee
- Reduced Training Registration fees
- Opportunity to Participate in TACDC 401(k) Plan

TACDC improves the quality of life of low and moderate income Texans by strengthening the capacity of community development organizations.





RESEARCH

The TACDC Research and Publications Program, with vital support from the TACDC Community Development Roundtable, is committed to developing and implementing innovative research projects that accurately portray the needs and goals of the association. Indicating a new level of capacity for the association membership, the TACDC Research and Publications Program promotes sound Research principles and consistent publication of results in order to establish benchmarks of need and production of the association. Because of professional content and presentation, TACDC is relied upon by policymakers to precisely represent the viewpoint of low-income and minority communities across the state.

By initiating the TACDC Needs Analysis, the Research and Publications Program has formally outlined the steps that must be taken to help the best positioned practitioners of community development increase their production, bolster vital components of capacity, and build properly structured organizations capable of forming alliances with which to better serve their communities.

Through the implementation of a comprehensive survey designed to accurately portray production of affordable



housing commercial developments, business enterprise developments, as well as program utilization and funding sources, the Research and Publications Program establishes reliable standards that can be used to measure the effectiveness of specific programs as well as overall policy performance.

By identifying and summarizing relevant policy articles and reports from throughout the country and compiling them for Policy Summit participants, the Research and Publications Program provides a "one-stop shop" of background and research material used to backup the policy aims of TACDC.

Because of its excellent network of community development professionals, the Research and Publications Program conducts ongoing member surveys that can be organized, disseminated, tabulated and analyzed quickly to help steer debates while they are happening. Fast and coordinated response to opposing viewpoints is crucial to steering policy at the Texas Legislature, where decisions are made quickly after minimal debate.



ROUNDTABLE

TACDC is a trade association, created through the cooperative efforts of its members. A number of years ago, CDCs saw the need to band together to more effectively push for the interests of the communities they serve. They also sought to create a source of training, research, and services for practitioners in the community development field.

TACDC has over 130 members spanning the state and reflecting Texas' diversity and geography. Our membership is engaged in producing affordable housing and community economic development. TACDC promotes a supportive environment at the local, state and federal levels on behalf of those that create and preserve homes, jobs, small businesses and other community assets.

The TACDC Roundtable includes representatives of national intermediaries, financial institutions, and community development professionals. The Roundtable discusses and suggests policy for the Board's consideration and supports TACDC's work with their financial and staff resources. TACDC's goal is to provide our Roundtable members with valuable business and networking resources and information by creating a forum where TACDC's Board, its members, and outside parties can communicate effectively for mutual benefit.



Benefits of Roundtable Membership

- *Opportunity to establish business relationships with Community Development Corporations, related non-profits, for profit partners, and others in the industry including other Roundtable members such as banks, CDFIs, and professional firms.
- *Opportunity to gain valuable insight into Affordable Housing and Community Development across Texas
- *Opportunity to advise TACDC with regard to issues affecting our members in the legislature
- *Privileged access to partners of TACDC, including financial institutions, non-profit organizations, intermediary entities, and related governmental agencies.
- *Public recognition on the TACDC website, publications, and at all TACDC events.
- *Two complimentary TACDC conference registrations
- *Complimentary exhibit table at the TACDC Conference
- *Complimentary 1/2 page advertisement in conference program

STRATEGIC PLANNING & ECONOMIC IMPACT STUDIES

Strategic Planning

There is an old saying in community development that, "Failing to Plan is Planning to Fail" and TACDC wants to help each CDC plan for success. To that end, TACDC is now offering to facilitate your organization's Strategic Planning Retreat.

Why does your organization need a Strategic Plan? Simply, a strategic plan will help any organization develop its business model and community involvement so that the organization is more impactful. A strategic plan is the roadmap for how an organization will implement its business plan over the next 3-5 years.

TACDC can help your organizations bring together board members, staff, and other stakeholders to think through and articulate what your organizations looks like in the future. By engaging TACDC to assist with your strategic plan, you will be assured that the resulting plan will:

- Reflect the values of your organization
- Inspire change to take on new programs and new markets
- Clearly defines the criteria for achieving success
- Assist everyone in daily decision making.

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fail."

Economic Impact Study

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Have you ever considered how many jobs your organization creates and supports every time you build a multifamily or single family development? How much earnings go back into the economy from the labor you hire or the total economic output for every dollar you invest in your community?

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TACDC can conduct an economic impact analysis using RIMSII data purchased from the U.S. Bureau of Economic Analysis for a region you specify. You can select an area as small as one county to highlight your work and impact on your local economy.

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