

The House Committee on Urban Affairs

84th Legislature

August 31, 2016

10:00 a.m.

Dallas, Texas (see below)

Pursuant to a notice posted on August 17, 2016, revised on August 25, 2016, the House Committee on Urban Affairs met in a public hearing and was called to order by the chair, Representative Alvarado, at 10:12 a.m.

The initial quorum call was answered as follows: Representatives Alvarado; Hunter; Anderson, Rodney; Elkins; Schaefer; and White, Molly.

A quorum was present.

House Committee on Urban Affairs

8/31/2016

City of Dallas Mayor Pro Tem Monica Alonzo, Deputy Mayor Pro Tem Erik Wilson and Dallas City Council Member Scott Griggs provided welcome remarks.

The committee heard testimony on the following topics:

Review demographic trends in Texas to evaluate recent population growth and identify where the current and future need is for affordable housing and senior housing.

Review how gentrification has affected affordable housing in Texas and how best to approach the unique issues that gentrification presents to the administration of affordable housing programs.

Monitor and evaluate the guidelines for the appraisal of Affordable Housing Properties financed with Low-Income Housing Tax Credits (LIHTC). Identify best practices for appraisals for LIHTC properties under construction and valuation of established properties including the appropriate use of the capitalization rate as an appraisal tool among the several appraisal districts.

Evaluate current Texas Department of Housing and Community Affairs' preservation programs for rural rental housing and how the State can best meet the affordable housing needs in those areas of Texas.

Testimony taken/registration recorded. (See attached witness list.)

At 1:04 p.m., on the motion of the chair and without objection, the meeting was adjourned subject to the call of the chair.

Rep. Alvarado, Chair

Alexander Hammond, Clerk