

3 HOUSING STUDY

The Housing Study identifies the locations and various types of housing, including multifamily (apartments, duplexes, etc.), single-family (stick-frame with no shared walls), and mobile/manufactured houses, as well as structure conditions and occupancy. The study also considers fair housing-related characteristics of the local housing stock. Based on this information, the study lists key issues that need to be addressed, actions municipal authorities should take, and resources available for improving local housing.

3.1 Highlights

Most housing units in Wallis are in standard condition (90%). The local housing stock is characterized by single-family, stick-frame units (73% of all units) but includes mobile/manufactured units and several multifamily structures.

Residential vacancy rates are high (estimated 9.2%). Wallis also faces some challenges for maintaining and further developing its housing stock. Support for repair and replacement of substandard housing is required. Approximately 10% of housing (62 units) is in substandard condition (deteriorating or dilapidated), and nearly all substandard units are occupied.

Map 3A: Housing Conditions shows the location of housing by type and condition.

Improving the existing housing stock will require financial and technical support for repair and maintenance, as well as for housing removal and replacement. The City of Wallis should focus on assisting residents with home repair (e.g., through grant applications and dissemination of information on organizations available to help individuals) and with dilapidated structure removal. The City should also continue to update and enforce relevant ordinances to ensure that housing and lots meet high standards.

Housing affordability presents an additional challenge. Average housing costs for homeowners with a mortgage in Wallis are unaffordable and, in relative terms, higher than costs at the county level: average monthly mortgage payments consume 40% of median monthly income in Wallis compared to 28% in Austin County. Additionally, while still affordable, average housing costs consume a higher percentage of median household income for both renters and homeowners without a mortgage in Wallis than in Austin County as a whole. Maintaining affordable housing is a key community concern: affordable

housing scored as the most important housing type among survey respondents (see *Chapter 1: Community Goals & Objectives*).

Wallis will require new housing to accommodate anticipated population growth. Based on a projected 2034 population of 1,630, Wallis will need approximately 88 new housing units over the next 10 years. The City of Wallis should continue to work with area foundations, large landowners, and regional developers to identify potential areas and to finance and build new housing.

Additional housing diversity in terms of both structure-type and occupant-type will be needed to ensure that Wallis can accommodate population growth without sacrificing the small-town feel that residents prefer. Additional housing diversity can also help maintain Wallis as an affordable place for current and future residents of varying economic means and life stages.

3.2 Context: History & Community Input

Previous Studies

GrantWorks, Inc. conducted a housing study for the City of Wallis in 2010 as part of a larger comprehensive planning process. *Table 3A* compares the 2010 housing study data to the housing data collected for this plan (2023).

Table 3A: Housing Changes (2010, 2023)

	2010	2023
Total # of Housing Units	577	592
# of single-family units	535	538
# of multifamily units	42	54
# stick-frame	423	434
# mobile/manufactured	112	104
Total in standard condition	386 (67%)	530 (90%)
Total in deteriorated condition	159 (28%)	48 (8%)
Total in dilapidated condition	32 (5%)	14 (2%)
Vacancy Rate	15 (2.6%)	9.2%*

* Estimated figure. See Section 3.3 for further explanation

The goals expressed at the end of the 2000 housing study are listed below:

1. Rehabilitate and maintain the City's existing housing stock to ensure that housing offers adequate and safe shelter, including full plumbing and kitchen facilities, potable water and adequate sewage disposal.
2. Provide for future housing needs by channeling development in areas where City services already exist and by challenging the community to meet housing needs.
3. Provide affordable housing for growing disadvantaged populations including the elderly, the disabled, single-headed household, and low-income residents.
4. Cooperate with other groups on projects that help the City maintain its housing stock and develop additional housing that meets the needs of its residents.
5. Neighborhood houses and yards are well-maintained and attractive.

Community Input

Housing goals expressed by residents in *Chapter 1: Community Goals & Objectives* are:

Achieve/Preserve	Avoid/Eliminate
<ul style="list-style-type: none">▪ Preserve affordability▪ Develop more housing▪ Preserve small town feel▪ Protect rural lifestyle▪ Preserve generational land▪ Ensure sufficient capacity for growth▪ Capitalize on location to attract residents and industry	<ul style="list-style-type: none">▪ Substandard structure and lot conditions<ul style="list-style-type: none">○ Dangerous, collapsed housing○ Absentee landlords▪ Vacant and abandoned property<ul style="list-style-type: none">○ Cloudy titles○ Absentee property owners (difficult and time consuming to track down)

The results of the community survey and workshop are further summarized in *Chapter 1: Community Goals & Objectives*.

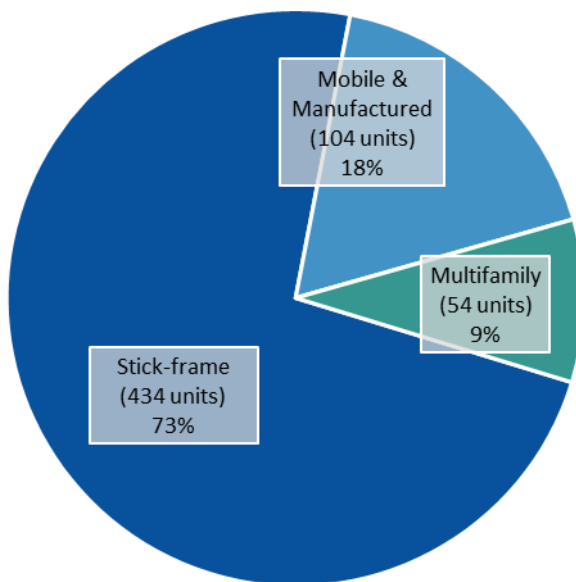
3.3 Inventory & Forecast

Housing Types & Condition

Wallis' housing stock is characterized by single-family, stick-frame units – 91% of all housing in the city. Other housing types in Wallis include multifamily units and mobile/manufactured units (see *Chart 3A*).

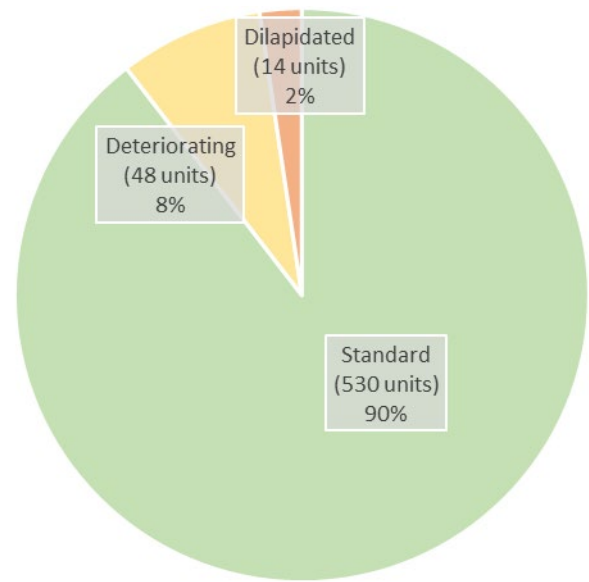
Most of Wallis' housing stock is in standard condition (90%). The units generally meet local building codes (few or no minor, visible, exterior defects) and present no apparent detriment to health and safety (see *Chart 3B*). **Conditions vary somewhat by structure type.** All multifamily units are in standard condition compared to 82% to 90% for the other housing types (see *Table 3B, page 3-6*).

Chart 3A: Houses, by Type (2023)



Source: GrantWorks, Inc. Fieldwork 2023

Chart 3B: Houses by Condition, All Types (2023)



Source: GrantWorks, Inc. Fieldwork 2023

There are 62 substandard housing units in Wallis, and all of the units are single-family homes. 64% of all substandard units are occupied (see *Table 3D, page 3-7*). Fourteen (14) substandard units have significant problems indicating dilapidation, like holes in the exterior walls, missing windowpanes, cracked foundation, etc. However, only 2 of these units are occupied (see *Table 3D, page 3-7*). Substandard units are located throughout the city.

Appendix 3A provides a detailed tabulation of all housing units by type, condition, occupancy, and location (city and ETJ).

Table 3B: Housing Conditions, by Type

<u>Unit Type & Condition</u>	<u>All Units</u>		
	#	%	
Stick-frame	434		
Standard	391	90%	73%
Deteriorated	32	7%	
Dilapidated	11	3%	
Mobile & Manufactured	104		
Standard	85	82%	18%
Deteriorated	16	15%	
Dilapidated	3	3%	
RV	-		
Standard	-	-	0%
Deteriorated	-	-	
Dilapidated	-	-	
Multifamily	54		
Standard	54	100%	9%
Deteriorated	0	0%	
Dilapidated	0	0%	
Total Substandard Units	62	10%	
Total Dilapidated Units	14	2%	
Total Units	592	-	

Source: GrantWorks, Inc., Fieldwork 2023

Table 3C: Occupied Housing Conditions, by Type

<u>Unit Type & Condition</u>	<u>Occupied Units</u>		
	#	%	
Stick-frame	413		
Standard	385	93%	73%
Deteriorated	26	6%	
Dilapidated	2	0%	
Mobile & Manufactured	99		
Standard	84	85%	17%
Deteriorated	15	15%	
Dilapidated	0	0%	
RV	-		
Standard	-	-	0%
Deteriorated	-	-	
Dilapidated	-	-	
Multifamily	54		
Standard	54	100%	10%
Deteriorated	0	0%	
Dilapidated	0	0%	
Total Substandard Units	43	8%	
Total Dilapidated Units	2	0.4%	
Total Units	566	-	

Source: GrantWorks, Inc., Fieldwork 2023

Table 3D:

Substandard Housing Conditions & Occupancy, by Type

Unit Type & Condition	All Units		Occupied Units		Occupancy Rate
	#	%	#	%	%
Stick-frame	43		28		
Deteriorated	32	74%	26	93%	81%
Dilapidated	11	26%	2	9%	18%
					65%
Mobile & Manufactured	19		15		
Deteriorated	16	84%	15	100%	94%
Dilapidated	3	13%	0	0%	0%
					79%
RV	0		0		
Deteriorated	-	-	-	-	-
Dilapidated	-	-	-	-	-
					0%
Multifamily	0		0		
Deteriorated	-	-	-	-	-
Dilapidated	-	-	-	-	-
					0%
Total Dilapidated Units	14	23%	2	5%	16%
Total Units	62		43		64%

Source: GrantWorks, Inc., Fieldwork 2023

Vacancy Rate

Wallis' estimated residential vacancy rate is 9.2%, or roughly 1-in-11 houses.¹

Vacant Structures

Windshield observation identified 26 vacant units in Wallis. Most vacant units (19) have significant problems like holes in exterior walls, missing windowpanes, cracked foundation (coded as dilapidated) or require repair beyond routine maintenance (coded as deteriorated) (see Table 3E).

Vacant, substandard units are located throughout the community (see Map 3A).

Table 3E: Vacant Housing, by Condition

<u>Unit Condition & Type</u>	<u>Vacant Units</u>		
	#	%	
Standard	7		27%
Stick-frame	6	86%	
Mobile/Manufactured	1	14%	
RV	0	0%	
Multifamily (Excluding Institutional)	0	0%	
Deteriorated	7		27%
Stick-Frame	6	86%	
Mobile/Manufactured	1	14%	
RV	0	0%	
Multifamily (Excluding Institutional)	0	0%	
Dilapidated	12		46%
Stick-Frame	9	75%	
Mobile/Manufactured	3	25%	
RV	0	0%	
Multifamily (Excluding Institutional)	0	0%	
Total Substandard Units	19	73%	
Total Units	26	100%	

Source: GrantWorks, Inc. Fieldwork 2023

¹ The estimated vacancy rate for this study is the average of the 2020 U.S. Census vacancy rate and the 2023 vacancy rate based on windshield observations. According to U.S. Census Data, 14% of houses in Wallis were vacant in 2020. Fieldwork windshield observations from 2023 indicate a 4.4% vacancy level. Windshield observations are necessarily limited to observation of external and readily apparent housing characteristics and therefore may miss some units. In addition, windshield observations may undercount vacant structures in better condition because it is easier to identify vacant housing that is deteriorated/dilapidated than vacant housing that is in standard condition. For example, some houses in Wallis had "For Sale" signs posted. Unless otherwise apparent, it was assumed that these structures were occupied. However, the possibility exists that these structures, and other structures in an externally standard condition, were in fact vacant. As a result, the vacancy rate based on windshield observations may be somewhat understated.

Multifamily Housing

Fieldwork identified 54 multifamily units in the Wallis city limits, all. Occupancy is high; all units appeared occupied at the time of fieldwork. The structures range in size from duplexes to apartment buildings (up to 24 units). All structures/units are in standard condition (see *Table 3F*).

Just under ½ of multifamily units are income-limited units. Income-limited units are available in the privately-owned Heritage Square Apartments.

Table 3F: Multifamily Housing Condition, Occupancy, & Income-Limitations

<u>Name</u>	<u>Condition</u>	<u># of Units</u>	<u># Occupied</u>	<u># Vacant</u>	<u># Income-limited</u>
Heritage Square Apts	Standard	24	24	0	24
Hito Properties	Standard	8	8	0	n/a
Roget St. Duplexes	Standard	8	8	0	n/a
Gresham St. Apts	Standard	6	6	0	n/a
Westgate Estates	Standard	4	4	0	n/a
Marek St Quadplex	Standard	4	4	0	n/a
Total Standard		54	54	0	
Total Deteriorated		0	0	0	
Total Dilapidated		0	0	0	
Total Multifamily Units				54	

Source: GrantWorks, Inc. Fieldwork 2023

Table 3H in *Section 3.3 - Fair Housing Analysis (page 3-13)* provides additional unit information such as the number of two-bedroom and ADA accessible units.

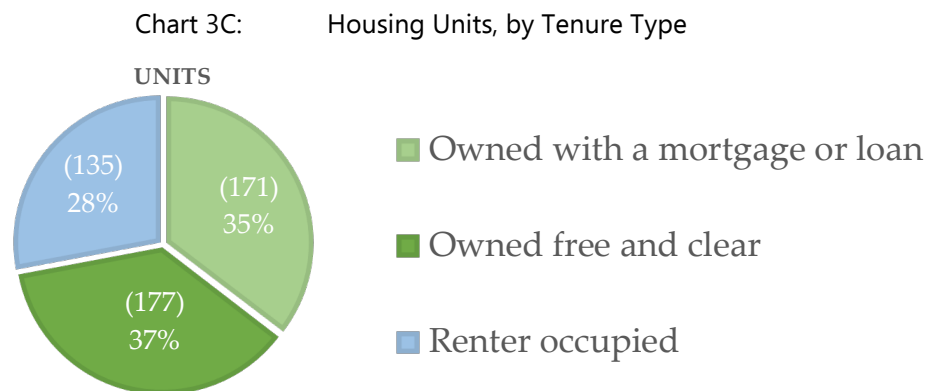
Homeownership & Renting

Chart 3C compares the percentage of units held through the following tenure types: complete or “free and clear” ownership, ownership through a mortgage, and renting.

As the chart shows, most housing units are owned (37%) or in the process of being purchased (35%). Of owner-occupied units, most are held without a mortgage (“free and clear”). Notably, just under 1/3 of units are rentals (28%).

What is tenure?

Tenure refers to the conditions under which land or buildings are held or occupied, for example, through ownership or through renting. Examining tenure types and comparing the characteristics of residents with different types of tenure can provide helpful information about shared or differing needs between these groups.

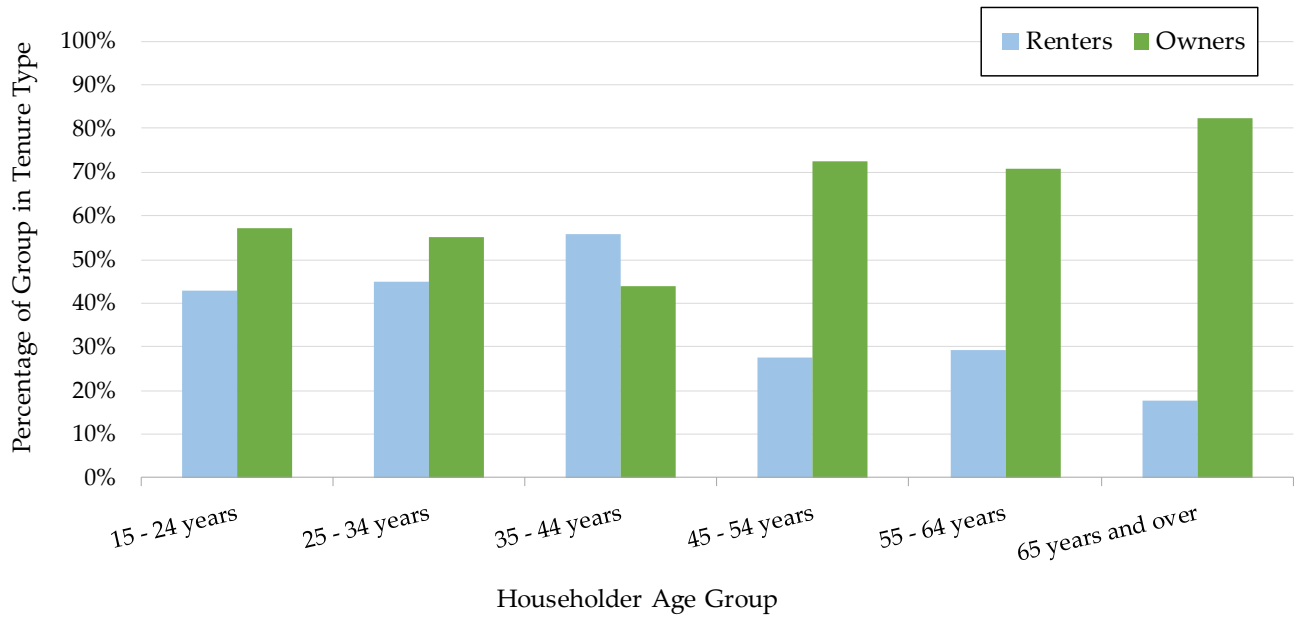


Source: U.S. Census Bureau; Census 2020 DEC; Tenure (H4)

Householder age differs between renter- and owner-householders. Rentership is more common among young and early-middle-aged adults, and ownership is more common among middle-aged and older adults (over 45 years) (see *Chart 3D, next page*). Ownership is most common among adults aged 65 or older. Surprisingly, rentership is highest and ownership is lowest among adults between 35 and 44 years of age.

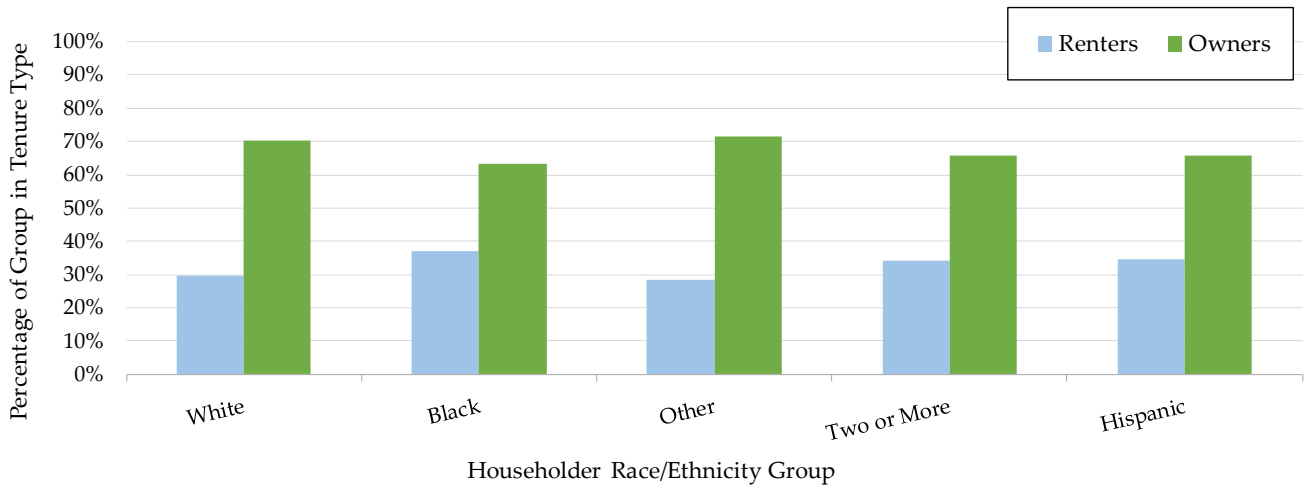
On the other hand, rentership and ownership rates are somewhat similar between ethnic and racial groups. *Chart 3E (next page)* compares the percentage of Wallis householders that rent or own their house across several racial and ethnic groups. The rate of ownership varies between 63% and 71% across racial groups, and there is only a minimal difference in ownership rates between Hispanic (66%) and Non-Hispanic (70%) householders. Renting is most common among householders that identify as Black/African-American (37%).

Chart 3D: Householders, by Age, Tenure



Source: U.S. Census Bureau; Census 2020 DEC; Tenure by Age of Householder (H13);

Chart 3E: Householders, by Race/Ethnicity²



Source: U.S. Census Bureau; Census 2020 DEC, Tenure by Hispanic or Latino Origin of Householder By Race of Householder (HCT1);

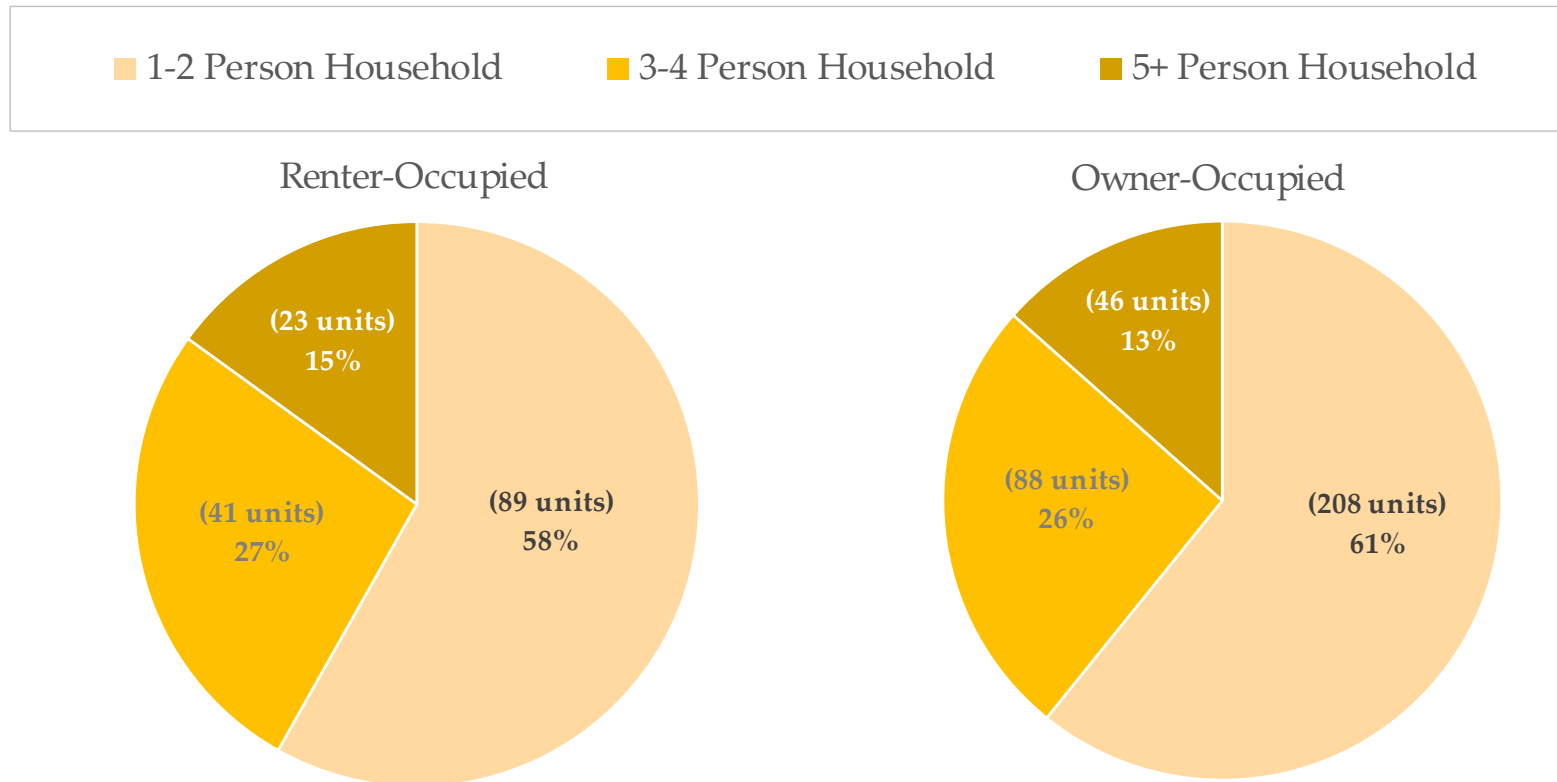
² For ease of reference this chart only shows population groups with a universe greater than 10.

Chart 3F compares household sizes in Wallis by tenure type.

As the chart shows, **household sizes are similar among renter- and owner-householders**; approximately 2/5 of both renter-occupied and owner-occupied units include three or more people (42% and 39%, respectively).

The notable prevalence of households with three or more people in rental units suggests that **rental housing is an important housing option for families**.

Chart 3F: Household Size Comparison, by Tenure



Source: U.S. Census Bureau; Census 2020 DEC, Tenure by Household Size (H12)

Housing Affordability

According to American Community Survey (ACS) data, the estimated median home value and estimated median income in Wallis are lower than estimates for Austin County and Texas (*see Table 3G*). However, the ratio of median home value to median income is the same (3.3) for Wallis, Austin County, and Texas.

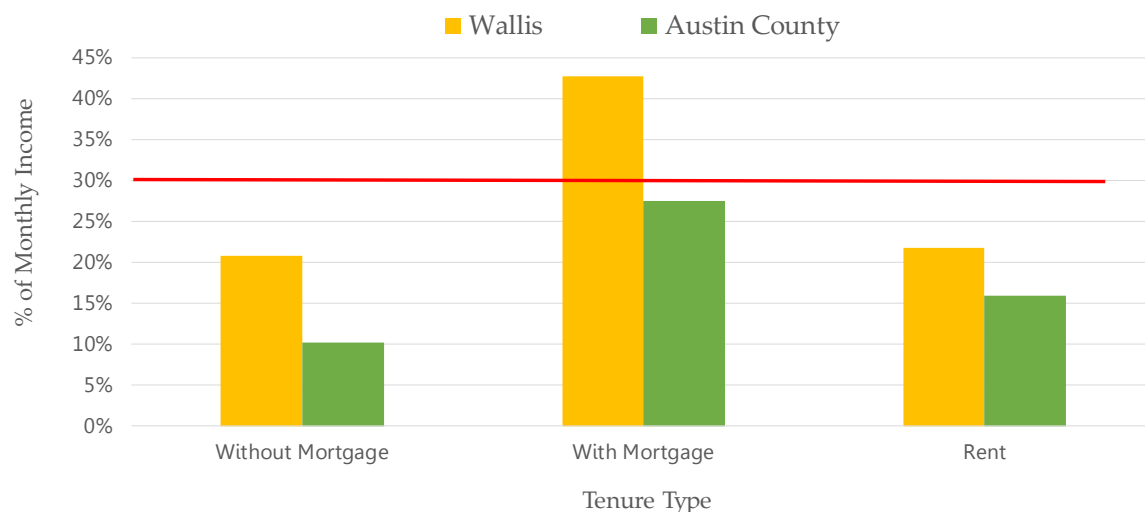
Table 3G: Median Home Value & Household Income [City, County, State]

	Median Home Value (\$)	Median Household Income (\$)	Ratio Home Value: Income
Wallis	\$125,600	\$38,531	3.3: 1
Austin County	\$240,000	\$73,556	3.3: 1
Texas	\$238,000	\$73,035	3.3: 1

Source: U.S. Census Bureau; American Community Survey 2018-2022, B25077 & B19013

Housing costs often depend on tenure (homeownership or renting), including whether the householder has a mortgage. Housing expenses are conventionally considered to be affordable when they consume less than 30% of a household's monthly income. As *Chart 3G* shows, **average housing costs are unaffordable for Wallis residents with a mortgage**. Average housing costs for all tenure types are higher for Wallis residents than in Austin County as whole, suggesting that it is more affordable to live outside of Wallis.

Chart 3G: Housing Costs [City, County]



Source: U.S. Census Bureau; American Community Survey 2018-2022, B25088 & B25064

Appendix 3B includes detailed tables and methodology regarding housing affordability calculations.

Fair Housing

In conjunction with the acceptance of grant funds from the Texas Community Development Block Grant (TxCDBG) program of the U.S. Department of Housing and Urban Development (HUD), the City of Wallis stated that it would affirmatively further fair housing (AFFH) and uphold the 1968 Fair Housing Act. The Fair Housing Act prohibits discrimination based on disability, familial status, race, color, religion, sex, or national origin.

Table 3H (page 3-15) provides basic data on the availability of housing types to those protected classes. The following paragraphs discuss each protected group.

- **Disability:** According to the 2018-2022 American Community Survey (ACS) estimates, approximately 18.2% of residents in Wallis have a disability (estimated 244).³
 - This figure is higher than the county-wide estimate for Austin County (13%), and the estimates for both Wallis and Austin County are higher than the state-wide estimate (11.7%).
 - It is not known how many single-family homes in Wallis fully meet ADA accessibility standards.
 - *Appendix 3C* includes information about organizations providing grants and loan assistance to disabled individuals.
- **Familial Status:** As measured by the number of bedrooms available, a variety of rental properties and homes for ownership are available to accommodate families, as well as single occupants.
- **Race & Ethnicity:** As shown in *Figure 3A (page 3-16)*, there are no census areas in Wallis with a minority population of 65% or higher, which is the threshold⁴ used by the State of Texas for defining an area of "minority concentration."
 - Houses in both good and substandard conditions are located throughout the community.
 - There are 54 multifamily units within the city limits.

³ In the 2018-2022 American Community Survey, individuals were classified as having a disability if they had hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty.

⁴ The "65% threshold" is based on the definition of "an area of minority concentration" used by the Texas General Land Office in its 10/1/2012 publication, "Homeowner Opportunity Program Guidelines - CDBG Disaster Recovery Program - Hurricanes Ike & Dolly, Round 2."

Table 3H: Fair Housing Data

Housing by Type/Location (Field Survey 2023)

	Units	% of all Units in City [1]	ADA Accessible	2+ Bedroom	Location
<i>Multifamily Units (Occupied and Vacant)</i>					
Heritage Square Apts	24	4.1%	N/A	16	City
Hito Properties	8	1.4%	N/A	N/A	City
Roger St. Apts	8	1.4%	N/A	N/A	City
Gresham St. Apts	6	1.0%	N/A	N/A	City
Westgate Estates	4	0.7%	N/A	N/A	City
Marek St. Quadplex	4	0.7%	N/A	N/A	City
<i>Houses (Occupied and Vacant)</i>					
Single-family Rentals [2]	81	18%	N/A	34	Throughout City
Single-family Owned	353	77%	N/A	238	Throughout City
Single-family Vacant	26	6%	N/A	11	Throughout City
Total Units	460				

Housing by Race/Ethnicity (Census 2020) [3]

Characteristic	Owned		Rented	
	#	%	#	%
<i>Race</i>				
White	234	70%	99	30%
Black	36	63%	21	37%
American Indian or Alaska Native	4	80%	1	20%
Asian	2	100%	0	0%
Native Hawaiian & Other Pacific Islander	0	-	0	-
Other	20	71%	8	29%
Two or More Races	46	66%	24	34%
<i>Ethnicity</i>				
Hispanic or Latino	80	66%	42	34%

Source: U.S. Census Bureau; Census 2020 DEC, Tenure by Hispanic or Latino Origin of Householder By Race of Householder (HCT1)

Notes: [1] Percentage derived from total housing units in City from 2023 Plan field survey (occupied and vacant); [2] 2+ bedroom is estimated from 2018-2022 ACS Census data using minimum percentage with 90% margin of error; [3] Number estimated based on total number of rentals counted in the Census minus number of apartments counted in field survey

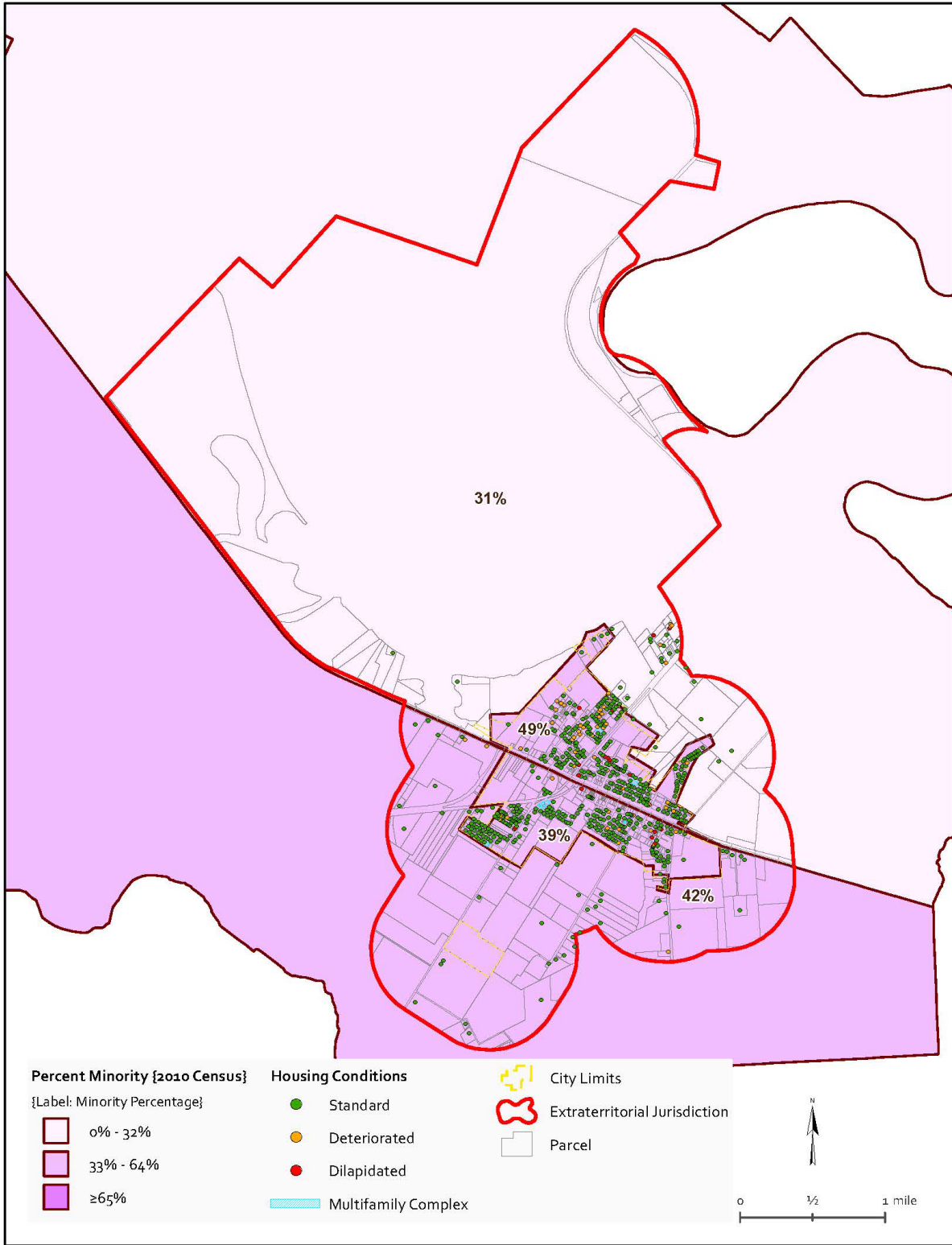


Figure 3A: Distribution of Minority Residents

Future Housing Needs

To improve the condition of the existing housing stock and ensure that current residents have access to safe and suitable housing, Wallis will need to remove and replace the following occupied, substandard units:

- 15 manufactured units
- 2 dilapidated, stick-frame units

Additional construction beyond the 17 replacements for occupied, substandard units may take place instead of deteriorated unit rehabilitation. However, rehabilitation is often cheaper.

The City of Wallis will also need to take action to support the repair and prevent further deterioration of the 32 currently deteriorated stick-frame units (see *Table 3I*).

In addition, based on a projected 2034 population of 1,615 residents, Wallis will need 87 new units to accommodate the anticipated population growth. To increase housing diversity in Wallis, at least 9 of the new units should be multifamily units. New housing units should ideally support the goal of removing and replacing the 19 currently vacant, substandard, single-family units in Wallis (see *Table 3I*).

Table 3I: Future Housing Needs

	Single-family	Multifamily	Total
Housing 2023, 2034			
Occupied Housing in 2023	512	54	566
Total Housing in 2023	538	54	592
<i>Total needed in 2034</i>	590	63	653
Future Housing Strategy 2024-2034			
Need to repair (deteriorated, stick-frame)	32	0	32
Need to replace (occupied, substandard manufactured & dilapidated stick-frame)	17	0	17
New construction needed	78	9	87
Need to remove (vacant, substandard)	19	-	19

3.4 Key Housing Considerations

Based on community input and local housing data described above, the City of Wallis and its residents should focus on the following key areas related to housing:

- ❖ Structure conditions
- ❖ Stock diversity and affordability
- ❖ Fair Housing Act compliance

3.4.1 Replace, Repair, & Prevent Substandard Housing

Housing must not only be affordable, but it must also be desirable. Support for repair and/or replacement of substandard housing in Wallis is required in order for the City to prosper.

Approximately 1/10 of Wallis' housing (62 units) is in substandard condition (deteriorated or dilapidated), and nearly all substandard units are occupied (69%). In addition, there are 19 vacant, substandard units located within the city limits.

Common causes of house deterioration include:

- A change in financial circumstances that makes an owner unable to pay for home repairs
- Elderly residents no longer attentive to or able to maintain their homes
- Lack of motivation by rental property owners to maintain their properties (because of low renter expectations, desire to maximize profit, living out-of-town, lack of enforcement, etc.)
- Lack of pride in the property

The effects of deteriorating and dilapidated houses impact the entire community, and it is worth community investment to address the problem. Effects include:

- Health risks to residents of deteriorating and dilapidated structures
- Downward pressure on property values
- Reluctance of future homeowners to move to an area with large numbers of deteriorating or dilapidated houses

The City has two ongoing methods for assisting residents with single-family housing conditions: HOME program grants and enforcement of ordinances (further described below).

The City of Wallis should pursue the following strategies to support improved residential structure conditions:

- ❖ Track vacant, dilapidated structures
- ❖ Enforce key standards and ordinances
- ❖ Support voluntary and alternative building removal
- ❖ Apply for grants / educate homeowners about available grants
- ❖ Consider developing a housing disaster recovery program

Track Vacant, Dilapidated Structures

Tracking vacant, dilapidated housing enables a city to have a clear understanding of both the extent of a challenge and of progress in addressing that challenge. Depending on municipal resources and needs, the tracking system could be as sophisticated as a mapped database or something as simple as a single word document or excel spreadsheet noting structure addresses and the date each vacancy was identified.

Tracking implies regular or semi-regular updates to the database, spreadsheet, or document. Updates can similarly vary based on the resources and needs of the municipality. Municipalities with less available resources for this activity could select a time each year to drive the community, identify newly vacant, dilapidated structures, and update the document or spreadsheet as needed.

An up-to-date record of vacant, dilapidated housing can enable a city to make strategic decisions about its actions, such as focusing efforts on a few proximate structures or integrating demolition activities with other neighborhood improvements.

Vacant, dilapidated housing records may also support grant applications.

In addition, City officials and staff could share general figures with community members as part of an educational campaign about housing conditions or to encourage support for a voluntary clean up event.

As part of this comprehensive plan, Wallis will receive the fieldwork data collected to support each study, including housing. The City could use this data to support current code enforcement programs and activities.

Enforce Key Standards & Ordinances

In addition to a building code, unsafe structures ordinances and manufactured housing ordinances are key tools for addressing and preventing substandard housing conditions.

The effectiveness of an ordinance depends on enforcement, but the time and expenses needed to ensure code compliance present a major challenge for many small towns and cities.

Chapter 4: Land Use study discusses additional strategies to support Wallis' existing code enforcement efforts.

Unsafe or Substandard Structures Regulations

Local Government Code, Title 7, Subtitle A, Chapter 214 establishes a municipality's authority to regulate unsafe or substandard buildings. A municipality may, by ordinance, require securing, repair, removal, or demolition of certain buildings, as well as the vacation and relocation of occupants.

Table 3J (next page) lists key requirements from Local Government Code Chapter 214 for municipal regulation of unsafe or substandard structures.

Ordinance No. 75 of the City of Wallis regulates substandard or dangerous buildings. The Substandard Buildings Ordinance is an important tool for local governments to protect the health, safety, and general welfare of its residents as well as preserve the aesthetic character of the city and the economic value of the surrounding properties. This ordinance establishes the conditions that would qualify a structure as substandard (such as improper electrical or plumbing systems, conditions that create pest infestations, and excessive damage to support structures). It also establishes the procedure for declaring a structure substandard for both emergency and normal circumstances and the remedies for substandard structures (repair, vacation, and demolition).

The City can order that the owner or occupant of a building must either vacate the premises, repair the damage, or demolish the structure. The ordinance establishes the City's right to carry out this work itself or through a private contractor if (a) the conditions of the structure pose an immediate threat to health and safety and (b) if the owner does not properly carry out the orders. However, if the situation is not an emergency as defined by Art. IV, Sec. A (1), the ordinance does not explicitly give the City the powers to carry out the orders. This limitation may unnecessarily restrict the City's power, so the City should consider expanding its authority beyond emergency situations.

The City of Wallis should continue working with an attorney to ensure that its regulations for dangerous buildings meet all statutory requirements and to ensure compliance with State law when enforcing said standards. In particular, in 2011 and 2012 the Texas Supreme Court released opinions on the *City of Dallas v. Stewart* that impact dangerous structures ordinance enforcement. Most importantly, cities must allow 30 days after an administrative nuisance declaration for an owner to appeal the declaration before enforcing the ordinance.

The Texas Municipal League (TML) has prepared a detailed report on the case and its implications for municipal enforcement of substandard structures ordinances (available on the TML website (www.tml/org)).

Table 3J: Municipal Regulation of Dangerous Structures Summary (Local Government Code Chapter 214)

<p>Identify Property as Substandard</p>	<ul style="list-style-type: none"> ✓ City official identifies substandard structure (based on adopted minimum standards for occupancy and use) ✓ City official submits report to a municipal body (usually city council or a building and standards commission)
<p>Public Hearing before Municipal Body (to determine whether building meets minimum standards)</p>	<p><i>City official provides proper notice of public hearing to every known owner, lienholder, or mortgagee of the structure, as well as the County</i></p> <ul style="list-style-type: none"> ✓ Municipal body makes determination
<p>Order by Municipal Body</p>	<p>Order can be to:</p> <ul style="list-style-type: none"> ✓ Secure the structure (within 30 days) ✓ Repair, remove, or demolish the building (within 30 days, unless established at hearing that the work cannot be completed in 30 days) ✓ Relocate occupants (within a reasonable time) <p><i>Municipal body must provide proper notice of order (within 10 days)</i></p>
<p>Appeal</p>	<p>Property owner may appeal determination to District Court <i>(within 30 days after order is mailed)</i></p>
<p>City Action & Liens</p>	<p>If not completed by owner within the allotted time, the City may:</p> <ul style="list-style-type: none"> ✓ Vacate, secure, remove, or demolish the structure or relocate the occupants at its own expense <ul style="list-style-type: none"> ○ City may not pay for repairs ✓ Place lien on property for all expenses incurred (unless a homestead)

Manufactured Housing Regulations

Manufactured/mobile houses comprise 18% of Wallis' housing stock.

Although less durable than well-constructed, stick-frame houses, when in compliance with HUD and building codes, manufactured units can provide affordable, safe housing.

One of the most common complaints about manufactured houses is that their appearance negatively impacts surrounding property values. However, manufactured houses are increasingly like stick-frame houses in design and, when located on single-family lots with landscaping, masonry skirts, and regular maintenance, can be near-indistinguishable from stick-frame houses.

Manufactured housing standards are not likely to reduce the number of manufactured units in the city, but standards are likely to improve and ensure the condition of Wallis' manufactured housing stock over time.

The Texas Manufactured Housing Standards Act, passed in June 2003, established manufactured housing regulations at the state level (Texas Occupations Code, Subtitle C, Chapter 1201). The standards create an important distinction between "Mobile Homes" and "HUD-Code Manufactured Homes". **This distinction is important because the structure types receive different protections under the law.** For example, it is generally lawful for a city to prohibit the new installation of a mobile home within the city limits. However, a city may NOT prohibit the new installation of a HUD-Code manufactured home in the city limits.

Ordinance No. 151 of the City of Wallis regulates the installation and use of manufactured homes, mobile homes, recreational vehicles, and other forms of temporary residences. The standards establish a clear delineation between mobile homes and HUD-Code manufactured homes based on their date of construction and compliance with HUD regulations. Recreational vehicles and other related vehicles, trailers, and campers are further separated from mobile and manufactured by their allowable length of occupancy: except for RVs in designated RV parks, they are restricted to temporary use only.

Location is another factor that differentiates these forms of housing. Manufactured homes are allowed within manufactured home parks and subdivisions as well as on lots that had legally been used for a mobile or manufactured home before the adoption of this ordinance. Mobile homes, however, are not allowed to be installed anywhere within the city, and existing mobile homes cannot be relocated within the city. The allowable length of stay for RVs varies based on their location and intended use. Other vehicles designed for temporary occupancy are only allowed within RV parks for varying amounts of time.

A crucial point of confusion within this ordinance is related to "mobile/manufactured home parks." "Manufactured home parks" only allow manufactured and modular homes and are allowed to be located anywhere outside of a flood hazard area. 'Mobile/manufactured home parks' allow both manufactured and mobile homes, but there is no section dedicated to establishing locational restrictions or permitting procedures. Rather, the ordinance states, "In such cases where a mobile/manufactured home park may

be required to conform to some or all of the provisions of this Ordinance, the term 'manufactured home park' shall apply." It is unclear whether this statement means that "mobile/manufactured home parks" are only regulated by this ordinance in select cases or if they are to face the same regulations as "manufactured home parks." Additionally, the explicit prohibition on the placement or relocation of mobile homes within the city limits appears inconsistent with the allowance of mobile homes in mobile/manufactured home parks. The City should work with an attorney to clarify these key definitions and review and update standards to ensure consistent use of the appropriate terms and the alignment of this ordinance with community goals.

Manufactured house values may be more likely to depreciate than stick-frame house values due to factors like location, maintenance, and purchase price. Depreciation negatively impacts local property tax revenues. A study conducted by the Consumers Union in Texas assesses which aspects of manufactured houses are most likely to lead to depreciation or appreciation in value.⁵ The Consumers Union concludes that variability in manufactured house appreciation/depreciation is much higher than in stick-frame construction. However, the study finds that homeowners and regulators can pursue several actions to increase the likelihood of appreciation:

- ✓ Own Land. If land ownership is not an option, rent and tenancy should be as stable as possible; Homes should be sold in place
- ✓ Select durable houses
- ✓ Pay fair price – and it may be that shopping for a deal in used homes is worthwhile
- ✓ Improve demand for used homes by creating lending products to finance this market
- ✓ Place housing in good locations and neighborhoods [increase appreciation]
- ✓ Give the home-site built visual appeal and congruence with neighborhood styles
- ✓ Budget money for repairs
- ✓ Consider all the aspects that lead to equity building, not just appreciation



New Manufactured Home Example

The impact of manufactured houses on municipal tax revenues also depends on state tax law and county appraisal district methods for depreciating manufactured housing.

⁵ Study available from www.consumersunion.org.

Support Voluntary & Alternative Building Removal Strategies

The City of Wallis can support the effectiveness of unsafe or dangerous structures standards by supporting voluntary and alternative building removal strategies.

Cities have encouraged landowners to abide by dangerous structures codes without entering litigation by providing no-cost demolition to homeowners who show financial inability to pay or by providing City demolition assistance to landowners who voluntarily come forward and ask for an inspection. In the latter case, instead of the \$5,000-\$10,000 it can cost to demolish the structure, the property owner pays landfill costs and a fee to the City for labor and hauling. Cities have also negotiated with their solid waste providers to include provisions in their solid waste contract such as removal of one or more dilapidated structures per year.

Home demolition is expensive, and costs may prove prohibitive for both residents and municipalities. The City can also facilitate ordinance compliance by allowing for demolition alternatives. Two increasingly popular alternatives to house demolition are deconstruction and house moving.

Rather than bringing in heavy equipment to raze an abandoned structure before sending it to the landfill, home deconstruction specialists and salvagers take apart abandoned houses piece by piece. Their focus is on collecting materials for reuse, so they limit the amount of waste that goes to the landfill. Unlike demolition, pricing for deconstruction is not always straightforward. In some cases, salvagers will pay to remove certain materials, but they might not take everything. In other cases, deconstruction specialists will demolish the house for the right to collect the materials they want. In still other cases, deconstruction can cost significantly more than demolition. However, deconstructing a home allows the homeowner to take a significant tax deduction, often higher than the cost of deconstruction itself.

Some structural moving companies maintain an inventory of the commercial and residential structures they remove from properties to resell and relocate. Often, structural moving companies sell their inventory at relatively affordable prices. By reselling the homes, house movers keep them out of the landfill, and they give new buyers an opportunity to rehabilitate the structures. If structural movers keep the structure, they may or may not charge for house removal. Depending on the house, they might buy the structure from the property owner before moving it. If the home is structurally sound enough to be moved, structural moving companies will collect homes and other buildings in all conditions.

Apply for Grants / Educate Homeowners about Available Grants

The City of Wallis can further support improved housing conditions by applying for grants and sharing information about available grant programs with homeowners.

HOME Grants. Since 1998, the City of Wallis has facilitated almost \$500,000 in owner-occupied housing assistance through the HOME program. The City should continue applying for grants under the HOME program.

The HOME grant is the most common grant program for rehabilitation or replacement of single-family homes. The program is managed by the Texas Department of Housing and Community Affairs (TDHCA) and funded by the U.S. Department of Housing and Urban Development (HUD). Program details change year-to-year but, in general, the recipient resident must meet income limits and have a clear title to the property and land. The City may also have to provide a cash or labor/materials match, depending on population size.

Maintenance Grants. Municipal authorities should also work to share information about available maintenance grant programs with homeowners. Housing maintenance and repairs can be costly. Providing homeowners with information about home maintenance and repair grant and loan programs is a key component not only of preventing structural deterioration but also for maintaining affordability. Several programs are available to homeowners that assist with a variety of home maintenance needs, such as weatherization improvements, general home repairs, and low-interest loans.

Appendix 3C: Community Housing Organizations & Grant Programs lists grant programs and resources that public officials should be aware of and should share with residents.

Assist Residents with Clarifying Clouded Property Titles

“Clouded title” refers to issues in a property’s past that make legal ownership of that property unclear. Several situations may result in a clouded title such as unreleased liens or improperly described foreclosures. Often, however, clouded titles may result from lack of clear inheritance, sometimes over multiple generations, and/or disagreement between multiple heirs. “Clouded titles” present an impediment to residents’ access to State and federal housing funding, particularly following a disaster.

Lone Star Legal Aid provides application-based outreach clinics and other services to support low-income populations and families in need of assistance. The organization also maintains a free online resource library. For information see “The Clearing Title Guide” and visit <https://www.lonestarlegal.org/resources/>.

Consider Developing a Housing Disaster Recovery Program

From hurricanes to wildfires, disaster events can have a dramatic and devastating impact on a community’s housing stock. The City of Wallis should consider developing a housing disaster recovery program to both prevent damage and support rapid recovery in the event of a disaster.

The Rapid Disaster Recovery Housing Report, developed out of the Rapid Housing Recovery Pilot Program (RAPIDO) in the Lower Rio Grande Valley, is an excellent resource. The report was created to “...give an overarching view of the lessons learned from the RAPIDO Demonstration Project⁶ as well as findings from a comparison of other reports completed after similar disasters across the Gulf and Atlantic Coasts” (CDC Brownsville, 2015).

⁶<http://www.cdcbrownsville.org/rapido.html>

The report approaches disaster management as an “ongoing cycle of action that takes place both during and between disasters. In other words, recovery from one disaster is mitigation for the next” (CDC Brownsville, 2015). The disaster management cycle consists of four phases – mitigation, preparedness, response, recovery – each requiring ongoing planning to reduce the impact of disasters.

The program emphasizes several “Key Concepts and Innovations”, including pre-disaster preparedness, pre-procurement, local focus, supportive case navigation, community empowerment, and temporary-to-permanent housing strategy.

The Rapid Disaster Recovery Housing Report consists of three documents: policy recommendations, a step-by-step technical guide for local jurisdictions, and a program comparison report. The report is available online at <http://www.rapidorecovery.org/>.

“Disasters both magnify and accelerate processes already occurring in communities, such as housing turnover, gentrification, or conversions of land use from residential to commercial.... Such acceleration might not permit the extent of community input or interventions that might occur normally.

Consequently, in the days, weeks, and months that follow a disaster, decisions must be made rapidly to deal with pressing immediate issues like emergency sheltering and temporary housing, rebuilding, and the restoration of community infrastructure.

The pace of decision-making defies typical rational planning methods that require the collection of data and consideration of many alternatives, forcing communities to make hasty decisions that may later turn out to be ill-advised, but yet now are long-lasting if not permanent.”

(CDC Brownsville (2015)., pg. 05)

3.4.2 Develop More Diverse & Affordable Housing Options

Maintaining housing affordability is a key community concern; affordable housing scored as the most important housing type among survey respondents (see *Chapter 1: Community Goals & Objectives*).

Housing costs for Wallis homeowners without a mortgage and renters are affordable (19% to 22% of the median monthly income), but costs for homeowners with a mortgage are notably unaffordable (40% of the median monthly income). Despite housing mostly being affordable to Wallis residents, housing costs generally account for a lower percentage of median income for Austin County as a whole.

Based on the population forecast developed for this plan, Wallis will need approximately 87 additional houses to accommodate population growth over the planning period. Active pursuit of diverse housing options will be necessary to maintain Wallis as an attractive and affordable place for current and future residents. Residents living in substandard housing that needs to be replaced could also benefit from such efforts.

Housing diversity can refer to structure-type – such as detached, single-family houses, townhouses, duplexes, triplexes, apartments, and tiny houses – as well as targeted occupant group – such as renter, senior, low(er)-income, or luxury occupants. In both cases, the purpose of supporting housing diversity

is to ensure that people of varying economic means and life stages have access to suitable and affordable housing in their community.

The City of Wallis' housing market has some diversity. While most structures are stick-frame, single-family units, the city's housing stock includes mobile/manufactured units and multifamily structures, some of which offer housing opportunities for low-income residents.

However, Wallis' residents would benefit from greater housing diversity.

The City of Wallis should pursue the following strategies that promote affordable and diverse housing:

- ❖ Reduce housing costs through strategic development decisions
- ❖ Support varied, multifamily housing development
- ❖ Network with affordable housing organizations
- ❖ Collect and share community information

Reduce Housing Costs through Strategic Development Decisions

Costs associated with utility bills and taxes are a key, and sometimes overlooked, component in housing affordability. These costs tend to rise when a city issues municipal bond debt, a common tool used to finance large-scale infrastructure improvements that result from growth and development.

Encourage Residential Infill, Allow ADUs

One way to limit the increased infrastructure costs that result from growth is to prioritize residential infill development on vacant, subdivided land within the city limits. Since existing infrastructure systems already serve these lots, new development should not require significant infrastructure expansion and allow the City of Wallis to focus on existing system maintenance and improvements.

Allowing accessory dwelling units (ADUs), or smaller, independent residential units, to co-locate on an existing lot is another way to support residential infill, as well as increase housing diversity and affordability. ADUs can provide several benefits but are most often built to generate supplementary income when rented out, and/or to provide a low-cost housing option for family members or caretakers. ADUs can expand housing options for people of all ages but they play a particularly important role in enabling older residents to remain in their home community and maintain independence for longer, also known as "aging-in-place". Permitting ADUs often requires an update to zoning ordinance standards, such as reducing minimum unit size requirements. The American Association of Retired Persons (AARP) Policy institute offers a free model local ordinance to allow accessory dwelling units and other related resources (see [AARP.org/ADUs](https://www.aarp.org/livable-communities/housing/info-2021/adu-model-state-act-and-local-ordinance.html)).⁷

⁷ <https://www.aarp.org/livable-communities/housing/info-2021/adu-model-state-act-and-local-ordinance.html>

The City of Wallis can support residential infill by:

- ❖ Adopting and sharing a future land use map that illustrates a community preference for infill of existing residential neighborhoods and smart-growth around the City's main arterials
 - *Map 4B: Future Land Use* illustrates future land use in Wallis according to the principles and goals established in this plan.
- ❖ Adopting a zoning ordinance, as needed, that allows for a variety of housing types and establishes less strict lot dimension standards.

Chapter 4: Land Use Study further discusses strategies to promote infill development and provides a map showing the location of developable properties ideal for infill.

Permit Alternative Development Types

Where and when development of land not previously used – or “greenfield development” - is considered, the City of Wallis can support affordability and land use efficiency by permitting alternative development types, like cluster development. Unlike the spread-out, large-lot subdivisions that became popular in the 1950s and 1960s, cluster development organizes housing on smaller lots in one or more areas of the overall site, allowing the remaining land area to be dedicated for other purposes like agriculture, common open space, recreation and/or public uses.

In addition to enabling a community to preserve and benefit from open space and natural features, cluster development can reduce site preparation costs, like grading and drainage, as well as infrastructure development and maintenance costs. For example, clustered development requires less road network resulting in cost savings during construction, as well as for later maintenance. Costs to extend and maintain water and sewer connections are similarly reduced.

Chapter 4: Land Use Study further discusses strategies to permit and promote alternative development types.

Large-Lot Subdivisions

A factor influencing future housing development is the potential for large-lot land subdivision in the undeveloped areas in and around Wallis. This type of development appeals to many Texans, and in many areas, it works to keep the market for moderately-priced new single-family homes steady. Some large-lot subdivisions along with infill throughout the City's established subdivisions will likely constitute the largest part of the housing development in the City over the next five to twenty years. The City's key position in the Greater-Houston Area can attract families and retirees that are interested in living in a rural area. Strategic subdivision development around and near major arterial roadways are further discussed in *Chapter 4: Land Use Study* and *Ch 8: Thoroughfares Study*.

Support a Variety of Multifamily Housing Developments

Multifamily structures can play a key role in housing affordability. A study conducted by the Urban Land Institute (ULI) finds that multifamily housing:

- is needed and preferred by many people at a variety of life stages (individuals, new families, empty-nesters, seniors, etc.),
- is important to the economic vitality of the larger community,
- can help minimize traffic congestion,
- enables a community to provide housing that is affordable to a broader range of incomes, and
- if well-designed, can be an attractive and compatible addition to the community.

Additional multifamily housing options are needed to support the existing rental market.

An estimated 38% of Wallis residents live in rental housing.⁸ The 54 existing multifamily units likely provide most of this housing. However, given renting's prevalence in Wallis, many renters likely live in a single-family house.

Additional multifamily housing development could provide an important option for Wallis' renters as multifamily housing is often more affordable to rent. Landlords currently providing manufactured housing rentals could also benefit from investing in well-constructed and well-maintained multifamily structures as manufactured housing may deteriorate more rapidly than stick-frame construction.

Additional multifamily rental developments should include an array of sizes and types.

Rental housing has often been characterized as a necessary option for only very specific groups, such as low-income households or individuals and young couples in transition to homeownership. As a result, rental housing may be treated as an option of secondary importance (to homeownership). However, studies in cities throughout the U.S. have found that renting is increasingly prevalent and that renter households represent a more diverse array of individuals and life situations than previously thought. These findings have led many researchers and policymakers to reconsider the contribution that a variety of rental housing can make to a well-balanced housing market.

Additional multifamily housing development could also provide a more affordable route to homeownership.

Attached homes that share one or more walls, but each have their own entryway - like duplexes, triplexes, and townhomes - could provide attractive options for would-be homeowners who may be less able to

⁸ U.S. Census 2020 Total Population in Occupied Housing Units by Tenure data expected 09.2024. Data from 2010 U.S. Census provided for the purposes of general comparison.

afford a single-family home on a large lot or, as they age, less able to maintain a large lot and home.

The City of Wallis can support development of a variety of multifamily housing types and sizes by:

- ❖ Adopting and sharing a future land use map that illustrates or allows for a mix of housing structure types (see *Map 4B: Future Land Use*).
- ❖ Adopting a zoning ordinance as needed to allow a variety of multifamily structures in one or more zoning districts.

Network with Affordable Housing Organizations & Developers

The City of Wallis can support housing diversity goals by networking with affordable housing organizations and developers. Several regional and State organizations promote affordable housing. Coordinating and communicating with these organizations will keep Wallis updated about affordable housing programs and opportunities. State organizations working on affordable housing initiatives include the Texas Department of Housing and Community Affairs, Texas Affiliation of Affordable Housing Providers, and the Texas State Affordable Housing Corporation.

Appendix 3C includes more information about those and other housing organizations.

Wallis may be most appealing to niche developers in the worker and senior housing markets.

Recruiting developers would require networking, consulting with potential developers about their needs, and providing information about the city to as many people as possible. *Appendix 3C* describes several organizations that provide general information, grants, and loans for housing development, as well as access to networks of housing developers, including:

- ✓ Texas Affiliation of Affordable Housing Providers (TAAHP)
- ✓ Texas State Affordable Housing Corporation (TSAHC)
- ✓ Texas Department of Housing and Community Affairs (TDHCA)
- ✓ U.S. Department of Agriculture Rural Development (USDA-RD)

In terms of bringing affordable, multifamily, rental housing development to Wallis, the City should focus on working with developers who are eligible to apply for the Housing Tax Credit (HTC) program. The HTC program is a dollar-for-dollar reduction of federal income tax liability through the Texas Department of Housing and Community Affairs (TDHCA). The program reduces the cost to developers, allowing them to provide more affordable units at lower rates to tenants. This would increase the number of quality, affordable units in Wallis. The program is competitive, so municipal participation is encouraged in the form of development support and funding contributions.

Visit the TDHCA website for more information (<http://www.tdhca.state.tx.us/multifamily>).

Collect & Share Housing & Community Information

The City of Wallis can also support the development of more diverse and affordable housing options by collecting and sharing housing and community information through record-keeping, surveys, and workshops.

The City should keep records of housing market information such as:

- ✓ Requests made to City Hall for rental housing information
- ✓ Records of occupancy and vacancy rates in rental housing (including RV parks and single-family houses)
- ✓ Information on land available for lease or purchase
- ✓ Information on utility rates and capacities

Keeping records of inquiries about available single-family and multifamily housing opportunities would make Wallis more appealing to potential residents and housing developers. This type of basic legwork by municipal staff and residents makes a city more appealing. The potential resident or developer does not have to spend as much time on research, and such work builds trust that residents and staff members are able and willing to work with new residents or development groups.

The City should also consider regularly collecting information from residents about housing conditions. For example, a survey conducted every three-to-five-years could help the City maintain a better understanding of housing conditions. In addition to potentially supporting grant applications and studies, record-keeping and housing survey results could help the City identify key community challenges and opportunities and to work with residents on these issues. For example, the housing survey could be followed up with a workshop to educate residents about fair housing laws and available grant and loan programs that pertain to housing needs expressed through the survey. Community and housing information could be shared on the City website.

3.4.3 Support Fair Housing

The City of Wallis has adopted or agreed to adopt several policies and to undertake actions to increase local awareness of fair housing issues and increase the availability of housing choices to protected classes.

The City must consider whether its policy and budget decisions intentionally or unintentionally sanction segregation or limit free housing choice, if it has sufficiently educated the public about the Fair Housing Act, and if it has taken proper steps to uphold the Act.

The fair housing analysis in this plan is guided by the State of Texas Analysis of Impediments and the Fair Housing Activities Statement of Texas (FHAST), both of which provide standards for analyzing fair housing in a community. The FHAST often combines references to protected classes with references to low-

income because there is a high correlation between the two groups; therefore, the following analysis also references income-related assistance.

The City has at least three tools by which it can affect fair housing:

- ❖ Grant applications
- ❖ Ordinance adoption & enforcement
- ❖ Policy adoption and community education
- ❖ Grant Applications

Apart from HOME (described above), many grant applications that would help residents with home repair and rehabilitation must be initiated by individuals or non-municipal organizations. Wallis' public officials and municipal staff can publicize and provide contact information for such grants.

Appendix 3C provides a list of grant programs and area organizations that work on housing assistance.

Ordinance Adoption & Enforcement

The City's ordinances do not appear to contain fair housing impediments. The following review assesses how fair housing is affected by the City's standards for flood damage prevention and minimum standards for continued use and occupancy of a building.

- *Flood Hazard Prevention Ordinance.* The City of Wallis' Flood Damage Prevention Ordinance (Ordinance No. 110-B) permits the construction of structures in flood-prone areas provided that they meet damage-prevention and safety standards. The requirements are generally consistent across all housing types with slight differences tailored to the specific needs of manufactured housing, mobile homes, and recreational vehicles; there are currently two single-family structures located in the 100-year floodplain.
- *Minimum Standards for Building Use/Occupancy.* Houses of varying conditions are located throughout the city, and the standards apply equally to all such housing. The standards would be improved if combined with assistance to owners who are unable to repair or replace their homes (primarily through HOME grants and other grant resources listed in *Appendix 3C*).

Policy Adoption & Community Education

The City has regularly published the following ad in its newspaper of record in conjunction with TxCDBG grants.

To promote fair housing practices, the City of Wallis encourages potential homeowners and renters to be aware of their rights under the National Fair Housing Law. Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, handicap, familial status, or national origin in the sale or rental of units in the housing market. For more information on fair housing or to report possible fair housing discrimination, call the U.S. Department of Housing and Urban Development's toll-free hotline at 1-800-669-9777.

The City of Wallis posts provisions of the National Fair Housing Laws and the process for filing a complaint regarding housing discrimination at City Hall.

The City should take the following actions to further support fair housing in Wallis:

- a) Provide at City Hall:
 - Local, State, and Federal contacts for reporting a fair housing complaint
 - A copy of the City's Fair Housing policy and complaint procedures
 - A copy of the Federal Fair Housing Act⁹
 - A copy of the Texas Accessibility Standards¹⁰ and Construction Requirements for Single-Family Affordable Housing (Texas Government Code, Section 2306.514)¹¹
- b) Adopt and annually update fair housing ordinances, resolutions, and policies, including:
 - A Fair Housing Ordinance based on HUD model ordinances
 - A policy explicitly requiring that all non-federally funded projects in the city follow State and Federal laws regarding special-needs construction standards
 - A policy preventing the concentration of undesirable infrastructure (e.g., sewer plant, solid waste dump, etc.) in locations that would unfairly impact protected classes
 - A resolution designating April as Fair Housing Month

⁹ Available at the Department of Justice Civil Rights Division website: www.justice.gov/crt/about/hce/title8.php

¹⁰ Available at www.tdlr.state.tx.us/ab/abtas.htm

¹¹ Available at www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514

- c) Provide annual fair housing training to all senior municipal staff¹²
- d) Establish a procedure for municipal staff to keep logs and records of fair housing complaints and referrals
- e) Coordinate housing grant applications with other grant applications so that housing quality in an area is improved at the same time as water, sewer, streets, and drainage
- f) Develop an anti-NIMBYism¹³ action plan to disseminate timely and accurate information to residents and other concerned parties during the planning and execution of fair housing projects and developments
- g) Provide annual fair housing training to all senior municipal staff.¹⁴
- h) Establish a procedure for municipal staff to keep logs and records of fair housing complaints and referrals.
- i) Coordinate housing grant applications with other grant applications so that housing quality in an area is improved at the same time as water, sewer, streets, and drainage.
- j) Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents and other concerned parties during the planning and execution of fair housing projects and developments.

¹² The Texas Workforce Commission offers a variety of training programs. Visit <http://www.twc.state.tx.us/partners/fair-housing-presentations-training> for further information.

¹³ "NIMBY" is an acronym for "Not In My Backyard". An AntiNIMBYism action plan is intended to prevent/address misinformation that may lead to NIMBY-type sentiments about proposed new developments and fair housing opportunities.

¹⁴ The Texas Workforce Commission offers a variety of training programs. Visit <http://www.twc.state.tx.us/partners/fair-housing-presentations-training> for further information.

3.5 Implementation Plan

The Implementation Plan organizes the recommended action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized and organized by date.

Table 3K: Implementation Plan: 2024-2034

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2024-2027	2028-2030	2031-2034			
Goal 3.1 Renovate or replace occupied, substandard housing and support housing stock resiliency						
Enforce <i>unsafe/substandard structures regulations</i>	x	x	x	City	Varies	GEN
Reconstruct or replace at least one house per year with HOME grants	x	x	x	City	Match varies ¹⁵	GEN, TDHCA
Maintain up-to-date information on <i>housing assistance organizations</i> at City Hall, on the City website, at local institutions, etc. (see Appendix 3A)	x	x	x	City	Staff	GEN
Maintain up-to-date information on grant programs at City Hall, on the City website, at local institutions (see Appendix 3A)	x	x	x	City	Staff	GEN
Develop a disaster recovery housing program			x	City	Staff / Varies	GEN
Goal 3.2 Remove vacant, dilapidated structures						
Enforce <i>unsafe/substandard structures regulations</i> and <i>manufactured regulations</i>	x	x	x	City	Staff / Varies	GEN
Pursue one or more strategies to support voluntary and alternative dilapidated building removal	x	x	x	x	Varies	GEN, Local

¹⁵ HOME program details, including match requirements, change year-to-year.

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2024-2027	2028-2030	2031-2034			
Maintain log of vacant, dilapidated structures	x	x	x	City	Staff / Varies	GEN, Local
Remove at least one dilapidated, vacant residential structure per year (or following an established code enforcement strategy)		x	x	City	\$1,000 (legal) + cost per structure (variable; US avg. = \$18,000/structure)	GEN, EDC
Goal 3.3 Pursue diverse and affordable housing development						
Network with affordable housing organizations and developers	x	x	x	City	Varies	GEN, EDC
Adopt <i>Future Land Use Map</i> that illustrates preference for residential infill, strategic growth in the ETJ and housing diversity	x			City	N/A	N/A
Collect information on Wallis' population and housing needs		x	x	City	Varies	GEN, Local
Adopt a <i>Zoning Ordinance</i> that supports residential infill and allows for a variety of housing types, including ADUs			x	City	<\$2,000 (Legal)	GEN
Goal 3.4 Continue to support Fair Housing initiatives						
Annually review ordinances, resolutions, and policies that support fair housing.	x	x	x	City	Staff	GEN
Maintain up-to-date information on fair housing laws, policies, and ADA construction standards at City Hall and on the City website	x	x	x	City	Staff	GEN
Provide annual fair housing training to all senior staff	x	x	x	TWC, City	Staff	GEN

Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2024-2027	2028-2030	2031-2034			
Establish procedure for City staff to keep logs/records of fair housing complaints and referrals	x			City	n/a	n/a
Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents during the planning of fair housing developments		x		City	Staff	GEN
Goal 3.5 Attract economically stable residential development that complements existing development						
Conduct cost/benefit analyses of new residential developments (see <i>Chapter 4: Land Use Study</i>)	x	x	x	City, EDC	Staff	GEN
Determine plan for annexing ETJ for future housing development	x			City, EDC	Staff	N/A
Adopt <i>Future Land Use Map</i> that illustrates preference for residential infill, strategic growth in the ETJ and housing diversity	x			City	N/A	N/A
Establish a schedule for regular review of <i>Future Land Use Map</i> , <i>Zoning Ordinance</i> , and <i>Subdivision Ordinance</i>	x			City	N/A	N/A
Adopt a <i>Zoning Ordinance</i> that supports residential infill and allows for a variety of housing types, including ADUs			X0	City	<\$2,000 (Legal)	GEN
Review/update <i>Subdivision Ordinance</i> to ensure standards support community goals; Consider allowing alternative development types.			x	City	<\$2,000 (Legal)	GEN

Sources: **GEN** = Municipal funds; **EDC** = Wallis Economic Development Corporation; **Staff** = Staff time (City); **Local** = donations of time/money/goods from private citizens, charitable organizations, and local businesses; **TDHCA** = Texas Department of Housing and Community Affairs; **TWC** = Texas Workforce Commission

3.6 Appendix 3A: Detailed Housing Data

In October 2023, GrantWorks, Inc. conducted an exterior/windshield survey of all residential buildings in Wallis to determine the physical condition of each housing unit in the city and extraterritorial jurisdiction (ETJ). A housing unit can be a single-family detached house, a mobile/manufactured house, or a multifamily unit such as an apartment, condominium, or townhome). The survey rated the condition of each housing unit on a scale from "standard" to "dilapidated," as defined in *Table 3A.1*.

Table 3A.1: Housing Condition Survey Classifications & Criteria

	Criteria
Standard	<p>Few or no minor visible exterior defects such as:</p> <ul style="list-style-type: none"> • cracked, peeling, or missing paint • cracked, sagging, rotting, or missing siding, steps, porch planks, or other wooden surfaces • cracked or broken windowpanes • cracked masonry, brick, or mortar surfaces • missing or damaged roof shingles • small rust spots on mobile homes <p>Generally meets local building codes No detriment to health and safety present</p>
Deteriorating	<p>Few visible exterior defects requiring repair beyond routine maintenance such as:</p> <ul style="list-style-type: none"> • missing or damaged wooden surfaces that could cause injury if walked upon or leaned against • missing windowpanes • badly deteriorated window frames • major holes in exterior walls, up to one (1) foot across and/or penetrate through the interior walls • roof missing many shingles or has holes up to six (6) inches across • chimney bricks missing • extensive rusting, joint separation on mobile home exterior <p>Rehabilitation is economically feasible</p>
Dilapidated	<p>Fails to provide safe shelter Several of the major defects listed under Deteriorating Any major structural damage such as:</p> <ul style="list-style-type: none"> • sagging foundation • sagging roof • slanted or tilted exterior walls • missing doors • collapsed chimney or porch • fire or severe water damage <p>Rehabilitation is not economically feasible All non-HUD Code (pre-June 15, 1976) mobile homes are considered dilapidated</p>

Housing occupancy was determined by visual inspection of each house. Each house was checked for: wired electric meter, yard maintenance, intact blinds and/or visible furniture, undamaged or secured windows, and the condition of yard furniture.

Table 3A.2 tabulates the complete survey results.

Table 3A.2: Housing Data from Windshield Survey

Type / Condition		Occupancy	City	ETJ	Total Region	
Stick Frame	Standard	Occupied	385	65	450	
		Vacant	6	2	8	
	Deteriorated	Occupied	26	2	28	
		Vacant	6	1	7	
	Dilapidated	Occupied	2	0	2	
		Vacant	9	1	10	
	Total (Occupied)			413	67	480
	Total (Vacant)			21	4	25
	<i>Subtotal - Stick Frame Homes</i>			<i>434</i>	<i>71</i>	<i>505</i>

Type / Condition		Occupancy	City	ETJ	Total Region	
Mobile & Manufactured	Standard	Occupied	84	9	93	
		Vacant	1	0	1	
	Deteriorated	Occupied	15	4	19	
		Vacant	1	1	2	
	Dilapidated	Occupied	0	0	0	
		Vacant	3	1	4	
	Total (Occupied)			99	13	112
	Total (Vacant)			5	2	7
	<i>Subtotal – Manufactured Homes</i>			<i>104</i>	<i>15</i>	<i>119</i>
	<i>Subtotal- Single-Family Homes</i>			<i>538</i>	<i>86</i>	<i>624</i>

Type / Condition		Occupancy	City	ETJ	Total Region	
RV	Standard	Occupied	0	1	1	
		Vacant	0	0	0	
	Deteriorated	Occupied	0	1	1	
		Vacant	0	0	0	
	Dilapidated	Occupied	0	0	0	
		Vacant	0	0	0	
	Total (Occupied)			0	2	0
	Total (Vacant)			0	0	0
	<i>Subtotal – RV Homes</i>			<i>0</i>	<i>2</i>	<i>2</i>

	Type / Condition	Occupancy	City	ETJ	Total Region	
Multifamily	Standard	Occupied	54	0	54	
		Vacant	1	0	0	
	Deteriorated	Occupied	0	0	0	
		Vacant	0	0	0	
	Dilapidated	Occupied	0	0	0	
		Vacant	0	0	0	
	Total (Occupied)			54	0	54
	Total (Vacant)			0	0	0
<i>Subtotal - Multifamily Homes</i>			<i>54</i>	<i>0</i>	<i>54</i>	

	Type / Condition	Occupancy	City	ETJ	Total Region	
Total Housing Conditions	Standard	Occupied	523	75	598	
		Vacant	7	2	9	
		Total Standard	530	77	607	
	Deteriorated	Occupied	41	7	48	
		Vacant	7	2	9	
		Total Deteriorated	48	9	57	
	Dilapidated	Occupied	2	0	2	
		Vacant	12	2	14	
		Total Dilapidated	14	2	16	
	Total (Occupied)			566	82	648
	Total (Vacant)			26	6	32
<i>Total Housing Units</i>			<i>592</i>	<i>88</i>	<i>680</i>	

Source: GrantWorks, Inc., 2023 Fieldwork Study

3.7 Appendix 3B: Housing Affordability Calculations

Housing units are conventionally considered to be affordable when monthly costs are less than 30% of monthly income.

Table 3B.1: Housing Tenure Data tabulates the median monthly income, the total number of owner- and renter-occupied housing units, and housing costs as a percentage of income for both renters and homeowners.

Average housing costs for owner-occupied units with a mortgage consume 40% of the median monthly income in Wallis.

Table 3B.1: Housing Tenure Data

	Wallis	Austin County
<i>Total Occupied Housing Units</i>	651	11,913
# of Units	382	9,490
% of Total	59%	80%
Owner-occupied Units		
Monthly \$ w/Mortgage (median)	\$1,290	\$1,734
% of monthly income	40%	28%
Monthly \$ w/o Mortgage (median)	\$622	\$618
% of Income	19%	10%
Rental Units		
Number of Units	269	2,423
% of total units	41%	20%
Median monthly rent	\$700	\$1,046
% of monthly income	22%	17%

* The city housing unit count is from the ACS and does not include additional houses counted in the field survey.
 Source: U.S. Census Bureau; American Community Survey 2018-2022, S2502, B25077, B19013, B25088, & B25064

Another affordability measure for housing and a key component of mortgage lending decisions is the price-to-income ratio. The price-to-income ratio is the disparity between median income and median housing value. It provides a measure to answer the question “Is a median-priced home affordable for a median income earner?”

Houses are generally considered to be affordable for the purchaser when the cost of the house equals roughly 2.6 times the purchaser’s annual income.¹⁶

Table 3B.2 shows that **Wallis’ price-to-income ratio is greater than the ratios for Austin County and the state.**

Table 3B.2: Median Household Income & Housing Values

	Wallis	Austin County	State
Median Household Income	\$38,531	\$73,556	\$73,035
Median Household Monthly Income	\$3,211	\$6,130	\$6,086
Median Home Value	\$125,600	\$240,000	\$238,000
Median Home Value / Median Household Income	3.3	3.3	3.3

Source: U.S. Census Bureau; American Community Survey 2018-2022, B19013 and B25077

¹⁶ “Where the House-Price-to-Income Ratio is Most out of Whack” retrieved from: <https://www.citylab.com/equity/2018/05/where-the-house-price-to-income-ratio-is-most-out-of-whack/561404/>; “High Home Price-to-Income Ratios Hiding Behind Low Mortgage Rates” retrieved from: <http://www.forbes.com/sites/zillow/2013/04/16/high-home-price-to-income-ratios-hiding-behind-low-mortgage-rates/>

3.8 Appendix 3C: Community Housing Organizations & Grant Programs

Detailed information regarding programs that serve housing needs in Austin County and Wallis are listed below.

Additional information on state and federal programs that may be useful to Wallis' residents may be found by contacting local offices and reviewing individual organizations' websites.

3.8.1 Services Currently Available/Active in Wallis

Southeast Texas Housing Finance Corporation (SETH)

The Southeast Texas Housing Finance Corporation is a non-profit "housing finance corporation" (HFC) that provides assistance to prospective homeowners and supports the development of affordable multifamily projects. SETH works closely with Austin County, the surrounding counties, and several municipalities. SETH operates as a quasi-governmental entity, administering some federal housing programs and awards.

<i>Organization / Office:</i>	Southeast Texas Housing Finance Corporation
<i>Address:</i>	11111 South Sam Houston Parkway East Houston, Texas 77809
<i>Phone / Email:</i>	(281) 484-4663
<i>Website:</i>	https://sethfc.com/
<i>Counties Served:</i>	Austin, Brazoria, Chambers, Galveston, Liberty, Matagorda, Walker, Waller, and Wharton

Houston-Galveston Area Council (H-GAC)

Council of Governments (COGs), also known as regional planning commissions or associations of governments, are voluntary associations of local governments formed under Texas law. These associations address problems and planning needs that require regional attention or that cross the boundaries of individual local governments. COGs coordinate planning and provide a regional approach to problem-solving through cooperative action and may provide direct services at the local level.

The Houston-Galveston Area Council conducts regional planning activities and administrates programs such as the Area Agency on Aging and the Gulf Coast Economic Development District.

<i>Organization / Office:</i>	Houston-Galveston Area Council
<i>Address:</i>	3555 Timmons Lane, Suite 100 Houston, Texas 77027
<i>Phone / Email:</i>	(713) 627-3200
<i>Website:</i>	https://www.h-gac.com/
<i>Counties Served:</i>	Austin, Brazoria, Chambers, Colorado, Fort Bend, Galveston, Harris, Liberty, Matagorda, Montgomery, Walker, Waller, Wharton

Area Agency on Aging

Local area agencies on aging (AAAs) are affiliated with the Texas Department on Aging and receive State and federal funds to help coordinate local elderly care for those over age 60. Services the agency provides include Nursing Home Ombudsman, Benefits Counseling (legal information), Care Coordination (in-home assistance with meals, minor repair, health care, etc.), Caregiver Support Program (counseling/assistance to caregivers) and some additional services (health and wellness).

H-GAC administers the program in Austin County.

The Department of Health and Human Services provides an online eldercare locator that includes the option for an online chat at <http://www.eldercare.gov/eldercare.NET/Public/index.aspx>.

<i>Organization / Office:</i>	Houston-Galveston Area Council
<i>Address:</i>	3555 Timmons Lane, Suite 100 Houston, Texas 77027
<i>Phone / Email:</i>	(713) 627-3200
<i>Website:</i>	https://www.h-gac.com/
<i>Counties Served:</i>	Austin, Brazoria, Chambers, Colorado, Fort Bend, Galveston, Harris, Liberty, Matagorda, Montgomery, Walker, Waller, Wharton

3.8.2 Grants/Loans & Organizational Resources Available to the City

Texas Department of Housing and Community Affairs (TDHCA)

TDHCA is the state agency responsible for promoting and preserving homeownership and financing the development of affordable rental housing. The agency has programs to build and to rehabilitate single-family and multifamily housing. The City can apply for funding to:

- Assist with multifamily unit rehabilitation projects; (Rental Housing Development Program),
- Assist renters, including veterans and persons with disabilities, with utility and security deposits (Tenant-Based Rental Assistance Program, Tenant-Based Rental Assistance Program for Persons with Disabilities, and the Veterans Housing Support Program),
- Provide down payment assistance to individuals who have not owned a home in three years or who are first-time home buyers (Texas HOMEbuyer Assistance Programs),
- Repair or replace substandard homes for low-to-moderate-income residents (HOME Rehabilitation Program and Homeownership Assistance Program), and
- Construct home accessibility projects for disabled residents (Amy Young Barrier Removal Program)

<i>Organization / Office:</i>	Texas Department of Housing & Community Affairs
<i>Address:</i>	221 East 11 th Street Austin, Texas 78701
<i>Phone / Email:</i>	(512) 475-3800 or (800) 525-0657 / info@tdhca.state.tx.us
<i>Website:</i>	www.tdhca.state.tx.us

U.S. Department of Agriculture Rural Development (USDA-RD)

The mission of USDA-RD is to improve the economy and quality of life in rural America. USDA programs include homeownership opportunities, owner-occupied housing assistance, rental assistance, rental housing development, community development activities, business development, and technical assistance in rural areas of the State (generally considered areas with a population of fewer than 20,000 people). Programs include:

- Loan Program: USDA-RD Guaranteed Rural Housing Loans for Single-family Dwellings offers help for people who want to own a home but cannot pay a down payment. Low and moderate-income applicants can have closing costs associated with purchasing a house financed into the loan up to the appraised value of the property. Loans can be for new or existing homes.
 - The Guaranteed Rural Housing Program charges a 1.5% guarantee fee that is due at closing. Generally, the program targets communities with populations of 10,000 or less in locations not closely associated with urban areas.
- Direct Loan Program: Individuals can apply for direct loans through the area offices.
- Rural Repair and Rehabilitation Loans: Used to modernize existing homes by adding bathrooms, central heating, modern kitchens, and other improvements such as driveways and foundation plantings. Individuals who meet the requirements should contact USDA directly for these loans. The USDA Rural Development Angleton Service Center accepts applicants from Wallis. Some seniors may be eligible for grants of up to \$7,500 for home repairs.

Programs are explained at www.rd.usda.gov/programs-services or the following offices can be contacted.

<i>Organization / Office:</i> US Department of Agriculture Rural Development / Angleton Service Center
<i>Address:</i> 711 N Velasco St Angleton, Texas 77515
<i>Phone / Email:</i> (946) 634-9900, Ext. 4 / sabrina.glenn@usda.gov

<i>Organization / Office:</i> US Department of Agriculture Rural Development / State Office
<i>Contact:</i> Housing Program Staff
<i>Address:</i> 101 South Main Street, Suite 102 Temple, Texas 76501
<i>Phone / Email:</i> (254) 742-9770, TTD (254) 742-9712
<i>Website:</i> http://www.rd.usda.gov/tx or http://www.rd.usda.gov/contact-us/state-offices/tx

Texas Affiliation of Affordable Housing Providers (TAAHP)

TAAHP is a non-profit association of affordable housing developers, financiers, and designers throughout Texas. The goal of TAAHP is to “increase the supply and quality of affordable housing for Texans with limited incomes and special needs,” and the organization’s primary focus is on education and lobbying. The group is a good starting place for communities interested in affordable housing projects. It provides communities with networking opportunities (through conferences and newsletters) to market available land, seek financing information, and/or discuss changes to state laws that could bring more affordable housing to their cities.

<i>Organization / Office:</i>	Texas Affiliation of Affordable Housing Providers
<i>Address:</i>	221 East 9th Street, Suite 408 Austin, Texas 78701
<i>Phone / Email:</i>	(512) 476-9901
<i>Website:</i>	http://www.taahp.org/

Rural Rental Housing Association of Texas (RRHA)

RRHA is a non-profit association of professionals involved in the development and management of rental housing in rural Texas. Like TAAHP, the organization provides communities with networking opportunities and lobbying for the industry as well as technical assistance and training for housing providers.

<i>Organization / Office:</i>	Rural Rental Housing Association of Texas
<i>Address:</i>	2 North 9 th Street, Suite B Temple, Texas 76501
<i>Phone / Email:</i>	(254) 778-6111 / office@rrhatx.com
<i>Website:</i>	http://www.rrhatx.com/index.php

3.8.3 Grants/Loans & Organizational Resources Available to Residents

Combined Community Action, Inc.

Combined Community Action, Inc. is a non-profit organization that provides assistance through programs focusing on tenant-based rental assistance, weatherization, and comprehensive energy assistance, among others. CCA’s mission is to assist people to become independent and self-sufficient by transitioning people out of poverty and providing comprehensive programs that support families and individuals.

<i>Organization / Office:</i>	Combined Community Action, Inc.
<i>Address:</i>	165 West Austin Giddings, Texas 78942
<i>Phone / Email:</i>	(979) 540-2980/ info@bvcaa.org
<i>Website:</i>	http://www.ccaction.com/about/about-cca
<i>Counties Served:</i>	<i>Not specified</i>

Texas State Affordable Housing Corporation (TSAHC)

TSAHC is a self-supporting, not-for-profit organization created by state statute in 1994 to provide safe, decent, and affordable housing for low-income Texans and other underserved populations. TSAHC provides a variety of affordable housing programs that range from First-time Homebuyer Programs for individuals and families. Programs provide low-interest financing to individuals, particularly first-time homebuyers, teachers, paid firefighters, EMS personnel, peace officers, correction of juvenile corrections officers, county jailers, and public security officers. It also provides various financing options for developers of both single-family and multifamily housing, portions of which would serve low-to-moderate income tenants.

<i>Organization / Office:</i> Texas State Affordable Housing Corporation
<i>Address:</i> 6701 Shirley Avenue Austin, TX 78752
<i>Phone / Email:</i> (512) 477-3555 or (888) 638-3555
<i>Website:</i> https://www.tsahc.org/
<i>Counties Served:</i> Statewide

Aging in Place

Aging in Place is a joint program of Partners for Livable Communities and the National Association of Area Agencies on Aging. It provides regional workshops and Jumpstart grants to facilitate conversations and form action plans that address issues of aging in place within a community. Past JumpStart grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services to help senior residents remain an active part of their community, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home.

For information, contact Penny Cuff, Vice President of Programs for Partners for Livable Communities by emailing pcuff@livable.org or calling (202) 887-5990.

Additional resources on aging in place can be found through national networks:

National Aging in Place Council (www.ageinplace.org)
Senior Resource (www.seniorresource.com/ageinpl.htm)

<i>Organization / Office:</i> Aging in Place
<i>Address:</i> 6701 Shirley Avenue Austin, TX 78752
<i>Phone / Email:</i> (202) 887-5990 / pcuff@livable.org
<i>Website:</i> https://ageinplace.org/
<i>Counties Served:</i> Not specified

Texas Association of Structural Movers (TASM)

TASM is a statewide trade organization for structural movers. Their website provides an easy-to-use Member Directory that is organized by region. It also provides an Online Quote Engine to send a request for services to all TASM members. The organization is a good source for helpful information about the house moving process and permitting requirements.

<i>Organization / Office:</i>	Texas Association of Structural Movers
<i>Address:</i>	2202 South 51 st Street Temple, TX 76504
<i>Phone / Email:</i>	(254) 613-9099 / sawmhq@gmail.com
<i>Website:</i>	www.texashousemovers.com

The ReUse People of America

The ReUse People of America provide deconstruction services across the country. With over 20 years of experience in the deconstruction industry, they are experts in making sure that homeowners get as much salvageable material as possible. Their expertise is important because the value of the salvageable material will determine the tax deduction that a homeowner can take on the donated deconstructed materials. In addition to deconstruction services, The ReUse People of America conduct job training seminars. In the past, they have worked with cities to provide job training for unemployed and underemployed residents.

<i>Organization / Office:</i>	The ReUse People of America
<i>Contact Name:</i>	Mike Thrutchley, Deconstruction Manager, Texas Regional Office
<i>Phone / Email:</i>	(214) 251-2306 / mikethrutchley@thereusepeople.org
<i>Website:</i>	http://www.deconstructiontexas.com/
<i>Corporate Office</i>	9235 San Leandro Street Oakland, California 94603 (510) 383-1983 / info@thereusepeople.org

Pure Salvage Living

Pure Salvage Living is Tiny Texas Houses' salvage operation. They salvage materials from dilapidated and decaying structures before completing demolition. They can deconstruct a structure and leave the salvaged materials for the property owner, or they can keep the salvaged materials. The Pure Salvage Living website is a good source for homeowners trying to locate deconstruction professionals in their area. The website is also the best way for homeowners to have their projects evaluated. It includes an online form where homeowners can input information about the size, condition, and location of the structure that needs to come down, along with the desired project timeframe. Pure Salvage Living reviews deconstruction projects on a case-by-case basis. All fees for deconstruction must be worked out directly with Pure Salvage Living or their representatives.

Organization / Office: Pure Salvage Living
Address 20501 East I-10
Luling, Texas 78648
Phone / Email: (830) 875-2500 / brad@puresalvageliving.com
Website: www.salvagetx.com

Legal Aid Services

Local legal aid organizations provide civil legal representation and advice at little or no cost to low-income individuals who cannot afford a lawyer. Legal aid focuses on legal issues relating to basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.

Lone Star Legal Aid (www.trla.org/) serves communities around Texas with legal aid in housing, family, health, public benefits, education, employment, individual rights, fair housing, and many other areas.

Organization / Office: Lone Star Legal Aid
Address 3001 Richmond Road, Suite A (Texarkana Office)
Texarkana, Texas 75503-0710
Phone / Email: (800) 733-8394
Texarkana Office: (903) 793-7661
Website: <https://www.lonestarlegal.org/office/texarkana-office/>
Counties Served: Austin, Anderson, Angelina, Bell, Brazoria, Brazos, Bosque, Bowie, Burleson, Camp, Cass, Chambers, Cherokee, Colorado, Coryell, Delta, Falls, Fayette, Fort Bend, Franklin, Freestone, Galveston, Gregg, Grimes, Hamilton, Hardin, Harris, Harrison, Henderson, Hill, Hopkins, Houston, Jasper, Jefferson, Lamar, Lampasas, Lee, Leon, Liberty, Limestone, Madison, Marion, Matagorda, McLennan, Milam, Montgomery, Morris, Nacogdoches, Navarro, Newton, Orange, Panola, Polk, Rains, Red River, Robertson, Rusk, Sabine, San Augustine, San Jacinto, Shelby, Smith, Titus, Tyler, Trinity, Upshur, Van Zandt, Walker, Waller, Washington, Wharton, Wood

Leader Dog for the Blind

Leader Dog works to improve the mobility and independence of blind or visually impaired individuals by partnering them with a guide dog. Applicants complete a 26-day residential training program and must be 16 years or older and in good mental and physical health. The training program is in Rochester Hills, Michigan and is offered at no cost. Room and board and transportation costs to and from the training program for clients traveling within the United States are also provided free of charge. The organization also offers orientation and mobility and GPS programs to professionals and clients. Applicants can apply online at or can download an application to print and mail.

Organization / Office: Leader Dogs for the Blind
Address 1039 South Rochester Rd.
Rochester Hills, Michigan 48307
Phone / Email: (248) 651-9011, Toll Free (888) 777-5332, TTY (248) 651-3713
/ leaderdog@leaderdog.org
Website: <http://www.leaderdog.org>