



David Danenfelzer
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Texas State Affordable Housing Corporation
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Dear David Danenfelzer,

We want to first say that this scenario is all speculative. The Department of Housing and Urban Development (HUD) has the final say on giving out any vouchers. We are actively in discussions with HUD with getting tenant protection vouchers for Sandpiper Cove residents, but HUD does have the final say. There is also a pending lawsuit that the tenants of Sandpiper Cove have pending against HUD. The tenants were recently given a positive ruling keeping the litigation active in Washington D.C. which may have a bearing on vouchers that HUD provides. The type of vouchers the tenants will be requesting are Tenant Protection Vouchers. These vouchers are quicker than Housing Choice Vouchers and offer residents a faster option to move from hazardous living situations, like Sandpiper Cove. Texas Houser's does have experience with helping tenants once they are able to obtain tenant protection vouchers.

One example is the Arbor Court apartment complex in Houston, TX. Once HUD issued tenant protection vouchers in February 2019, Tenants had vouchers in their hands by May 2019. Most tenants were able to move within two-three weeks after they received their vouchers. That is only a **3-month** window in which families were able to move out of a hazardous living condition. We are fully expecting for HUD to issue vouchers if the ITEX plan does not get approval. Like Sandpiper Cove, Arbor Court was deemed a hazardous living condition by HUD. Though we cannot give a definite timeline, it is our experience that it will take **3 months** from when Sandpiper Cove residents would have to wait until Tenant Protection Vouchers are approved and they are then able to move.

Once those vouchers were received for the residents of Arbor Court, Texas Houser's partnered with the city of Houston to financially assist the tenants with the move. We made sure tenants got necessary funding for moving expenses and transferring utilities. We are prepared to do the same with the tenants living at Sandpiper Cove. For anticipation of tenants receiving tenant protections vouchers we have partnered with members of the Galveston Apartment Association to allow for residents to quickly begin moving once they have been given the Tenant Protection Vouchers. As indicated at the June TSHAC board meeting, Buzz Elton is working with us to find more apartment complex owners that will take Sandpiper Cove resident vouchers. We also are setting up plans to meet with the Galveston city officials to seek similar financial assistance for Sandpiper Cove residents that Arbor Court residents received for moving expenses.



We want to again say that this is all speculative because the final decision rest with HUD. We are optimistic that tenant protection vouchers will be approved and Texas Housers is committed to working with residents to make sure that they have a seamless transition to living in a non-hazardous living situation.

Thank you,

David Wheaton

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