



**2008 Fourth Annual
Texas Farmworker Housing Summit Report
September, 2008**

Acknowledgments

MET would like to acknowledge the following persons and organizations who contributed to the planning, facilitating, and the success of the 2008 Summit:

- **DOL NFJP for funding to conduct the Summit**
 - **Co-sponsor Housing Assistance Council**
- **Co-sponsor Housing Texas Low-Income Housing & Information Service;**
 - **Jeanette Duncan and People's Self Help Housing Corporation**
- **USDA Rural Development, State Office: Scooter Brockett, Gwen Mays, and Rose Gonzalez**
 - **USDA Rural Development, National Office: Tom Hannah, Sue Harris Green, Henry Searcy**
- **Texas Department of Housing & Community Affairs: Mike Gerber, Veronica Chapa, Robby Meyer, Naomi Trejo, Robb Stevenson, Bradlee Dansbee**
 - **All speakers and resource providers**
- **All those who work daily to improve housing options and lives of farmworkers**

This Report is dedicated to those who work in the fields to plant, nurture, and harvest our food.



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**2008 Fourth Annual
Texas Farmworker Housing Summit Report
September 8-9, 2008, Austin TX**

EXECUTIVE SUMMARY More than fifty stakeholders joined forces for the fourth Texas Farmworker Housing Summit in Austin Texas on September 8 and 9, 2008. The group convened at the Sheraton Austin Downtown. Speakers included Jeanette Duncan, from People's Self Help Housing Corporation (PSHHC) who presented one of the most cutting-edge developments for farmworkers and other low income populations in Paso Robles California. Jeanette stayed throughout the Summit and offered suggestions and ideas to Texas stakeholders based on her 30-years of experience in California.

Other resource providers spoke about significant funding options and potential ways to construe them to better serve farmworkers. From Texas Department of Housing and Community Affairs, participants heard from Veronica Chapa, Robbye Meyer, Naomi Trejo, Robb Stevenson, and Bradlee Dansbee. David Danenfelzer spoke of flexible resources available from Texas State Affordable Housing Corporation. Gwen Mays and Rose Gonzalez from the State Office of USDA Rural Development, explained Section 514/516 program resources, as well as the Multifamily Housing Preservation and Revitalization Demonstration Program, which are available for farmworker housing. The difficulty to find match fund sources, the intricacies of timing, and working through complex application processes were explored.

Clarifying issues, explaining national trends, and reacting to Texas issues from the National Office perspective, Sue Harris Green and Henry Searcy flew in from Washington DC to round out the resources panels. Managers of farmworker housing developments participated and gave first hand experience with current issues. Developers and potential developers considered the option of future developments.

Offering reflections from a myriad of perspectives were Jeff Crozier from the Rural Rental Housing Association of Texas, Donna Chatham from Association of Rural Communities in Texas, Russell Caney from Enterprise Community Partners, Ray Prewitt from Texas Vegetables Association and Texas Citrus Mutual, Karen Paup from Texas Low Income Housing & Information Service, Rebecca Mathis and Bob Forster from United Migrant Opportunity Service, Francisco Cerda, the Farmworker Advocate from the Texas Workforce Commission, Rodolfo Sanchez from Texas RioGrande Legal Aid, Levy Schroeder from the Association of Farmworker Opportunity Programs, and a cadre of field staff from Motivation Education & Training, Inc.'s Texas and Louisiana offices. Managers and developers included Hidalgo County Housing Authority, Jean Coburn of Rufino Contreras Affordable Housing Corporation, Albert Davalos from Tierra del Sol Housing Corporation, Herberto Falcon from the Housing Authority of the City of Del Rio, Tom Hatch, HHO Architects, Gabriela Sandoval and Gloria Roma from La Gloria Development Corporation.

Some of the conclusions offered by participants below are discussed in more detail in the body of the report:

1. Explore more seamless combinations of funding, including TDHCA and Rural Development funding. Better understand how to best layer financing. Solve the dilemma of “first funding” committed.
2. Explore obtaining HOME funds for farmworker housing and possibility of obtaining HOME grants, rather than loans.
3. Request a Housing Trust Fund demonstration program for development, preservation, and capacity building to serve farmworker housing.
4. Explore substitutes for RD Rental Assistance when unavailable. Request Texas RD to replicate California’s practice of share RA regionally.
5. Explore ways to boost flexibility using tax credits for farm labor housing.
6. Explore Texas State Affordable Housing Corporation (TSAHC) programs and its ability to create new programs to serve farmworkers
7. Encourage Texas entity to apply for the Rural Development Preservation Revolving Loan Funds
8. Encourage local rural economic development entities to use 4B revenues for affordable housing as an economic development activity.
9. Apply repair dollars available through TDHCA and TSAHC to farmworker housing.
10. Offer application workshop upon issuance of the RD Section 514/516 NOFA, together with TDHCA, TSAHC, and other potential leveraged resources.
11. Maintain an inventory of at-risk properties; develop Comprehensive Needs Analysis (CNA) for each facility, to determine future viability and best funding options.
12. Conduct regional needs assessment for farmworker housing (as was conducted in three counties by TDHCA in 2008).



2008 Fourth Annual Texas Farmworker Housing Summit Report

WELCOME & AGENDA REVIEW *Luis Esparza, MET Executive Director* welcomed Summit participants and thanked them for traveling to Austin to participate in the 4th Annual Farmworker Housing Summit. MET receives funding to conduct the Summits from the US Department of Labor's National Farmworker Jobs Program. He introduced *Kathy Tyler, MET's Housing Service Director* and coordinator for the Summit, who added thanks to co-sponsors, the national Housing Assistance Council and the statewide Texas Low Income Housing & Information Service and proceeded to talk about the Summit's propose and achievements through past summits.

The Summit's ongoing purpose is to improve farmworkers' options for decent and affordable housing. MET does this by bringing together stakeholders, believing if we put our heads together we will do a better job than we do separately. Some participants have access to resources. Others work daily with the farmworker population and understand their needs. Others work for affordable housing. Together, we believe we can do more. Next, MET uses the Summit to help form its agenda for work throughout the year and direct any technical assistance that MET can provide.



The first Texas Farmworker Housing Summit was held in November 2004. USDA National office representatives joined us, and the State office housing director worked with MET to plan to event, to understand the condition of USDA-financed farm labor housing in Texas, and to think through new ways of doing things. TDHCA also met with MET staff prior to the summit, and we started looking at how their programs served farmworkers. Our guest speaker, *Mario Villanueva from the Diocese of Yakima Housing Services*, showcased some farm

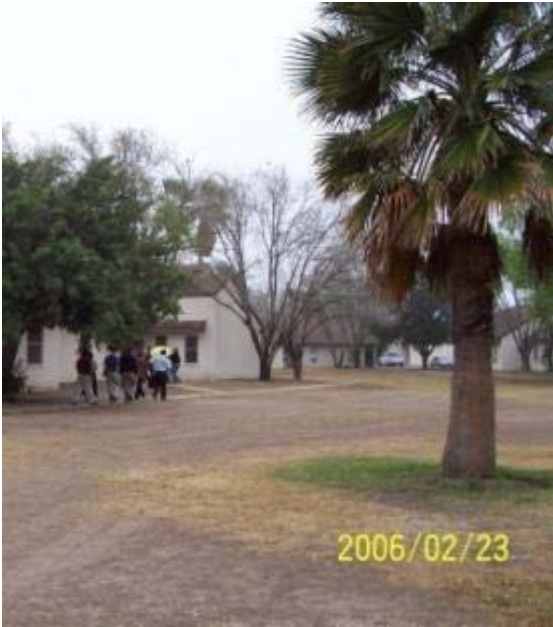
labor housing developments in Washington. Washington, with fewer farmworkers than Texas, was effectively dealing with the housing need of the state's year round and migrant farmworkers. Another significant result of the first summit was relationships that developed with *Martin Tune, a grower from Hale County* (northwest of Lubbock). Martin worked with us to try to get a multi-family facility built near his operations. The project is now a back burner for the sponsor organization, but MET continues to work with Azteca Housing in Dimmit Texas to see if we might move this project forward.

The next year, we convened regional meetings around the state, during the fall of 2005 and culminating in the spring of 2006. We met at the newest USDA-financed farm labor housing in *El Paso – Tio Cooper Apartments* – a beautiful facility,



probably the best in Texas, located in the affluent west side of El Paso, with nice views next to a popular mall. Farmworker families who met with us were pleased with their homes and with opportunities that having a secure home afforded them. Many of them had returned to school. Others read us their poetry.

The summit met in McAllen at **Memorial Apartments. Hidalgo County Housing Authority** (which has been represented at all of the summits) had just secured USDA funding for renovations and showed central air and heat and improvements that were to be made. Many of Memorial's residents have lived there for years, and you can see their pride by the upkeep of beautiful yards, flowers, and trees.



In El Cenizo, outside of Laredo, we were able to visit homes built by farmworker residents themselves, facilitated by **La Gloria Community Development Corporation**.

Finally we met in Plainview where the Mayor, USDA officials, and our now good friend grower, **Martin Tune** welcomed us.

At each of the four regional meetings, twenty to forty persons gathered. We collected a range of suggestions at each meeting, and we catalogued these in a report. Many of these comments are what form the basis for our agenda each year.

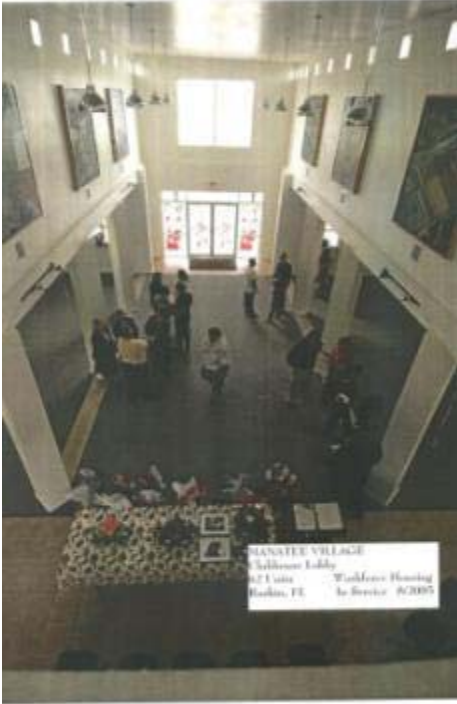
At the next Summit held November 2006, we posed specific questions about farmworker funding to TDHCA and Rural Development. Of TDHCA we asked if they would:

- set aside Housing Trust Fund or HOME dollars for farmworkers, specifically migrants
- reserve tenant based rental assistance for farmworkers
- financially match growers' investment in housing

At the conclusion of our discussion, we agreed to advocate for larger Housing Trust Fund (HTF) allocations since the allocation was too small to get a set aside. We are celebrating that accomplishment as of the last Legislative session. The legislature increased the allocation from \$6 million biannually to \$20 million. The afternoon discussion will include more about the Housing Trust Fund and how farmworkers might take better advantage of it.

We asked USDA to count us as a resource, to let us help out with challenges faced in the farm labor portfolio, and to create a farmworker housing planning process. With no response, followed by rapid staff turnover in state personnel, nothing has resulted, but we'll continue to urge the conversation.





In 2006 **Bruce Frazier, a member of the Texas Vegetable Association** and grower of onions near Carrizo Springs Texas, joined us. He explained the difficulty of attracting labor and his views that the difficulty is related to a lack of housing. The Carrizo Springs Housing Authority was also present, and started thinking about the possibility of creating farmworker housing in the region. We formed the “Homes for Harvesters” listserv to keep in touch with one another.

Our most recent summit was December 2007. We featured the work of **Rural Neighborhoods, Inc.** from Homestead Florida with presentations by **Steve Kirk**. In addition to model housing and an impressive number of units, Steve impressed us with the political work and collaborations with the Florida Vegetable Association and Florida’s governor that resulted in specific farmworker housing funding at state government. We began imagining how to put together those successes here in Texas.

We also had many conversations about the new difficulty of combining Low Income Housing Tax Credits with Section 514 loans, which was a new reality in Texas but was recently resolved. House Bill 3221 passed Congress in July and was signed by the President. It clarified that housing built for farmworker residents does not violate the Low Income Housing Tax Credits rule that it be available to general population regardless of income. Today we’re celebrating that success.

At the beginning of this fourth Summit, we have both accomplishments from the past and challenges ahead. A few of our challenges include:

- Every other state with a significant farmworker population – including those with smaller populations – has specific state programmatic funding for farmworker housing...Texas does not.
- Texas has some of the oldest farmworker housing that needs improving and updating.
- We’ve lost housing over the years – both housing provided by employers and housing provided by nonprofits or housing authorities.
- We’ve added farmworker housing over the years, but barely enough to keep up with units taken out of service.
- Many of our USDA farm labor housing facilities are operating out of compliance with USDA rules for a variety of reasons.
- Our farmworker population remains large – though agricultural predictions for the future are difficult to make; and meager earnings mean it is a challenge to present housing options that are both affordable and in good condition. Migrants need housing in both their homebase and migrant locations, which doubles the affordability challenge.

Challenges to consider in moving forward include:

- The Low Income Housing Tax Credit is a funding option that is no longer off the table.
- An increase in the Housing Trust Fund means additional funding with flexibility of use terms may be available for farmworker programs.

- Great replicas to copy – from Washington, Florida, California, and right here in Texas.
- A Need Analysis commissioned by TDHCA will likely document the need for farmworker housing in three rural counties in the Panhandle.
- Housing in San Elizario, a community outside of El Paso, has been awarded Section 514 funds.
- USDA’s Multi-family Preservation & Repair (MPR) Program is a funding source available to farmworker housing.
- We have entities interested in developing farmworker housing (National Farmworkers Service Center, Carrizo Springs Housing Authority, Azteca Housing & Economic Development Corporation, Tierra Del Sol, and Housing & Economic Rural Opportunities). We have resources, such as MET and UMOS to provide assistance to those wishing to develop farm worker housing.
- There’s an interest in improving farmworker housing and the 50+ persons attending the Summit attests to this!

Kathy welcomed **Jeanette Duncan** to tell participants about a very exciting case example developed by **People’s Self Help Housing Corporation**, commenting on her dedication, hard work, and incredible knowledge and creativity.

KEYNOTE PRESENTATION: MODEL FARMWORKER HOUSING - CANYON CREEK APTS

Jeanette Duncan has served as People’s Self Help Housing Corporation’s (PSHH) executive director since 1977 at its main office in San Luis Obispo California. PSHH has built over 1,000 owner-builder, single-family homes and developed in excess of 1,200 rental units for seniors, farmworkers, low-income families and the physically challenged in San Luis Obispo, Santa Barbara and Ventura counties. The central coastal of California, where row crops grow nine or ten months of the year and the weather is temperate, is where “everyone wants to live.” As a result, housing prices are high and people with lower incomes have a hard time living there.



One of PSHH board members is a child of a farmworker, and she pushed the board to do something for farmworkers, so PSHH took on its first USDA Section 514/516 development 13 years ago. Las Adobes de Maria was completed in 1995 and includes 65 units.

In addition to USDA Section 514/516 loan and grant, along with Rental Assistance (RA), PSHH received city funds, state farmworker housing grants, Community Development Block Grant (CDBG) funds, and private donations. The facility includes an after-school program. Jeanette had to

wrangle with the California state office of USDA to include better landscaping, but USDA now considers it a minimal standard for all developments.

Jeanette described PSHH’s next farmworker housing developments: La Brisa Marina Apartments, Riverview, Guadalupe, which combined USDA and other financing. Las Adobes de Maria II was the first farm labor housing facility in which PSHH used Low Income Housing Tax Credits, which in California must remain affordable for 55 years.

In 2004, PSHH began searching for a new model for farmworker housing development. USDA funding opportunities were declining and Section 514/516 funds were very competitive. PSHH investigated mixed funding opportunities. Their next development, Canyon Creek in Paso Robles, combined a multitude of financing sources and resulted in flexibility for tenant occupancy. It combined tax credits, Rural Development Section 514, and seven other funding sources.

As long as farmworkers still qualify to live in tax credit properties, they will not be required to move from their unit when they gain non-farmwork employment. The next available unit will need to be rented to a qualifying farmworker. That way, a minimum number of units will always be occupied by farmworkers (meeting Section 514 funding guidelines), but the facility provides flexibility for tenants.



The financing scheme Canyon Creek Apartments is summarized as follows:

CANYON CREEK APARTMENTS FINANCING SUMMARY

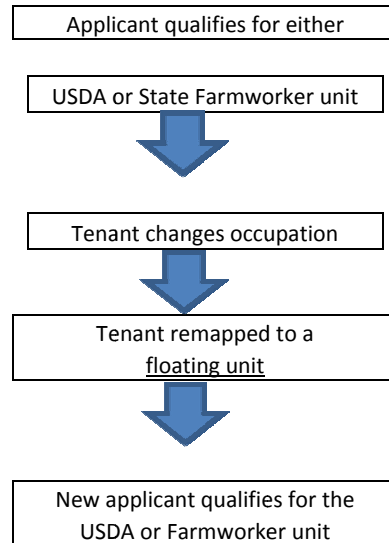
<u>Financing Source</u>	<u>Financing Type</u>	<u>Amount</u>
Washington Mutual Bank	Conventional permanent loan	\$ 1,600,000
Rural Community Assis Corp	multi-family loan, 1% interest	1,500,000
USDA Rural Development	514 farmworker lona, 3% deferred loan	400,000
State Farmworker Program	State Farmworker Housing Grant, 3% deferred loan	1,000,000
County of San Luis Obispo	HOME funds, 3% deferred loan	550,000
City of San Luis Obispo	Redevelopment Agency Funds	259,000
	Redevelopment Agency Funds, 3% deferred loan	300,000
Bank of the West/FHLB	Affordable Housing Program, grant	400,000
PSHHC	Deferred developer fee	1,000,000
Alliant Capital	9% tax credit equity	9,947,500
TOTAL		\$ 16,956,500

Jeanette described how PSHHC tracks or “maps” the units which “float” as tenants move within and without of multiple program eligibility rules. The slide she presented below categorizes occupancy guidelines and how the organization tracks and maps the units and tenants for compliance within multiple funding programs.

CANYON CREEK APARTMENTS Occupancy Guidelines

Adj Med Inc	Unit Type	Floating Units	Farmworker State	Set Asides USDA	Total
30%	2 bedroom	2	1	0	3
30%	3 bedroom	3	1	0	4
50%	2 bedroom	10	2	3	15
50%	3 bedroom	9	2	3	14
55%	2 bedroom	8	1	2	11
55%	3 bedroom	8	1	2	11
60%	2 bedroom	1	1	2	4
60%	3 bedroom	2	1	2	5
Manager		1			1
TOTALS		44	10	14	68

Occupancy Mapping





Canyon Creek Apartments include 68 multifamily and farmworker housing units, as follows: 14 USDA Section 514 farmworker units also have Rental Assistance; 10 farmworker units were funded by the State of California Joe Serna Jr. Program. Together with Section 514 units, 24 units are reserved for farmworker households; 24 units are for very low income locally employed households 2 units are reserved, one for the property manager and one for the maintenance worker.

Among the challenges described by Jeanette, was working with USDA to subordinate to tax credit funders. Reserves required by tax credit funders are higher than USDA's operating budgets allow. PSHHC's obligation to monitor is an everyday commitment, and it submits quarterly financials to a multitude of agencies and funders. PSHHC uses the software Yardi and is in conversations with USDA to permit software fees and annual contracts when budgeting. Yardi is the only software found that will track and map occupants as needed. It is web-based, so requires an annual fee that USDA does not currently permit in operating budgets. The Mink software that USDA uses tracks the subsidy per tenant, but not the movement of occupancy.

UPDATE: USING LOW-INCOME HOUSING TAX CREDIT WITH SECTION 514 FARMWORKER HOUSING Kathy Tyler described discussions from last year's summit concerning using Section 514 financing with tax credits. Because IRS had issued a compliance guide that prohibited tax credit use in facilities where the "general public use requirement" was violated, Texas Department of Housing and Community Affairs (TDHCA) would not approve tax credits with use of USDA Section 514 financing in Texas. TDHCA's interpreted the IRS Guide to mean that housing reserved for farmworkers, occupancy restricted to one occupation, violated the "general public use requirement." In July, Congress passed HR 3221, and the bill clarified that LIHTC could be used with Section 514 and not violate the law. MET circulated a letter of thanks to Congressperson Ruben Hinojosa who worked to clarify the law.

RESOURCES PANEL Texas Department of Housing and Community Affairs (TDHCA), Texas State Affordable Housing Corporation (TSHAC), and USDA Rural Development's (RD) State Office composed the Resource Panel. Speaking first were members of TDHCA's staff.

Veronica Chapa, TDHCA, HOME & Housing Trust Fund - Veronica described TDHCA's allocation of \$40 million in HOME Investment Partnerships Program funds that is divided among four activities: Homeowner Rehabilitation, Tenant Based Rental Assistance, Homebuyers Assistance, which includes funding for the Department's contract for deed conversion program. There is approximately \$23 million currently available in a Single Family Notice of Funding Availability (NOFA) for these programs, and \$5 million currently available in a NOFA for Multifamily Housing.



The Housing Trust Fund was described by Veronica as being the most flexible of TDHCA's funding options. Most of the HTF allocation in the past went to the Office of Colonias Initiatives for the Bootstrap program. An increased allocation passed during the last Legislative Session and increased the allocation from \$3 million annually to a current appropriated \$5.8 million. TDHCA has published

the 2009 HTF Annual Plan and has a draft rules out for comment to determine how to administer HTF programs. Veronica distributed copies of current Notices of Funding Availability that are out for various HOME programs.

The Agency submitted its Legislative Appropriations Request to the Legislature to consider an increase of \$20 million for the Housing Trust Fund for years 2010 and 2011.

Jeff Crozier from Association of Rural Rental Housing Association of Texas (RHHA) inserted into the discussion that the Lieutenant Governor stated he would work to triple the HTF to \$30 million. He noted that with the passage of HR 3221 in July, a 40% set-aside for people with incomes less than 60% of MFI is no longer required for 9% LIHTCs. The non-metro MFI (median family income) in Texas is \$49,300. With a low median income, developing housing with affordable rents in rural areas is challenging. Often fair market rents are lower than the costs to operate the units.

Robbye Meyer, TDHCA, Low Income Housing Tax Credits – Robbye noted Texas has \$49 million available in LIHTCs. Since tax credits are currently selling at 81 to 82 cents on the dollar, only about 60 to 65 percent of any development can come from tax credit equity, so sponsors must attract other funding. Texas’ requirement to allocate regionally does not allow the Department to set-aside allocation for specific purposes or groups. There are currently two state set-asides that exist for Texas. These are the "At-Risk" and "USDA" set-asides. In rural areas, this is primarily USDA financed multifamily housing. Robbye mentioned that coordination between TDHCA and Rural Development has substantially improved over the past year. More frequent communication and closer coordination has helped the projects relying on both TDHCA and RD funding.



Naomi Trejo, TDHCA, Housing Resources Center - The Housing Resources Center acts as a central clearinghouse for housing information and for TDHCA programs. Texas Government Code 2306.259 established the Affordable Housing Research and Information Program that requires TDHCA to complete four activities, one of which is to undertake periodic market studies to determine the need for housing low-income families. In 2008 there was \$120,000 available for the required four activities. Requests for Proposals were issued to study the housing needs in three markets: the Dallas area, the Rio Grande Valley, and three counties in the Panhandle. The Panhandle study specifically requested housing need assessments for farmworkers in Parmer, Castro and Deaf Smith Counties. A draft composed by a market analyst is now being reviewed and is expected to be available on the TDHCA website sometime in the next month.



Naomi handed out TDHCA's Public Hearing Schedule that announced six public hearings. During the public comment period from September 19th to October 20th, TDHCA accepts comments on the Consolidated Plan One Year Action Plan, HOME, HTC, and Affordable Housing needs scores and Regional Allocation Formula, and the LIHTC Qualified Allocation Plan and Rule (QAP). Comments are also welcome on rules and regulations regarding HOME, the Housing Trust Fund, Multifamily Bond Revenue programs and Community Affairs rules.

Robb Stevenson, TDHCA, Office of Colonia Initiatives - Robb described the Bootstrap Program and the Colonia Self-Help Center Program. The Bootstrap program is



funded through the Housing Trust Fund; two-thirds of available program funds are reserved for Economically Distressed Areas, as designated by the Water Development Board, while the remaining one-third of funding is available state-wide. The Bootstrap Program is a self-help program which requires a 60% sweat equity commitment from owner-builder participants. The Colonia Self-Help Centers are funded through a 2.5% set-aside of the annual Community Development Block Grant allocation to the state of Texas. Centers are located in El Paso, Val Verde, Webb, Maverick, Starr, and Hidalgo Counties and in Cameron to serve both Cameron and Willacy Counties. The centers offer a wide array of services including tool lending libraries, housing rehabilitation, construction skills training and homeownership classes.

David Danenfelzer, Texas State Affordable Housing Corporation (TSAHC) – David started by noting that TSAHC is a 501(c)(3) nonprofit organization created by the Texas Legislature, but as a quasi-governmental entity, it is also subject to sunset provisions. TSAHC offers loans, grants, bond, and compliance asset oversight. Five grants of up to \$50,000 are offered through the Texas Foundation Fund and can be used for rehabilitation and reconstruction. TSAHC can offer Private Activity Bonds in identified special areas of need. TSAHC develops unique programs geared to target very rural communities and address rural preservation. The organization owns 13 properties, and operates 1,008 Section 8 vouchers. TSAHC is set up to accept EQ2 investments (subordinated debt) and Program Related Investments (PRIs). In turn it lends these funds out at a low rate of interest.



Gwen Mays & Rose Gonzalez, Rural Development, Temple TX – Rose started her presentation by reflecting on hearing from Summit participants that they lack of resources for farmworker housing. She was at a loss to know why only two applicants applied for Section 514/516 funding in the most recent round. “Since this is your fourth summit, it does not look like you have been successful. If your purpose is to increase applications, it is not working.”

Nationally an allocation of \$19.5 million was available in loans and \$7.5 in grant funding. Rose pointed out the NOFA for the past round specifically stated that Rental Assistance would not be available. Participants countered that lack of applications was surely a direct result of no RA being available since RA is needed to make the housing work for farmworkers who typically earn very meager incomes. She commented that the Notice of Funding Availability (NOFA) offered a list of acceptable additional funding to supplement the RD funds, including energy conservation and donations. She emphasized the importance of reading the NOFA carefully. Her careful review of what is required in the NOFA versus what is contained in the application is how she determines if an application is complete. Rose believes that failing to read the NOFA is the cause of ineligible applications.

Rose discussed the Section 514/516 applications more thoroughly through use of a Power Point presentation the following morning.

Rose emphasized the importance of not just reading the NOFA, but researching the Code of Federal Register (CFR) citations noted in the NOFA. She described the process of turning in an initial pre-application, which when accepted can be resubmitted with additional documentation as the final application. No funding is awarded until the final application is approved. RD tries to have all funding obligations awarded by September 30. As **Henry Searcy, National Office staff** explained the next day, farm labor housing is “no year money” – meaning the funding obligations are not tied to the year of Congressional allocation. However, not using the funds in the same year allocated hurts obligations for future years. Funds not used have to be re-budgeted, which can result in a delay that may hurt the project to which funds are awarded. The National Office has to justify why all funds allocated were not used within the year, and it may result in reduced Congressional appropriations. Similarly, Gwen noted that 65 applications were received for the Multifamily Housing Preservation and Revitalization (MPR) Program in the spring, but none of the applications received were for farm labor housing facilities.

DISCUSSION & BRAINSTORMING, ADDITIONAL RESOURCES & EXPERTISE

In response to the State Office challenge, **Russ Kaney, from Enterprise Community Partners** in Wisconsin, speculated that the lack of Rental Assistance has hampered applicants from competing for farm labor housing, since these facilities cannot secure rents sufficient to cover operating expenses without RA. A discussion ensued on what possibilities exist apart from RA. Some facilities are successful at securing Section 8 from local housing authorities, although the more common experience is fierce competition among the few Section 8 slots available in a community. TDHCA’s Tenant Based Rental Assistance operates according to HUD HOME regulations and is geared to vulnerable populations facing homelessness and requires stabilization and long-term leases, which may not be appropriate for farmworkers.

Rebecca Mathis, from UMOS, reflected on her experiences with visiting some of the oldest and most declining farm labor



housing facilities in the Texas Panhandle about five years ago. Owners were small housing authorities and expressed reluctance to enter into debt to improve the facilities. Owners seemed to prefer keeping units in a state of disrepair in order to avoid debt.

Farmworkers, often the most poorly housed people in the country, sometimes live in dwellings without running water, or in crowded, poorly built housing. USDA Rural Development is the only national source of construction funds for dedicated farm labor housing (FLH). USDA-RD FLH programs provide assistance to most of the housing developments built through Section 514 and 516 programs.

Texas Farm Labor Housing has an inventory of 1,332 revenue producing units providing decent, safe, and sanitary housing for domestic farmworkers and their families.

From USDA Slide Presentation

Jeff Crozier promised to keep rural housing developers members of **RRHA** abreast of the need for farmworker housing developments. He suspects they know of the programs but are probably wary of the difficulties with

the program. With additional information, rural developers may be encouraged to be more involved with farmworker housing.

Levy Schroeder described a new program being offered by **AFOP** named “Take Home Exposure” that is aimed at children. The program teaches farmworker parents, caretakers, and children about how easily pesticides may be taken inside the home through shoes, clothing, and articles that workers wear into the fields where pesticides may linger. AFOP developed a new curriculum that is geared specifically to protect the children in the homes where farmworkers live.

Donna Chatham from Association of Rural Communities in Texas (ARCIT) encouraged participants to talk with small city officials about the potential of using “4B” revenues. These are funds that communities can use for economic development. Affordable housing is an eligible activity and can additionally be linked to other economic and enterprise-generating activities. Although this may not be the small town officials’ first choice, participants should explain the need and benefits to the community and encourage city and county officials to consider this as an economic development generating 4B funding activity.



Karen Paup described **TxLIHIS’** advocacy efforts to increase the HTF and their past activities that resulted in the formation of what is now the OCI’s bootstrap program. TxLIHIS has been an avid supporter of TDHCA’s regional allocation and believes that funding spread across all rural areas increases the political support for housing programs in addition to better serving all areas across the state.

Ray Prewett from the **Texas Citrus Mutual** and **Texas Vegetable Association** noted that we are seeing the direct results of the lack of housing for farmworkers in our agricultural communities. The famed Pecos cantaloupe is no longer grown. Housing provided to migrants in the Pecos area was closed to migrants. The biggest cantaloupe grower in Pecos had to cut his acreage, and then he left the cantaloupe business entirely, when there was no longer housing available to his workforce.

Irene Favila from **MET’s Plainview office** pointed out that there is a similar situation in Floydada. Since the Floydada Housing Authority shut its doors three years ago, migrants have had to find their own housing. She saw incidences where the best housing available to farmworkers were sheds, garages, and other inadequate shelter. The largest watermelon grower in the Floyd County has recently resigned due to illness and a dwindling farmworker force caused by the lack of housing options. Eventually migrants quit coming to Floydada because they could not locate homes during the watermelon season.

Ray Prewett also asked the group to support housing for H2A (agricultural guest) workers. When there are not enough domestic farmworkers to handle a crop, employers can apply for agricultural guest workers. The employer is obligated to pay for travel to and from the country of origin, housing while in the US, and pay a prevailing wage. The agricultural industry is asking Congress to open federally-funded housing for H2A workers. Growers, especially in western parts of the country, are encountering severe labor shortages and having a difficult time with H2A workers because they lack housing.

The following day, **Sue Harris Green** explained that the **RD National Office** is following up on a national farmworker stakeholders group comments. The group recommended H2A workers be allowed to live in units funded with Section 514/516 only as a last resort when other eligible farmworkers cannot be located to reside in the units. Employers would be charged an asset management fee and RA would not be available on units occupied by H2A workers.



Francisco Cerda, State Advocate at the **Texas Workforce Commission**, described the Texas farm labor force as diversified and dynamic. What do farmworkers look at when they evaluate employment opportunities? The reason they must migrate is to obtain work. They evaluate the work, the pay, the feasibility of travel, the cost, the type conditions, including work and housing conditions, which must be accepted with the job. Housing is part of what they must consider.

In the last 10 years the best employment tool regarding labor, stated Francisco, is word of mouth. Twenty people tell others about agricultural work and 2,000 people show up to work.

Farmworkers are no longer going in as great numbers to Plainview and Floydada. Lack of housing derails their accepting employment in these areas. When they do arrive, you can find workers sleeping in their cars, sleeping in the parks. You can find 14 to 18 people in a house. You'll find workers paying \$1400 for rent.



Bradlee Dansbee, TDHCA, Manufacturing Housing Division, Licensed Migrant Housing Facilities – Bradlee noted they currently have 41 facilities licensed for migrant workers to live. There have been facilities fall off the list, and new ones added. Some of the Section 514/516 that have not been included previously are now included. Where there tenancy used to be year-round residents, now there are some migrants. Of the licensed facilities, two are in Bexar County and two in Hidalgo County. The rest are north of Lubbock. Eight are housing authorities. The majority of housing facilities is in gins and built in the early 1970's. The gin workers need the housing for three months of the year and the housing is "not the best." Two facilities were recently torn down. They were tin facilities. New facilities were built out of cinder block materials. Two facilities are currently being rehabilitated, one in Paducah and one in Lorenzo. The facility in Dimmit before it was rehabilitated used to serve migrants. Since its reconstruction, year-round workers live there and it is no longer on the licensed list of facilities.

Bradlee concurred with Ray Prewett that there he has encountered growers whose workers are finding it difficult to locate housing, and talked of these occurrences in Plainview, Dalhart, and Dumas.

We called upon managers and developers to discuss the relevance of the California example and describe their experiences. **Albert Davalos from Tierra del Sol Housing Development Corporation** described TdS's ability to secure grant financing from New Mexico's HOME program. HOME funds committed early, and the state is willing to wait for the RD application process and holds funding. The RD state office also works closely with the state, recognizing the



funding is committed in stages and requires a longer term outstanding commitment.

Jeanette commented that in California HOME funding is applied as grants and their early commitments are critical to securing the RD and LIHTC funding. Jeanette offered a list of recommendations for Texas that is incorporated in the recommendations at the end of this report.

Executive director Mike Lopez from Hidalgo County Housing Authority voiced his frustration with trying to match TDHCA-approved tax credits with RD funding for improvements of farm labor housing. Texas RD denied the Authority's \$8 million tax credit allocation approved by TDHCA. The Housing Authority was approved for \$5.3 million USDA 2006 Section 514/516 loan and grant funds for renovations. The Housing Authority wanted to lend its USDA financing to a limited partner, then add the \$8 million in TDHCA-approved tax credits. This combination would yield the \$13 million needed to totally renovate Weslaco's 289 units of farm labor housing. TDHCA approved three extensions while the Housing Authority and its lawyers appealed to the National RD Office to override State's denial. Time ran out before an answer was provided. The Housing Authority will use RD funds for partial repairs, and must begin anew its search for additional funds to complete the renovations.

Developer Jean Coburn of Rufino Contreras Affordable Housing Corporation has never tried to develop farmworker housing, but used the Summit to evaluate the pros and cons and offered many suggestions from her past development experience. **Herberto Falcon from the Housing Authority of the City of Del Rio** offered his experience working with the only OIC Self Help Center attending. Discussions clarifying farmworker eligibility were of keen concern as the Del Rio Housing Authority is beginning to certify farmworker occupants for a new facility in Del Rio. Construction will soon be complete and 42 units ready for initial rent-up.

FARMWORKER HOUSING FROM THE RD NATIONAL & STATE OFFICES' PERSPECTIVES

Gwen Mays, RD State Office, Temple TX – Gwen's Power Point presentation about the MPR program is also available on MET's website (www.metinc.org). The NOFA for MPR was first issued as a demonstration program in April 2007. A second NOFA was issued in the spring 2008. Decisions from the 2008 NOFA are now being reviewed. The State first scores applications received within the state and sends them to the National Office. The National Office ranks all applications on the national level, and provides the States with a schedule in June. September 12, the "pooling date," is the deadline for determination.

MPR is funded by cash flow generated by debt service (DS) deferral, then it is used as a resource to fund rehabilitation. There are several types of applications. A Simple Application involves no change in ownership. A Complex Application involves a transfer of ownership. Revitalization grants are given only to nonprofits and only to resolve health and safety issues. Loan terms are for 30 years at no interest. Soft second financing is allowed, and termed "bullet" financing which will have terms of 1% interest, balloon payment upon maturity, and deferred principal and interest. The maturity date will be the maturity date of the original loan term. Use restrictions will be in place for 20 years from the date of the loan. No rent increases are allowed except as allowed by regular Operating & Maintenance increases (capped at 10% a year). A conditional commitment is offered and a restricted use covenant placed on the deed. For Section 514 loans, the owner must show a positive cash flow for three years. An exception is allowed if a market study shows there is an overwhelming housing need. MRP funding requires a Comprehensive Needs Assessment. Once the State scores applications and the National Office has ranked them, there is an effort to see that no state receives more than typically five winning applications.

In the last round, Texas received five awards. All were simple transactions (no ownership changes). Last year, Texas applications included a portfolio sale, a complex sale, and a simple transaction (which will close in September 2008). This year, \$19 million is available. There is a loan committee meeting weekly in Washington DC this month until the September 22 cut-off date.

2008 was the first round in which farm labor housing facilities were eligible to participate in MPR.

Sue Harris and Henry Searcy, RD Multi-Family Housing, Washington DC – Henry started his comments by stating he likes to deal with challenges (not problems) and that challenges drive the solutions.

In the past funding round, RD approved 14 properties, \$31 million in loans and \$6 million in grants (some of the funding was prior year's money).

Henry provided information from several "unnumbered letters." Unnumbered letters are procedures issued when regulations and actuality conflict, so the letters clarify how to move forward. The Management Contractor Review (MCR) process assesses operations of farm labor housing, and involves RD staff visits to farm labor housing facilities in multiple states. With the last MCR, staff recognized several challenges, some contained within certain states and others among all states visited.

One such issue is an increase in farm labor housing vacancies, although the reason for vacancies is not apparent. It could be bad management, it could be diminished need. RD policies allow non-farmworkers to reside in farm labor housing. A May 16 unnumbered letter spells out how to determine a diminished need for farm labor. HB 3560.576 allows non-farmworkers to reside in farm labor housing if there is a diminished need identified in a market study that quantifies eligible tenants. If there is a diminished need, then the managers can allow tax credit and Section 8 eligible tenants to reside in the units. This policy will replace the old year to year waiver. With initial vacancies, a manager will request a waiver for one year. The manager should then order a market study to see if the vacancies are explained by a diminished need for farm labor in the area. If the study documents this is the case, units can be filled with non-farmworker eligible tenants as long as the manager verifies annually that available units were well-advertised in the community in a manner that would likely reach potentially eligible farmworkers. (see <http://www.rurdev.usda.gov/regs/ul/ulmay08.pdf>)

The MCR also found that managers were marketing to active farmworkers only. Facilities can also market to retired and disabled farmworkers (though there is no firm definition for these populations). Seventy-five percent of the farm labor housing portfolio nationally is 30 years old or older. Ten percent set asides in annual reserve saving has not been enough to take care of the immediate needs of these older properties.

Henry described the Preservation Revolving Loan Fund that may lend RD funds to farm labor housing entities. RD provides grant funds to intermediaries to lend RD funds at 1% interest for up to 30 year terms. The intermediaries are permitted to re-lend funds to other ultimate recipients, including funding for transfers. After the funds turn over once, the funds lose their federal identity. The most recent NOFA was released August 19 and is due October 20. A total of \$6.3 million is available. Four intermediaries have been funded in prior rounds. Preservation RLF funds can be used as tax credit incentive funds. Housing Assistance Council is the only national intermediary funded to date. Other intermediaries include the Housing Agency of Wisconsin,



Oweesta Impact 7, Mississippi HOME Corporation, Iowa State Housing Authority, and Utah State Housing Authority.

Past unnumbered letters specify eligibility for farm labor housing and how to conduct surveys and how to provide a market analysis for farm labor housing. (see <http://www.rurdev.usda.gov/regs/ul/ulfebruary08.pdf>) The Farm Bill requires USDA to hire a Farm Labor Coordinator. Sue Harris Green invited participants to name good candidates or apply for the position in Washington DC. The person will not be housed in the RD office. Jeanette relayed information received in an email from **Charlie Harris**, from Oregon's **CASA** that addressed the question of whether tenant services funding is allowed in the authorizing statute, an issue discussed at the national farmworker housing stakeholder's meeting. Charlie recommended that, because tenant services are used as a qualification criterion for funding for off-farm labor housing, Rural Development clarify that it would allow resident service expenses as an allowable project expense for farm labor housing projects. He had researched USDA comments printed in the Federal Register when interim regulations were published, and quoted the following statement: "if a Farm Labor Housing complex has a Tenant Services Plan and incurs administrative expenses while carrying out that Plan, those expenses can be budgeted for on the budget's "Other Administrative Expenses" line provided the expenses are directly attributable to housing project operations and are necessary to carry out successful operations."

TRENDS: LATEST IN FARMWORKER, AGRICULTURAL & RURAL HOUSING TRENDS.

Henry Searcy and Sue Harris Green provides recent information about the difficulty with vacancies, procedures for establishing a diminished need for farm work, misunderstandings regarding the definition of farm labor and the definition of ability to obtain credit elsewhere. In summary, they described the status of the change for the farmworker definition as passed in the Farm Bill.

They described difficulties with the national portfolio (and we affirmed its applicability in Texas). Many facilities were built 30+ years ago without the depth of reserve accounts now needed for upkeep. Sue and Henry also reported on the farmworker housing stakeholders meeting, and the upcoming USDA Farmworker Coordinator position. They clarified the meaning and realities of "no year funding" programs, and supplemented presentations from State Rural Development staff about the timing and processing of applications, working loan committees, performing surveys to establish demand, and other details. They shared important information about the Preservation Revolving Loan Fund; for which no Texas organization has applied, so it is available in Texas only through the one national intermediary who has funding, the Housing Assistance Council.

Sue and Henry also answered questions and added to large group discussions and small group discussions that will help with the Summit's follow-up efforts. With their input, Summit participants left with greater understanding and more complete information regarding farm labor housing and other Rural Development programs.

Summit participants made some progress to organize the resources toward benefiting farmworkers, but have more coordinating work to do in order to better combine state resources and tax credits with RD funding. Comments from the National Office of RD provided considerable contributions toward that end.

SMALL GROUP DISCUSSIONS AND GROUP CONCLUSIONS / WHAT WOULD IT TAKE TO BRING A “CANYON CREEK” TO TEXAS?

Summit participants agreed that appropriate financing and solid capacity are needed to be in place to bring a “Canyon Creek” model to Texas, and these are common to improving and preserving Texas’ farmworker housing stock. Participants broke into three groups to discuss recommendations around the topic areas of (1) Financing farmworker housing; (2) Preserving our existing farmworker housing stock; and (3) assuring Capacity among managers, developers, and others involved in farmworker housing adequate to the tasks and challenges of the job. The following summarizes the reflections and recommendations of the group discussions.

I. Financing

- Recognize that Texas is number one with the largest rural populations
- Consider Houston has 50 lobbyists hired to represent the interest of the city to the State Legislature; lobbyists for all rural communities combined total less
- Texas needs a Rural Affordable Housing Policy to make opportunities more uniform in rural areas compared to urban areas
- Texas needs Rural Affordable Housing Financing
- To get financing we need to
 - Bring together constituents, agencies, feds, innovators, politicians
 - Develop a coalition of rural foundations
 - Organize an annual conference
- TDHCA’s decision to do less capacity building was a political decision that needs to be countered politically
- We need to
 - articulate rural housing/financing/capacity-building needs
 - Brainstorm (don’t take anything off the table for discussion, consideration)
 - Go through consensus building exercises
- Develop TSAHC as an intermediary; better utilize its programs and develop additional programs, such as
 - Intermediary role with USDA Preservation Revolving Loan Fund
 - Funding preservation to
 - Figure out how to write down debt
 - More than referrals
 - More long-term financial solutions



- When to add debt (determining when a facility carries too much debt)
 - Bring in federal funds
- HUD, USDA, IRS – all programs need to work together
- Link preservation activities back to capacity
- Look at 4B revenue as a funding possibility
 - Communities have the ability to pool their 4B funding. Some counties have very small pools and can be more effective if they combine funding with other communities to achieve a greater effect.



II. Preservation

- Evaluate the Inventory At Risk:
 - Units/facility more than 20 years old
 - The location and characteristics of the facility
 - The number of units
 - The condition of facility and individual units
 - Rural Development “Grades” (RD grades its properties on a scale of A-D)
- Use this Information to Identify:
 - If ownership needs to change
 - Where ownership does not need to change because current owners have capacity
 - Where dollars are needed, or dollars exist that can be used



- Where there are vacancies
 - due to agricultural changes
 - due to housing conditions
- Evaluate Grant Agreements in place with current owners
 - Where the ownership needs to change, review the original Grant Agreement, which will need to be renewed, will not be able to violate
 - Look at additional sources of funds, bring in new funding
- Advantages of Preservation v. new construction
 - Can use existing site, not need to acquire land
 - Can re-evaluate site and placement on site
 - Already exists in the community (will not encounter community opposition as a new site)
 - May have Rental Assistance attached to the units
 - Can use Rural Development resources:
 - Multifamily Housing Preservation & Revitalization Program (MPR) and
 - Preservation Revolving Loan Fund
 - Evaluate Short Term Migrant Housing Needs (i.e. housing needed for 3 months)
 - Find alternative uses during off-season (for 6-8 months)
 - Resolve Operating Issues
- The “51% Rule” is Untrue. Make it known to FLH managers that it is untrue that 51% of units must be occupied by farmworkers to be eligible for repair financing. A facility is eligible for funding regardless of the current farmworker occupancy.

III. Capacity

- Consider the need in a geographic area (or where farm labor housing is currently located) and whether capacity is there (it may not be there)
- Consider the need for farmworker housing in a geographic area. Sometimes the lack of capacity may be outstripped by the need
- Look for a dedicated source of funding for Capacity-Building
 - Housing Trust Fund
 - TDHCA used to fund Capacity-Building, but currently is doing less
- Areas of Capacity-Building that are needed
 - Financial Management Training – improving ability to be accountable in managing funds, acceptable accounting principals, etc.
 - Self Assessments
 - Asset Management Training – because many farm labor housing facilities are older and facing challenges in upkeep and updating units
 - Eligibility Training – since there is inconsistency in how farm labor housing facilities determines who qualifies to live in units as active, retired, disabled farmworkers
 - How to retrain trained employees – to address the need of employees who leave for better job opportunities once they are trained
- Training Techniques to incorporate
 - Hands on learning – learning by doing
 - Big brother mentoring



- Creating partnerships between those with more experience with those with less
- developing capacity on-site
- Funding entities have not seen Capacity-Building as important as sticks and bricks funding. Funders may now be seeing more why Capacity-Building is so important
- Create Linkages and Leverage

- USDA and TDHCA should provide workshops on how to combine the program resources
- Cultivate relationships with rural foundations that fund rural development. Get information about
 - how to access their funding
 - how to solicit their funding
 - when to request funding

CONCLUSION: IDEAS OFFERED THROUGHOUT THE SUMMIT:

1. Talk with TDHCA and Participating Jurisdictions about the possibility of using HOME funds as grants instead of loans
2. Talk with Public Housing Authorities about the availability of Section 8 (especially Project Based Section 8) in the communities where farm labor housing is (or will be) located.
3. Replicate California's practice of sharing Rental Assistance regionally. If someone's income graduates and existing RA can no longer be kept in a specific facility, Rural Development will save it for use in another facility nearby, rather than send it back for redistribution nationally.
4. Talk with TDHCA tax credit officer about flexibility in using Low Income Housing Tax Credits for farm labor housing.
5. Talk with Texas State Affordable Housing Corporation (TSAHC) about their programs that can be used for farm labor housing, and their ability to create new programs that will serve farmworkers (such as an application for the Rural Development Preservation Revolving Loan Funds)
6. Local rural economic development entities have the ability to use 4B revenues for affordable housing as an economic development activity.
7. Look at repair dollars available through TDHCA and TSAHC
8. Better understand how to best layer financing. Work with Rural Development, TDHCA, and others to better understand which funds should come in first, and advantages, disadvantages, what works well vs. what would not work so well.



CONCLUSION: IDEAS OFFERED THROUGH EVALUATIONS AND POST SUMMIT:

1. Offer an application workshop next spring upon issuance of the RD Section 514/516 NOFA. In addition to RD, ask agencies (TDHCA, TSAHC, etc.) to present ideas for leveraged resources.
2. Ask TDHCA to request Housing Trust Fund demonstration program to work in combination with farmworker housing.
3. Begin an inventory of at-risk properties (as suggested by Preservation small group), followed by a Comprehensive Needs

Analysis (CNA) for each facility, to determine where/if LIHTCs or other program financing might be feasible.

4. Ensure some entity from Texas applies for RD Preservation Revolving Loan Fund.
 5. Continue the development of the advocacy group formed by prior Summit participants.
 6. Conduct regional summits again and bring participation from local agency representatives.
 7. Bring in new stakeholders.
 8. Devise mechanisms to provide more social services to farmworkers.
 9. Make public comments as recommendations from the industry as a group and keep abreast of any new laws and regulations.
-

APPENDIX A

2008 Texas Farmworker Summit Participants & Registrations List

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Evaluation Results														
Fourth Statewide Texas Farmworker Housing Summit														
September 8-9, 2008														
Following each of the items below, please circle the number that best describes how you would respond to the question or how you would rate that part of the Summit:							(1) Poor	(2) Fair	(3) Good	(4) Excellent				Additional Comments
OVERALL SUMMIT EFFECTIVENESS							16 Responses Total				N=	16		
1	Was the Summit's goal, to improve housing options for farmworkers, appropriate and clear?						1	2	3	4	No Answer			
								25%	69%	6%	100%			
2	How well did we achieve the goal, to improve housing options for farmworkers, during the Summit?						1	2	3	4				
							13%	50%	31%	6%	100%			
3	Was the information provided helpful?						1	2	3	4				
								25%	69%	6%	100%			
4	Were presenters interesting, clear, informative, and able to hold your attention?						1	2	3	4				
								44%	50%	6%	100%			
5	Were large group discussions constructive and helpful?						1	2	3	4				
								50%	50%		100%			
6	Were small group discussions (Tuesday) constructive and helpful?						1	2	3	4				
							13%	44%	25%	19%	100%			
7	Did you consider the mix of presentations, large group discussions, small group discussions, the right combination?						1	2	3	4				
							6%	31%	44%	19%	100%	prefer big group		
8	Did we attract a good mix of stakeholders to attend the Summit?						1	2	3	4				
								50%	44%	6%	100%	more growers		
9	Did we utilize your skills and knowledge effectively during the Summit?						1	2	3	4				
								38%	44%	19%	100%			
10	Was the location and facility convenient, comfortable and suitable?						1	2	3	4				
							6%	38%	50%	6%	100%			
11	Was the timeframe appropriate and convenient? (i.e. beginning Monday afternoon, and reconvening Tuesday morning)						1	2	3	4				
							19%	25%	44%	13%	100%			
12	Would you prefer a longer time for the Summit?						Yes		No					
							44%		50%	6%	100%	ambivalent		
13	Would you prefer the Summit be shorter?						Yes		No					
							13%		88%		100%			

	Evaluation Results, page 2
	<u>OVERALL SUMMIT EFFECTIVENESS</u> (Continued)
14	What did you learn that will be most helpful?
	- Funding: 5 comments: "That there is \$ for FW for Housing & we can use it"; "Funding"; "Funding available and the network system that this conference presents is unlimited with regard to resources and experience"; "Other Resources available"; "Number of sources of funds available" - 5
	- Texas housing situation - trends, comments - 1
	- That rental assistance is needed and that longer periods between awards and expenditure is needed to finance the projects - 1
	- New program info provided - 1
	- New contacts from other states - 1
	- TDHCA monies available/RD presentation
	- Feasibility aspects of FLH and creative ways to make it work -1
	- Let me know the funds available, and I'll put units on the ground -1
	- 4B \$ available in local jurisdictions, tax credits allowed under 514, possibility of <u>shared</u> RA - 1
15	What would have made the Summit more helpful?
	- Application specifics: 3 comments: "More details about the application process"; "Maybe hold the Summit earlier in the year so participants can apply for USDA funds before the NOFAs close"; "Do it at preapplication stage for RD (May - June)" - 3
	- More info on Preservation Revolving Loan Fund - 1
	- 2 full day program - 1
	- Everything was OK.- 1
	- That the panel not scold but be more receptive to guiding (Example - Resource panel (first day) was great until one panel member began to scold). Second day large panel was more settled in approach and information. -1
	- Develop the advocacy group - what happened to group we signed up for last year at the end of the Summit? -1
16	In what ways can we utilize your skills and knowledge more effectively?
	- Invite me as a speaker, resource - 1
	- Would like to see a detail one day training/discussion on: 1. Any NOFA that is about to be let out. 2. Discuss any <u>new</u> laws/regs to offer as a <u>group</u> comment as public comment and/or recommendations from the industry (group). -1
	- I'm new with Housing but I will do my best to help all the FW to provide them with housing. -1
	- Leverage resources in supportive service area. - 1

	Evaluation Results, page 3
	OVERALL SUMMIT EFFECTIVENESS (Continued)
17	Other comments:
	Contact me to be involved in future - 1
	We need to provide more support services and build housing for farmworkers for TX & LA. -1
	Thanks - a wealth of information & expertise. -1
	Enjoyed the very worthwhile presentation by Jeanette Duncan. We don't have to redevelop but adapt those ideas that have been implemented. -1
	Excellent information exchange.
	Bring in new stakeholders and possibly hold a hands-on training on USDA application process. -1
	The self-proclaimed "evil"* RD person got to be a little condescending and it started to piss me off a little. I wanted to scream out "yes, mom. We know," a few times. I do read the NOFAs. The problems with the number of applications <u>in recent years</u> have more to do with economic, political, administrative feasibility issues that are quite varied, not necessarily that people haven't read the NOFA. *I don't think she's "really" evil, deep-down, even if she says so.
	If \$ permits, would like to see the Regional meetings happen again. Participation by local elected reps would be good. -1
	Good job again this year. -1

Evaluation Results, page 4							N=	16	
<u>EFFECTIVENESS OF SPECIFIC SUMMIT ACTIVITIES:</u>									
Please rate the effectiveness of each Summit activity as:		(1) Poor	(2) Fair	(3) Good	(4) Excellent			Additional	
Helpfulness of Presentations:							No Answer	Comments	
<u>Monday, September 8</u>									
18	Welcome & Agenda Review (Kathy Tyler & Luis Esparza)	1	2	3	4	No Answer			
				31%	69%		100%		
19	Keynote Presentation (Jeanette Duncan)	1	2	3	4	No Answer			
20	Resource Panel (Robbye Meyer, Veronica Chapa, Robb Stevenson, Naomi Trejo, David Danenfelzer, Gwen Mays, Rose Gonzalez)		6%	44%	50%		100%		very good! "5"
		1	2	3	4	No Answer			
<u>Tuesday, September 9</u>									
			13%	13%	63%	13%	100%		interesting introduction to Ms. Gonzales
21	Updates from the National & State RD Offices (Sue Harris, Henry Searcy, Gwen Mayes, Rose Gonzalez)	1	2	3	4	No Answer			
				56%	38%	6%	100%		
Value of large group discussions:									
<u>Monday, September 8</u>									
22	Was the large group discussion facilitated to yield a valuable exchange of ideas and information?								Additional Comments
		1	2	3	4	No Answer			
			6%	38%	50%	6%	100%		I think the room shut down with Ms. Gonzales
23	Did the contributors to the discussion add helpful information?	1	2	3	4	No Answer			
			6%	31%	50%	13%	100%		
24	Were ideas brainstormed aptly?	1	2	3	4	No Answer			
			6%	38%	44%	13%	100%		

Evaluation Results, page 5								
Value of large group discussions (continued):							No Answer	Additional Comments
<u>Tuesday, September 9</u>								
	(1) Poor	(2) Fair	(3) Good	(4) Excellent				
25	Was the large group discussion facilitated to yield a valuable exchange of ideas and information?							
	1	2	3	4	No Answer			
			13%	75%	13%	100%		
26	Did the contributors to the discussion add							
	1	2	3	4	No Answer			
			25%	63%	13%	100%		
27	Were ideas brainstormed aptly?							
	1	2	3	4	No Answer			
			31%	56%	13%	100%		
	(1) Poor	(2) Fair	(3) Good	(4) Excellent				
Value of small group discussions:								
<u>Tuesday, September 9</u>								
28	In which small group discussion did you participate?							
		Financing	Preservation	Capacity	No Answer or N/A			
		19%	25%	13%	44%	100%		
29	How valuable was the exchange of ideas and info group discussion?							
	1	2	3	4	No Answer			
			31%	44%	25%	100%		
30	Did everyone in the small group contribute to the helpful information?							
	1	2	3	4	No Answer			
		6%	38%	31%	25%	100%		
31	Were ideas brainstormed aptly?							
	1	2	3	4	No Answer			
		13%	38%	25%	25%	100%	limited time	
32	How valuable was the group reporting following							
	1	2	3	4	No Answer			
		13%	31%	31%	25%	100%		
Helpfulness of concluding session:								
<u>Tuesday, September 9</u>								
33	Did the concluding section of the Summit result in concrete ideas for follow-up?							
	1	2	3	4	No Answer			
		13%	38%	31%	19%	100%	Left to catch flight	
34	If yes, how hopeful are you that follow-up will be achieved?							
	1	2	3	4	No Answer			
	6%	6%	44%	25%	19%	100%	Law plays big part in final result	