



Texas Association
of Regional Councils

FAIR HOUSING FOR LOCAL GOVERNMENTS

Wednesday, April 30, 2025, 9:30 AM



Agenda

- Welcome, Houston-Galveston Area Council, Justin Bower
- Speaker, Shad Bogany
- Speaker – Jeffrey Riddle
- Council of Governments Highlights
 - Alamo Area Council of Governments
 - Brazos Valley Council of Governments
 - Golden Crescent Regional Planning Commission
 - Houston-Galveston Area Council
 - Rio Grande Council of Governments
- Wrap Up, Rio Grande Council of Governments, Annette Gutierrez

Speaker – Shad Bogany



Shad Bogany has over 41 years of experience in real estate and is a respected leader at the local, state, and national levels. As an ERA® Real Estate franchise owner for 17 years, he was named Top All-Round Selling Broker in 2008 and Top Selling Broker in Texas in 2008 and 2009.

His brokerage was ranked among the *Top 20 Brokerages in Houston* by the *Houston Business Journal* in 2008 before merging with Better Homes and Gardens Real Estate Gary Greene, where he remains part of one of the top-selling teams. Shad has served as Chairman of the Houston Association of Realtors (2003) and Texas Realtors (2013) and held leadership roles with the National Association of Realtors, including Executive Liaison to MLS and Data (2021) and Policy and Issues Chair.

He was named Realtor of the Year by HAR in 2004, Texas Realtor of the Year in 2020, and a Fair Housing Champion by NAR in 2024. A longtime board member of the Houston Black Real Estate Association, he was honored as HBREA REALTIST of the Year in 2001 and 2017. He has hosted the Real Estate Corner Talk Show on WWWJ 1360 since 1990 and holds a degree in Real Estate from the University of North Texas.

Speaker – Jeffrey Riddle



Jeffrey Riddle has over 23 years of experience in training and outreach, having served in the US Army and now working as a Training and Outreach Coordinator. With a history degree and a passion for knowledge, he is dedicated to helping people and organizations grow.

Jeffrey has trained hundreds of employers from various sectors during his time with the Texas Workforce Commission. His focus on connecting with people and bridging gaps has made him a respected and effective speaker. He is passionate about helping organizations succeed by investing in their most valuable resource: their people. In addition to his employment training, Jeffrey provides knowledge and understanding of Fair Housing practices to housing providers and tenants.

Outside of work, Jeffrey enjoys spending time with his family. He is an outdoors enthusiast who loves exploring all the different regions of Texas, from hiking scenic landscapes to road tripping. His love for adventure keeps him energized and motivated. He also enjoys DIY projects and working on his cars, applying the same dedication to building things and maintaining his hobbies as he does to his work.



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REGIONAL COUNCIL OF GOVERNMENTS HIGHLIGHTS

Wednesday, April 30, 2025

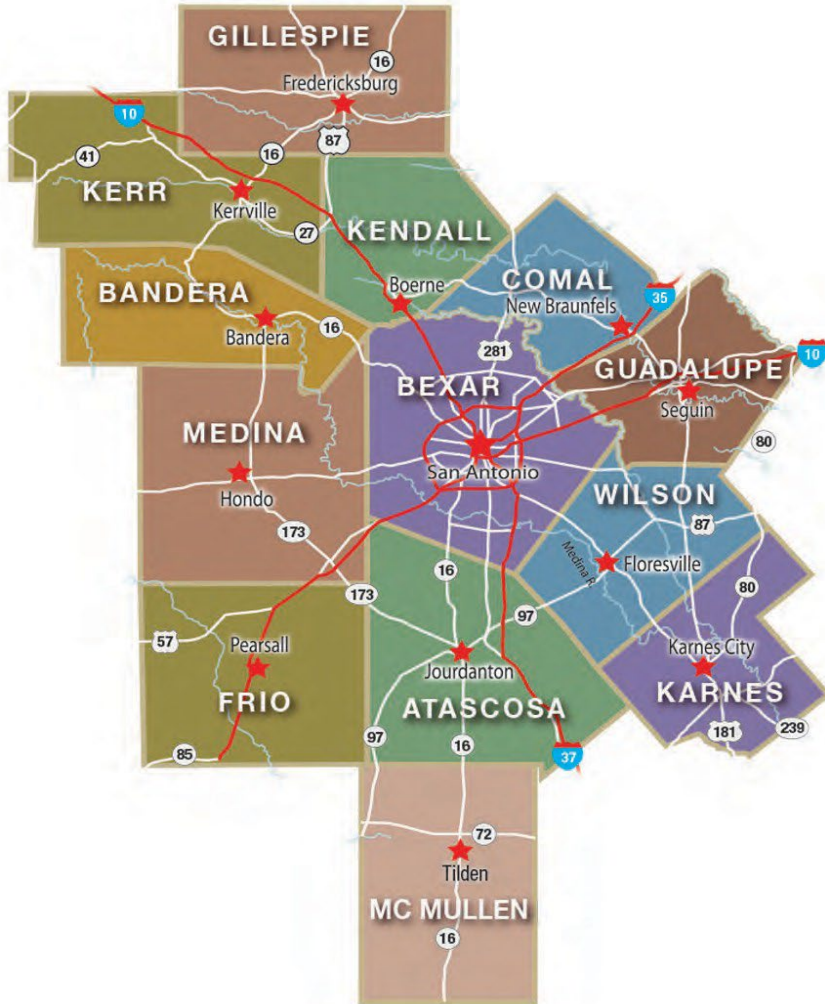




AACOG Housing Activities

Presented by Claudia Mora, Regional Services Administrator

The Alamo Area



AACOG serves the Alamo Area State Planning Region 18, which is comprised of Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, McMullen, Medina, and Wilson counties

The AACOG 13-County region covers 12,585 square miles and with a population of approximately 2.7 million



Alamo Area Housing

- **Population – 2,726,631**
- **Housing Units – 1,089,626**
- **Owner Occupied – 632,821 or 58%**
- **Renter Occupied – 359,770 or 33%**
- **Vacant (vacation or seasonal) – 97,035 or 9%**
- **San Antonio Population – 1,495,295 or 55%**
- **Housing Units – 592,430 (71% of Bexar County; 54% of the Alamo Area)**
- **Owner Occupied – 219,415 or 37%; 20% of area**
- **Renter Occupied – 373,015 or 63%; 34% of area**



Affordable vs. Workforce

- **“Affordable” is associated with public housing or Section 8**
- **Remove the “stigma”**
- **Workforce Housing**
- **Student Housing**



Alamo Area Housing Partners

- **County and Local Governments**
- **Economic Development Corporations**
- **Housing Authorities**
- **Alamo Area Housing Finance Corporation**



Alamo Area Housing Finance Corporation

- **Benefits**
 - Improves public health and welfare
 - Promotes the economy
 - Reduces adverse effects of unemployment
- **Created in 1984**
- **3 projects completed or in construction**
 - Pecan Grove in Seguin, Guadalupe County
 - Oak Creek in New Braunfels, Comal County
 - Walnut Sprints in Seguin, Guadalupe County



Keys to a Successful Project

- **Get a Good Attorney – Highly Specialized Area of the Law – We use Jim Plummer and Summer Greathouse at Bracewell Patterson**
- **Work with a reputable and experienced developer who holds the properties – LDG Development**
- **MUST have community support – Stay engaged and notify of any significant changes to the project**



Thank You For Your Time

Contact Us

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Brazos Valley Council of Governments

Housing Choice Voucher Program

Mission Statement

The mission of the Brazos Valley Council of Governments (BVCOG) Housing Choice Voucher Program (HCVP) is to promote:

- ❖ Adequate and affordable housing
- ❖ Economic opportunity
- ❖ A suitable living environment free from discrimination for low-income families

What is the Housing Choice Voucher (HCV) Program?

- ❖ The HCV program is a federally funded rental assistance program for low-income families
 - We pay a portion of the family's rent, which is based upon the household's income
 - The program currently serves 1,742 families
 - On average, BVCOG pays \$1.2 Million in Housing assistance for families on the program **each month** in the BVCOG Seven County Jurisdiction
 - Families must meet certain guidelines regarding income, family size, and household structure to be eligible for assistance

Counties We Serve

- ❖ Brazos
- ❖ Burleson
- ❖ Grimes (Except the city of Navasota)*
- ❖ Leon
- ❖ Madison
- ❖ Robertson
- ❖ Washington (Except for the City of Brenham)*

*Have their own Housing authority

How does a person apply?

- ❖ They can apply on the waiting list which is located on our web site at www.bvcog.org under the Housing Choice Voucher Program.
(Currently closed)
- ❖ There are currently 2,806 families on the waiting list.
- ❖ As we determine need to meet Funding needs or Voucher usage, Families are scheduled for an appointment for Eligibility determination.

Type of Vouchers We Manage

Housing Choice Voucher (Allotted-1943)

- ❖ Have Income at or below HUD Specified income limits
- ❖ Qualify on the basis of Citizenship or the eligible immigrant status of family members
- ❖ Meet Net Asset and Property Ownership restrictions Requirements

Type of Vouchers We Manage

Veteran Affairs Supportive Housing (Allotted-25)

- ❖ Eligible participants are homeless veterans and their families who agree to participate in Case Management from the Veteran Affairs Medical Centers (VAMC)
- ❖ All referrals must come from the VAMC to BVCOG
- ❖ BVCOG determines Income Eligibility and verifies they are not a lifetime registered sex offender by background check.

Type of Vouchers We Manage

Mainstream Voucher Program (Allotted-75)

- ❖ Must apply on the waitlist and meet the following criteria when selected:
 - Be between the ages of 18-61 and meet the statutory definition in accordance with Chapter 42 US Code Section 423 for a disability.
 - Have Income at or below HUD Specified income limits
 - Qualify on the basis of Citizenship or the eligible immigrant status of family members

Type of Vouchers We Manage

Foster Youth Initiative Voucher Allotted-17

- ❖ Referred by the TX Department of Family Services (DFPS) meeting the following criteria
 - At least 18 years of age but no more than 24 at the time of certification by DFPS
 - Are homeless or risk of becoming homeless
- ❖ BVCOG Determines if they meet Income and eligibility requirements

Type of Vouchers We Manage

Emergency Housing Voucher (Expired 9-30-23)

- ❖ This Voucher was provided to Participants who were homeless or at Risk of being homeless.
- ❖ Referrals were received by Continuum of Care partner Twin City Missions and BVCAP.
- ❖ The vouchers sunsetted on 9-30-2023 and as families End Participation, the voucher is not reusable.
- ❖ We currently have 38 families being served.

Family Self-Sufficiency

- ❖ Voluntary five-year program for housing clients to help them
 - Obtain and maintain employment with a livable wage
 - Prepare for and achieve a life FREE FROM government assistance

Family Self-Sufficiency

Benefits of the program

- ❖ Through partnerships with other agencies
 - Participants gain access to community resources through a streamlined referral process
 - Participants are able to obtain support services to assist with basic needs, i.e. child care assistance, tuition assistance, transportation, medical needs, while they are working to achieve their goals

Family Self-Sufficiency Benefits of the program

❖ Escrow payments

- As the participant's income increases due to an increased in earned income, their portion of the rent also increases and the housing program's portion of the rent decreases.
- BVCOG will deposit a portion of the rent assistance not used for the participant into an escrow account.
- At the end of the FSS program participation, the participant will receive the remaining balance in the escrow account from the deposits and interest earned

Questions

GOLDEN CRESCENT AGING DISABILITY RESOURCE CENTER

Direct Support

- Housing navigation for older adults & individuals with disabilities
- Assistance with rental applications, utility support, home modifications
- Connections to emergency shelters and transitional housing

Resource Publication

- Participant in the Golden Crescent Homeless Coalition
- Helping coordinate efforts to reduce homelessness and close service gaps
- Strengthening partnerships across agencies and communities

Regional Collaboartion

Community Resource Guide

Your go-to reference for regional services

Housing Resource Guide

Focused listings of affordable housing providers, eligibility info, and support programs



A Program by the Golden Crescent Regional Planning Commission with funding provided by Texas Health and Human Services

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A light blue map of the Houston-Galveston area serves as the background. It shows the outlines of various counties and the Gulf of Mexico coastline. The text is overlaid on this map.

Houston-Galveston Area Council's Recent Housing Efforts

April 2025

Recent Housing Efforts

- Regional Coordination
 - Publications and Resources
 - Workshops and Events

A light blue map of the Houston-Galveston Area Council region, showing county boundaries. The map is centered behind the title text.

Housing Publications and Resources

Publications and Resources

- **Livable Centers Facilitating Housing Toolbox**
- **Regional Housing Plan (2020)**
- **Fair Housing Equity Assessment**
- **Back Home Rapid Housing Recovery Pilot Program (Harvey)**
- **Natural Disaster Housing Reconstruction Plan (Ike)**
- **Guide to Housing in the Gulf Coast Region**
- **Fair Housing Act Resources**

[Housing Publications | Houston-Galveston Area Council \(H-GAC\)](#)

Livable Centers Facilitating Housing Toolbox

- Actions, examples, and supplemental resources
- Separated into 3 categories
 - Policy Tools
 - Incentives Tools
 - Capacity Increase Tools

Common Housing Questions

- Intended to be used alongside the Livable Centers Facilitating Housing Toolbox.
- The questions lead you to one of the 3 categories in the toolbox to provide definitions of terms, examples, and steps you can take.

Ex: How do we preserve the look and feel of our community while allowing for new housing development?

Common Housing Questions | Houston-Galveston Area Council (H-GAC)

Regional Housing Plan (2020)

- High-level snapshot of the affordability of housing in the region.
- Identify challenges, strategies, and potential actions.
- Strategies
 - Enhance local markets – tools and matchmaking
 - Strengthen organization capacity – technical assistance and guides
 - Promote awareness and understanding – workshops and peer exchanges

Guide to Housing in the Gulf Coast Region

- Collection of federal and state housing assistance programs.
 - Local governments and community organizations
 - Builders and developers
 - Renters
 - Homeowners and buyers
 - Temporary Housing and Emergency Assistance
 - County and Municipal Programs

A light blue map of the Houston-Galveston Area Council region, showing county boundaries. The map is centered in the background of the slide.

Housing Workshops and Events

Housing Workshops and Events

- Housing for the future (2018)
- Paths to locally driven affordable rental housing (2021)
- Missing Middle Housing peer exchanges (2022 & 2023)
- Livable Centers housing choice workshop (pilot 2024)

Housing Workshops and Events | Houston-Galveston Area Council (H-GAC)

Livable Centers Housing Choice Community Workshop (pilot 2024)

- Clute Livable Centers Study (2023)
- Major Recommendations
 - Clute Town Center development
 - Shanks Lake redevelopment
 - Public lake access
 - Parks space
 - Community event space
 - **Medium-density housing**
- Community engagement opportunities.



Questions?

JOSE CANTU

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RIO GRANDE COUNCIL OF GOVERNMENTS

Membership

- 6 Counties in Far West Texas and 1 in Southern New Mexico
- Ysleta del Sur Tribe
- 13 Incorporated cities in Texas and 1 in Southern New Mexico
- 2 School Districts
- 1 Community College
- 4 Water Districts

Population 1,120,593



Thank You!

[See materials from today's webinar at h-gac.com/
regional-housing-coordination/housing-workshops-and-events](https://h-gac.com/regional-housing-coordination/housing-workshops-and-events)

