

**HOUSE OF REPRESENTATIVES  
COMPILATION OF PUBLIC COMMENTS**

Submitted to the Committee on Business & Industry  
For HB 1193

Compiled on: Monday, April 3, 2023 6:21 PM

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Hearing Date: April 3, 2023 8:30 AM

Travis Gilbert

Self

Providence village, TX

It will destroy wonderful communities and the residents that show pride in their housing communities. The people that you rely on for votes. Blu collar workers take pride in Texas and the neighborhoods they live in while raising the next generation of upstanding Texas citizens that help push Texas to the great state it is.

Giselle Zahraoui

Self

Providence Village, TX

As a homeowner within an HOA community, I do not support this bill. HOA's should be allowed to vote amongst themselves in matters regarding subsidized housing within the community. Homeowners must undergo an arduous process to obtain a home loan that is based on income, credit and assets to assure they can independently pay the mortgage without assistance. That form of discrimination is utilized by banks to protect their assets. If HOA communities that have rental properties are required by law to accept subsidized housing vouchers, the rights of the homeowners to vote on such things are infringed upon. Subsequently, the homeowner is no longer able to protect their investment in the way they see fit. I do not support this bill and cannot in good conscience support any politician that does.

Denise Vidal

Self

Providence Village, TX

I think that if you live in a community that has an HOA that the HOA SHOULD BE ABLE to restrict Section 8 or voucher tenants from living in the community. Our community recently had a large amount of investor homes that were accepting Section 8 vouchers as methods of payment and it absolutely was not good. Living in this community for 20 yrs (still do) it absolutely brought down property values as those individuals including the investors did not care about their homes (especially on the outside). We also had to have more police presence due to law breaking individuals who turned out to be Section 8. A large amount of damage to our community that had never happened before the investors rented to the voucher individuals. The information showed in the police department arrest pages and when the violators were looked up..it was 99% of the time the voucher individuals.

I personally think that communities with an HOA should be allowed to have HOMEOWNERS and 1 investor who would rent to an individual(s) and the renting individuals must be here 2 years minimum. The individuals renting would pay the HOA dues and would understand the importance of where the HOA dues go to in order to keep our community beautiful.

Thank you.

Rita Castro

SELF

Providence Village, TX

I do not spent YEARS of my life saving money to buy a decent house at a decent neighborhood with an HOA for later seeing it turning into a crap Section 8 project by foreign investors from Asia that with money laundering buy our properties over priced to later steal our tax money and see how leaches like people who simply don't want to work or simply have work out of the books use the system and damage OUR neighborhoods. On top of that I need pay \$7K yearly in Property Taxes for a property that is almost a damn Section 8 Project with drugs, shooting and all the trash that these Section 8 vouchers bring to the neighborhood. WE SELECTED TO LIVE WITHIN AN HOA TO KEEP ALL THE TRASH OUT!

Tamara Cruz

Self

Providence Village, TX

**DO NOT PASS THIS BILL!** Admitting section 8 vouchers into my neighborhood has **DRAMATICALLY** damaged my neighborhood and town. Murder, Stabbings, drive by shootings, endless theft, and even arson against an elementary school playground has occurred within the last 2-3 years since investors have invaded our housing market and are only leasing to section 8 vouchers! Notably, the majority of the voucher holders in my neighborhood were funneled here by the Dallas county HUD because these applicants were denied by Dallas county's rules because of their **CRIMINAL HISTORY**. So Dallas sent known criminals that should not even be eligible to receive Section 8 to our nice, family oriented community to wreak havoc upon us! And these voucher holders are known fraudsters, lying to the HUD about housing felons in their home with them, and are continuing to commit crimes here! The number of arrests that have happened in section 8 households in this neighborhood has been **SUBSTANTIAL**. Only once our HOA has started banning section 8 households has our crime rate decreased! **PLEASE KEEP OUR CHILDREN SAFE! DO NOT PASS THIS BILL!**

Susan Tidwell

Self/Homeowner

Providence Village, TX

Crime has increased in our private HOA since so many homes are rented to Section 8 by private LLC's. The actual owner can rarely be contacted for maintenance violations. I no longer feel safe in my own neighborhood where we have been homeowners and paid HOA dues for 18 years.

Kay Steffen

Self insurance adjuster

Providence Village, TX

DO NOT PASS THIS BILL. My HOA is overrun with criminals after HUD started funneling section 8 from Dallas county in. Our crime went up significantly after this. We had drive bys, murder, arson, etc in our small family neighborhood. HOAs need to be able to protect themselves.

Quentin Hamilton, USMC Sgt Retired

Self

Providence Village, TX

As a resident who's house was shot at and up by a drug deal gone wrong by renting tenants under section 8. This bill of passed would allow even more of this non sense to happen because my HOA wouldn't be able to prevent it. Not only that but a Kid was stabbed 16 times by another tenant on section 8 cause the kid wouldn't give him his phone. If someone lives in a community that has a HOA more then likely they worked hard for that neighborhood. With blood sweat and tears. HOAs should have the power to decided who lives there and the methods on which rent is collected to prevent issues like my kids almost getting shot by people who shouldn't of been there to begin with

Erica Weiss

Local homeowner

Aubrey, TX

Section 8 renters have ruined our neighborhood. Crime is up and inflated rental rates affect us all. Income is not a protected status and HOAs and communities should be allowed to forbid section 8 renters in their areas. Homeowners should have a say in what happens in their communities to protect their children and their neighborhood.

Erica Weiss

Local homeowner

Aubrey, TX

Addendum to my previous comment: a sec 8 house down our street has 7 or 8 adults living there and one owns a Mercedes. Another S8 house caught fire and FD found dead puppies from at-home pit bull breeding for profit. Down the street from a park, a S8 house has a sexual predator living there. One S8 renter went public about how she owns her own business and makes thousands every month but still uses tax \$ for rent.

The abuse of sec 8 tax money is one thing, but HOA's and homeowners have a right to protect their neighborhood and refuse S8 renters.

Rhonda Bradford

Self

Providence Village, TX

As a single parent who busted my butt by working multiple jobs to provide for me and my kids, paid my own bills, paid off my debt, improved my credit rating on my own and WITHOUT the help from the government, I am 100% against this bill. If I can work hard and sacrifice to buy a home within an HOA, there is NO reason others can't. Except the fact that the government is setting them up for failure and the sense of entitlement. How is granting someone a housing voucher for 10 years helping them get on their feet? It doesn't, it creates laziness and entitlement. How about you all put money into our homeless veterans who really need the support. Additionally, statistics have proven criminal activity increases in neighborhoods where housing vouchers are permitted. Quite frankly, how about you let the criminals live next door to you and let's see how quickly you change your tune. My 13 year old son is terrified to be outside alone after we've had two drive-by shootings in our neighborhood. Both shootings were done by people living in the community on housing vouchers. There was also a boy stabbed in our neighborhood so badly, that his life will never be the same. The 16 year old was convicted of the crime, again, the criminal came from a housing voucher home. HUD does zero follow up, there is zero consequences for people who falsely report income, the number of people living in the home, etc. As a homeowner in an HOA, we should have the right to vote on what elements we allow in our neighborhood. Not some politician who doesn't have the knowledge or experiences we've had with the criminal activity. I bought my home with the idea of my son being able to grow up in a neighborhood where he can go outside to play without the fear of being stabbed or shot, I want to keep it that way and rid our neighborhood of those who think they're entitled to run around here doing whatever they want, robbing, stabbing, shooting, and dealing drugs. Not to mention, income is NOT a protected class, nor should it be. If one can't afford to buy a home, they shouldn't be given a free ride in a 2, 3, 4 hundred thousand dollar home. Oh, and let's mention the fact that these investors are falsely inflating rental rates to take advantage of the government funding. Yet, the government doesn't question them, they just hand over a check for up to 10 years at a time to freeloaders. And why not? It's a win, win for the investor and freeloaders. There is ZERO accountability for either party. No drug testing, no follow up income verification, no surprise pop in visits. Let's implement these and once there are some rules and policies established to qualify and maintain eligibility, then and only then should this bill be considered.

Matthew Giles

Self

Providence Village, TX

For

Robert Weiss

Self

Aubrey, TX

Our community (Providence Village) has been trying to get rid of section 8. The amount of violence, crime, and general unease has been rampant. One house across the street, I found 14 times in a year local police were summoned to their house. We are almost afraid to go outside because of the constant vulgarity thrown at us by the section 8 renters. We make it a point not to converse but they treat us as homeowners with zero common courtesy

Karri Toney

Self

Aubrey, TX

Restricting methods of payment is in no way discrimination. Our neighborhood needs to be saved by these greedy landlords who only rent their houses to Choice voucher recipients. These landlords do nothing but drive our property taxes up due to inflated rental prices. Some of these houses will receive a \$3,800 voucher per month which falsely inflates every house in the area therefore making a homeowner pay more just to live in their own home. It's a racket and needs to end. Thank you.

Stacie Fowler

Self ER nurse

Providence Village, TX

N

Tuleen Harrigan

Self

Providence Village, TX

I have live in the same HOA for over a decade now. The HOA was not given a choice initially. The outcome was horrendous! We were taken over by investors, that then turned these houses into Section 8 voucher income properties. Crime skyrocketed, in our little rural town! So much so we encountered a teen stabbing and 3 shootings in less than 6 months! 1 of these drive by shootings took place right across the street from me! All instances were involving Section 8 renters! Please be ERY aware of where these vouchers are being used! An HOA is for HOMEOWNERS and we NEED to protect our assests!

Tirzah Rishel

Self

Providence village, TX

Example; look at Savanah development. This community built their community on not allowing section 8. Providence village has seen A SUBSTANTIAL drop in drive by, shootings and gang like activity! The homeowners associations DO have a right (homeowners make up for the voice of an hoa) to allow or not allow! There are already communities built on this ground. Here in Providence village, one example is ONE investor owning 18 properties IN THIS COMMUNITY ALONE! it drove prices up...and normal renters couldn't even afford rental prices!! There has to be a limit! And investors are about 90% of who owns homes who are on the section 8 program. DO YOUR MATH!!

Greg Fachner

Self

Providence village, TX

Government needs to stay out of this, hoas should be able to allow or disallow whatever rental restrictions they want. The providence village community has suffered enough with the influx of section 8 and would hate to see it happen to any other community. We've had hard working families lives destroyed by section 8 families. A child was stabbed and will never have full use of their arm because of a section 8 family. The landlords of these programs are taking advantage of the system while pretending to be white knights. If you look at the pricing of these homes, they are charging nearly double what the market rate is because the know the voucher program will pay for it.

Kate Foster

Self, small business owner

Providence Village, TX

Providence Village is a welcoming community that does not discriminate against people's ethnicity or political views. However, it is a community largely made up of people seeking a quality of life they themselves fund and work hard for. When large real estate companies come into the community to buy up houses only to profit heavily from the ridiculous payouts from the government for subsidized housing, it affects not only community appearance but also relations between neighbors (those who afford themselves to reside here and those who do little or nothing to do so) due to obvious lifestyle choices. This bill should not pass.

David Tidwell

Self

Providence Village, TX

We have had a large influx of section 8 borrowers in our small community and crime has skyrocketed in our community. There was no monitoring on the number of section 8 recipient's entering our community and the crime rate soared. Our small police department was ill-equipped to handle the crime surge. I would like legislatures to not have a "that's too bad for you" attitude towards this activity. I have worked 50 years to provide a safe home for my wife and I see it crumbling in front of me. I understand the need for section 8. I do not understand a lack of planning and the downfall of the community I have lived for 17 years. I would hope there is a plan to benefit both section 8 and non-section 8 individuals and not "let's see how many section 8 people we can get in this small community". What I am seeing in my community is the section 8 rent being collected is several thousands of dollars a month higher than the normal non-section 8 renter is paying. When a home comes up for sale non-identifying LLC's are purchasing the home at a higher than market rate price because they know they will receive higher than normal rent from section 8 recipients. The small community I live in know has an influx of rental properties that are not maintained like owned primary homes. There needs to be a better plan.

Rebekah Corder

Self

Aubrey, TX

HOAs are already prohibited from excluding property ownership based on an already protected class (i.e. sex, orientation, color, etc.). Income, and how they get it, is not, nor should it ever be, a protected class, and therefore should continue to be a possible exclusionary reason. Investors who purchase homes in neighborhoods do so with far more funds available to outbid individuals/families in the market, then they are able to charge exorbitant rent because the "government" is subsidizing the payment. This artificially inflates home values, affecting taxes exponentially, all the while the homes are rarely maintained to the same standard as an owner-occupied home, decreasing ACTUAL value. HOAs have a responsibility to set a standard of maintenance of homes in order to comply with a reasonable standard of living and anyone buying into one is required not only to know that standard but to meet it. Investors do not care about the standard of maintenance or overall living created in the neighborhoods they purchase in, because they live elsewhere!  
Texas is already extreme regarding property taxes; crippling so! Allowing "value" to be so skewed damages the ability to purchase and maintain a home by any one other than investors.

Teresa Miracle

Self, teacher

Providence Village, TX

We live in a country and state that should be based on freedoms. We also pay the taxes that fund housing programs and our money is being abused. Landlords can charge 2x as much rent for voucher recipients than they can for a standard renter. Additionally the government uses tax dollars to compensate these same landlords for damages. This encourages investors who have no care for a community to buy up real estate to make a quick dollar, hurting homeowners and non-voucher renters. Additionally the lack reasonable standards for the voucher system the leads to abuse and life long recipients is unconscionable. Forcing people to pay taxes and giving them no say about the use of those funds is unacceptable. HOA's need to retain the rights to stipulate uses of tax dollars within their community and take necessary voting measures to ensure the integrity of the community and protect themselves from misuses and abuses of public funds. The government needs to check itself and fix the issues with abuses of funds instead of forcing law abiding citizens to deal with the lack of government accountability.

Stephanie Johnson

Self. Hard working home owner

Providence Village, TX

I live in a neighborhood that was a beautiful, safe neighborhood until it became the new desirable neighborhood for giant corporations from outside of Texas to buy up as many houses as possible. They then listed them for rent and accepted the rental vouchers for section 8 recipients. This has destroyed this neighborhood.

It falsely inflated the real estate market. They would buy houses way over market price and turn around and charge the max amount for rent allowed for the size houses for per the housing authority, which was much more than regular rent. Because the Housing Authority allows this, it became impossible for families who do not receive rental assistance to move here and only people who receive housing assistance to move here.

The crime rate skyrocketed in the neighborhood the last 2.5 years. There have been stabbings, drive by shootings, vandalism, and domestic violence throughout the neighborhood.

One mother was laying in bed with her 3 year old daughter when a bullet from a drive by shooting came through the wall of her home inches above her and her child sleeping. A teenager who was playing basketball was stabbed and severely injured. People abused all the facilities in the neighborhood, partaking in illegal substance on the tennis courts, jumping the fences of the pool complexes, cussing out the lifeguards for enforcing the rules, blatantly disobeying the rules or lifeguards until police were called to intervene.

People having arguments in the middle of the street, screaming, cursing and saying the most vulgar and racist things.

Bullying, threats and false accusations were happening daily in the neighborhood.

My neighborhood was no longer safe for my children to play outside.

I pay a lot of money to live here. My property taxes went up \$1,500 last year because of the false market values due to the big corporations paying high prices as they turn around and rent the houses for twice the cost of their mortgages.

My HOA fees went up because it had to cover the cost of all the repairs to damaged facilities, extra staffing and security, insurance premiums due to the violence and drive by shootings.

When the HOA board and residence passed the rental restriction bylaws last summer and most of the section 8 recipients had to move out of the neighborhood, it wasn't about race or the color is someone's skin. We all have worked so hard to buy houses here in this neighborhood and we work hard to maintain them. We pay a lot for this lifestyle and unfortunately people who do not have a vested interest in this neighborhood have ruined it. It was more about protecting our families and our homes that we work so hard to keep safe.

There are some wonderful families in the neighborhood that are on housing assistance and are trying hard to raise their families in a good environment. Unfortunately, these families are very few and far between.

Eric Fitzgerald, SSG

Self

Aubrey, TX

While I understand there is a need to raise lower income families up and assist them it is also necessary to protect our communities from violence and a rising criminal element. Poor has no race and doesn't mean they will commit crimes. However, very little is done in vetting the people on section 8 vouchers which leads to criminals getting government assistance. It has been proven in many neighborhoods around where I live that when section 8 rentals went up crime sky rocketed. That may not be a national statistic but it absolutely has been a local one. The crime also tends to spread to the local schools, and surrounding neighborhoods. I worked my ass off to buy my house and it's also upsetting knowing the my tax dollars go to paying inflated rent prices to homeowners or investors that don't care about the neighborhoods. As long as the government keeps overpaying for these homes these people will rent to whomever they want. I don't mind section 8 persons living near me if they are good people however that has yet to be the case. I moved from my old neighborhood because there two section 8 homes near mine and both constantly had police at them, loud parties with obvious drug use going on, and one had almost 20 people living in that obviously weren't on the voucher. The system needs a complete overhaul and it's abuse needs to be addressed. I would vote no on this bill without prejudice.

Shannon Clouse

self

Providence Village, TX

HOA's should have the right to restrict the amount of rentals in a neighborhood, and they should be able to restrict whether Section 8 rentals are allowed. I have witnessed our beautiful neighborhood become one of the highest crime neighborhoods in the county, simply because investors were buying up properties and renting them out as section 8 rentals. Investors have been paid \$1,000 more per month than the average rental housing cost if they rent them as section 8 properties. A huge majority of the crime that has contributed to our current high crime rate have come from those who live in section 8 rentals. It's a fact. It has nothing to do with race or poverty, it has everything to do with the fact that this group of people in general contribute to high crime rates wherever they go. I understand the concept of giving those in poverty a chance to live in nice, middle income neighborhoods; but the fact is they bring their crime with them and turn amazing neighborhoods into neighborhoods with houses that are not up to HOA standards, and a neighborhood that is no longer safe to live in. We work hard to purchase or rent in our homes, and many of those in section 8 housing do not understand the concept of working hard for living in a neighborhood like this; because it is simply given to them.

Lakeicee Turner, Ms.

Self

Plano, TX

I support HB 1193

Shenequa Lewis

Self

Garland, TX

Its unfair everyone deserves to have a roof regardless how it's paid

Shaneka Bateman

HB 1193

Plano, TX

I support HB 1193

Crystal Willis

Housing discrimination

lancaster, TX

I support bill HB 1193

Keila Boyd

Self

Rockwall, TX

I support HB 1193. I am a single mom of two kids who depend on me. We want to continue to thrive and live comfortably, without feeling that we don't belong in the home that we are in, because someone else puts their limitations on us. We deserve to live in a peaceful environment versus living on the street.

Alexis Brooks

Self

Haslet, TX

I support HB 1193

LaShanica Edwards

Self

Forney, TX

I support the bill HB 1193.

Porsha Mayes

Porsha Bakes LLC/ Self

DALLAS, TX

My name is Porsha Mayes. I grew up in foster care for 18 years and was homeless for a decade after that. To society, I am a person that falls within the cracks. Without a housing vouchers, I would still be in homeless, overlooked and probably worse. To discriminate against a person because if a method of payment does more harm than good. It tells the message to people like me that there is no hope for the American dream of homeownership. To be denied because of the KIND of payment is harsh. A person isn't even granted an opportunity because of a false belief held in their mind associated with a voucher. I encountered such a hard time getting an apartment facing the same kind of prejudice and that isn't fair. Because I had low income doesn't meant that I am a bad tenant. I have an excellent rental record. I shouldn't have to fight 10 times as hard when I only want to live in a safe, decent place like everyone else. Sometimes people need a helping hand. A housing voucher took a disabled former foster youth off the streets and into an apt. in the past 7 years, I have been able to work, go back to school, find a baking hobby and begin working on turning it into a business. With help in getting a car and house, who knows how far I would be able to go. But to discriminate against me because I hold a voucher to help pay for the house would kill my dream before I ever get started. PLEASE Don't kill a dream. That's why I support HB 1193

Tameca Harris

self

Dallas, TX

I support bill1193

Suet Ling Ha

self

Plano, TX

I support HB 1193. I am against discrimination.

Lakeicha Miner

Self

Heartland, TX

Relating to prohibiting housing discrimination by a property owners' association against a residential tenant based on the tenant's method of payment.

Dedra White

Self

Irving, TX

This bill does not need to be pass why because it will affect many people who represent me . Being a housing we have to endure racism, discrimination, enough taking away homeowners to rent out to us will hurt us .

Robin Parker

Self

MCKINNEY, TX

I support HB 1193

Eboney Marshall  
Self  
Mesquite, TX  
I support HB 1194

Eboney Marshall  
Self  
Mesquite, TX  
I support HB 1193

Lamont Toney  
Self - Product Manager-IT  
Providence Village, TX

Payment and/or government funding are not covered under housing discrimination. HUD provides housing vouchers vastly inflated over the market rental price in many areas. This is intriguing to property owners and investors to rent homes to HUD voucher recipients to make a profit as the voucher's worth is much higher than the mortgage on the home. Hence, they raise the rental price and choose to rent only to voucher recipients. The property owner/investor has no concern about the neighborhood and will often own multiple homes in an association where many individuals have worked hard to own a home. As a homeowner, it's defeating living in a neighborhood where investors own many homes and rent to people who take them for granted and have no respect for the home and neighborhood as they are not invested in it because the government is covering the cost to live there. As a housing association can create bylaws and regulations for the property owners to vote on, having regulations on tenants' method of payment is just, not discriminatory, and should be decided by the property owners of the association.

Lisa Rusk  
Self  
Providence Village, TX

I support HB1193 please let us live in peace my God all voucher holders are not the same we are all children of God amen

Dirshelle Washington  
Self/Veteran  
Plano, TX

I support HB 1193

Lawanda Neal  
Self  
Sachse, TX

I support HB 1193 no one should be told how to pay long as it gets paid by a verified source of income on time whether it's employment, housing, Disability HOA's should accept the method of payment.

Jennifer Bockelman  
Myself  
Providence Village, TX

I am against this bill. In our neighborhoods, we have observed investors who do not care about the community turn it into a place where none of us want to live. A property owners' association is made up of people who care about the community and they should have a right to limit the number of rental properties in the neighborhood, as long as they are not discriminating on the basis of race, sex, sexual identity, etc.

Chauncy Green  
Self  
Garland, TX  
I support HB 1193.

Diamond Glover  
DHA  
Balch Springs, TX  
I support HB

Keesha Wright  
Self  
McKinney, TX  
"I support HB 1193"

Jerome Johnson  
self  
carrollton, TX  
"I support HB 1193"

LaTrelle Scott  
n/a  
Rowlett, TX  
"I support HB 1193"

Rashad Evans  
Self  
Garland, TX

I don't agree with banning Homeowners and Homeowners Associations discriminating and not accepting Housing Choice Vouchers. I'm disabled and unfortunately can't pay a full rent or mortgage amount on my income. And that shouldn't discriminate where I should be allowed to live.

Nivi Abraham  
self, technologist  
flower mound, TX  
I support HB 1193

Carolyn Hester  
Self  
Royse City, TX  
I support HB 1193

Rabah Islam, Mr.  
Self  
Richardson, TX  
I support HB 1193

Aneshea Green

Self

Allen, TX

I support HB 1193! The approval of this bill will open opportunities for families to live in safer communities and have better living conditions than they could have otherwise. Not allowing homeowners to rent their homes out to voucher holders can also stifle potential extra income opportunities for said homeowners and can be seen as not only discriminatory but also racist and/or prejudice. Not accepting vouchers in HOA communities shows that, even in 2023, discrimination is still well and alive! As long as the tenants are abiding by the same rules as the homeowner in regards to the upkeep of the property, this shouldn't be an issue but it is ultimately up to the homeowner to enforce these rules.

Claudia Cox

Non

Forney, TX

I am all for it.

Angela Anderson

Myself

Rockwall, TX

I support HB 1193 Owners should be able to rent to whom they choose. The association should not have any authority over the owners property in regards to renting

Yvette Jackson

Citizen

Plano, TX

I support HB 1193

Cevanna Lawson

Self/ stay at home mom

Providence Village, TX

I live in a neighborhood that has recently banned the use of section 8 vouchers. It's been the best thing for our neighborhood. I've been living here 5 years and in the last few years there had been a sudden increase in drug activity and start of violent crimes. At an HOA meeting with police providing a presentation stating the increase in crime was due to the increased presence of section 8 tenants.

I'm a stay at home mom and I became fearful to take my kids out on a walk- was i going to be shot at ina drive by (a little girl had been shot in the face with a BB gun in the middle of the day during a random drive by), was i going to be chased by teenage boys shooting BB guns at me (two young boys and my neighbor were chased by a group of boys who were shooting at passers by), I was even afraid to go to the parks where other kids were (as a dad shared his son went to the park across the street where other kids had gathered, those kids were under the influence of marijuana and jumped the boy, he had to be taken to the hospital).

Living in a state of fear is not how any parent or child needs to live. Knowing these crimes were connected to section 8 (as police investigated and presented) it was a clear choice that such tenants should not be allowed to reside in our neighborhood to protect its residents and the integrity of our community. Thank you for reading and considering my comment.

LaShema Taylor

ICP

McKinney, TX

I support HB 1193

Charla Gotier, Ms.  
Self/BSN-Retired/Nana-FT  
Plano, TX

I am fully in support of HB 1193 and sincerely pray you are as well. Thank you for allowing me an opportunity to contribute my true thoughts on this subject. HB 1193, Godspeed!

Tina Henderson  
HB 1193  
Desoto, TX

I support HB 1193. We as voucher holders are trying our best to get a start. For me being a voucher holder it helps me a lot because without I wouldn't be able to afford a place to stay.

Kseniia Diakiv  
Self  
Aubrey, TX

This bill should not pass. Greedy investors intentionally driving rental prices up while bringing crimes into quiet family neighborhoods. We experienced this firsthand in our HOA. Our teachers couldn't live in the neighborhood because rent was too high but someone without a job with a criminal cohabitant could, our cars very broken in every night when before we didn't even have to lock our front door. As a middle class single mom I have worked too hard to live in the quiet neighborhood where I can raise my kids in peace and love. This bill should not pass

Brigitte Norris  
Self/ICP  
Anna, TX

I support in favor of bill H B 1193

ALEXANDER CRYSTAL  
Housing  
Frisco, TX  
Agree

Keeshawnda Moore  
Suffix  
Rowlett, TX

I support HB 1193

Nikela Hull  
Self  
Mesquite, TX

I'm for HB 1193

ShuRhonda Anderson  
Self  
Rockwall, TX

I support HB 1193

Barbara Duffie  
HB1193  
Dallas, TX  
I support HB1193

Briana Oconnor  
Self  
Providence village, TX  
No more section 8

Lucilla Coleman  
Self  
Rowlett, TX  
I Support HB 1193

Kendra Ford  
Self  
LITTLE ELM, TX  
I support HB 1193

Jennifer Dautrich  
Providence HOA  
Providence village, TX

The system is broken. We had over 200 section 8 rentals in our HOA when rules were passed to implement rental restrictions. That was 10% of our HOA. At this point, you are just reconcentrating poverty. Studies have proven that there is an increase in crime with increase of section 8 in a community.

Due to an influx of investors purchasing homes and turning them into a business model by renting to section 8, our once quiet community has lost what was once a nice, SAFE, and peaceful community. Due to the influx of section 8, our crime rates have massively increased. I can send you police records to support this claim. We have had within the last two years major and horrific crimes happen within our HOA. The crime has been a front and center concern. When a child is attacked at a basketball court, being stabbed multiple times, almost losing their life, you are horrified. When a mother has to grab her infant and dive onto the floor to avoid being hit by the bullets that just went through their home, you are horrified. When kids walk to the school in October and see a dead body covered by a sheet and they ask their parents if it was a Halloween prop, you are mortified. This is just a miniscule amount of the crime that has recently plagued our HOA and surrounding communities. We have had random "acts of deadly conduct," with bullets being sent flying in the streets, several arrests for criminal activity to include, robbery, double homicide, unlicensed firearm, sexual assault, sexual offence with a minor, assault on family member impeding airway, etc.

There is ZERO accountability on these landlords and housing authorities. According to the "Texas State Law Library," [https://guides.sll.texas.gov/landlord-tenant-law/federally-subsidized-housing?fbclid=IwAR2Poem2-1jK7KUI8Mov7svKP9XRuNHYYvGHdetzW\\_wtoZl4saZRRvLPkrk](https://guides.sll.texas.gov/landlord-tenant-law/federally-subsidized-housing?fbclid=IwAR2Poem2-1jK7KUI8Mov7svKP9XRuNHYYvGHdetzW_wtoZl4saZRRvLPkrk) tenants should be removed from the program if they are involved in criminal activity. This is NOT happening. Nothing is done, and the crimes have continued. Residents within our HOA have filed complaints online with HUD. When you log a complaint, you are not given a reference number, contact info, etc. IF HOA's have to accept Section 8 voucher holders, then there should be a capacity limit in place. Our HOA had over 10% that we are aware of and this large amount alone has changed our neighborhood. And the surrounding HOA's are having similar issues in Cross Oak Ranch and Paloma Creek.

There should be a limit to the amount that can be placed in one neighborhood. Furthermore, someone needs to step up and look into the Housing authority and HUD. What has and continues to happen in our HOA is not ok. Families shouldn't be scared to take their children to one of our parks, to let their kids play outside, etc.

51% of our HOA voted for rental restrictions, because we want our neighborhood back. Thank you for your time.

Sandra Porter  
Self  
Mesquite, TX

I" SUPPORT HB 1193"

Adam Lamont  
Dallas Neighbors for Housing  
Dallas, TX

Allowing a homeowners association to discriminate against a tenant based off of their method of payment is a modern form of segregation. If a property owner has agreed to rent to a tenant, a homeowners association has no business inserting itself into that transaction and saying that actually the property owner can't do that. It doesn't matter how the tenant is paying, money is money. This is absolutely about fairness and not having government or HOA overreach into what should be a transaction between an owner and tenant. You should not have the ability to dictate whether voucher holders live down the street from you. It is not your property, and we should respect Texans property rights as well as the rights of the renters who have a housing voucher.

Chris Donofrio  
Self  
The Woodlands, TX

I strongly support HB 1193.  
Please pass it out of committee.

This bill will decrease the stigma applied to people based on the method a tenant uses to pay their bill. To not accept a housing choice voucher, rental assistance, or rental subsidies is discrimination.

Respectfully,  
Chris J Donofrio

Gladys Flenory  
Voucher Holder  
McKinney, TX

I support Bill 1193

Lacy Parker  
Self  
Providence Village, TX

It is a property owner's association's purpose to preserve the value of homes. The home's values within our association were artificially inflated after a significant increase in Section 8 tenants relocating here. This forced out renters that had been here for years who could no longer afford the rental rates; as well as, potential homeowners who were outbid by corporations looking to flip properties to Section 8 rentals. We built our house in a brand new master planned community over 20 years ago and were on of the first houses completed. With the uptick in Section 8 rentals, crime has skyrocketed to where theft and break-ins of cars and domestic violence are commonplace. Prior to Section 8's presence in our neighborhood, homeowners regularly left cars and homes unlocked because crime was nearly nonexistent. Our investment in our home will be very slim soon enough because the crime rates are becoming a huge deterrent. We would not have a problem with allowing Section 8 recipients within our community if the evidence wasn't so blatantly clear that the rise in crime is due to Section 8 tenants. Nearly every single arrest made within the community is at a corporate owned, Section 8 rental. Property owner's associations cannot adequately protect their members if this bill passes.

Jessica Vittorio, Managing Attorney  
Dallas Eviction Advocacy Center  
Dallas, TX

Testimony of Jessica Vittorio, Managing Attorney  
Before the  
House Business and Industry Committee  
April 3rd, 2023

Mr. Chairman and members of the committee, thank you for allowing me to speak to you today.

My name is Jessica Vittorio and I am one of the managing attorneys of the Dallas Eviction Advocacy Center. I am speaking today in favor of HB 1193. Several months ago, I undertook representation of a number of property owners in a neighborhood North of Dallas called Providence Village.

In Providence Village the HOA Board systematically consolidated power in a manner which ultimately prevented the property owners from having a voice in making key decisions that directly impacted the value and control they had over their own property. One of the biggest changes the HOA board made with this consolidated power was to severely limit who property owners could rent their properties to, specifically prohibiting any renters utilizing government assistance.

When HOAs attempt to control who can own or rent properties in their communities, everyone loses. Otherwise good tenants find themselves restricted from communities they've positively contributed to for years, landlords are forced to attempt to navigate the legal complexities of complying with their contractual obligations or facing significant fines and penalties from their HOAs, and members of the HOA are left bearing the cost of the legal fees and judgments that arise from the ensuing legal challenges.

By preventing HOAs from enacting source of income restrictions, we ensure that property owners maintain the freedom to use and rent their properties in the way they deem most effective, while also ensuring tenants maintain access to a diversity of different property types and neighborhoods. For this reason, I ask that you support HB 1193 and I am happy to answer any questions from the committee.

Amber Caufield  
Dha  
Mesquite, TX

I support the bill HB 1193

Robin ROSENSTOCK, Dr  
Self  
Austin, TX

I support this bill. This is another way to try to prevent homelessness

Kristopher Nash  
Self Hvac technician  
Providence Village, TX

I do not support HB 1193. I live in providence village and can tell you firsthand the negative effects of allowing investors in our community. First of all as a homeowners we have the right to protect the safety of our community, we have the right to protect and enhance the value of our properties, our taxes skyrocketed because of this, we work so hard to be able to pay for our home, we work hard to reach the dream of providing our families a safe place to live and raise our kids in a family based community , we do not wish to raise our kids in a Hybrid Federal Housing Project. As parent their safety is our priority but also our responsibility. security and peace of our community have been severely impacted by allowing the beneficiaries of the section 8 housing program to rent in our community, the so called voucher renters doesn't take accountability for the bad behavior around the neighborhood, the crime rate has raised in a scary way, I have been victim of vehicle burglary and they even left the tools in my driveway, my own home received several bullet impacts in one encounter where at least 15 cases were found in my drive way and the road at front of my home, my daughter have been life threatened by one girl at 5th grade this past year because she is not gay and this kid said my kid was the number one in her list to kill, the stabbed guy at the basketball court, our kids are afraid of going to the park ride their bikes and play freely , we are even scared of hanging out in our back yards because a lost bullet can take your life at any moment, an just like that a hundred more incidents and every time the delinquent has been caught unfortunately is someone that is beneficiary of this housing program. The commitment to really get past over the bad circumstances they have been is non existent. Many will accuse this as a racist or discriminatory act but just remember that section 8 vouchers recipients are not a protected class as all genders, races of people are eligible for vouchers. The this mind set were there is no responsibility, lack of commitment, and no accountability of a delinquent behavior, the drive by shooting culture can't be were our kids should be feeling safe and protected, in total honesty ... seek the answers in your heart What would you do to protect your kids ?

Jessica Trudeau  
Center for Transforming Lives  
Flower Mound, TX

Public Comment  
Jessica Trudeau, MPH  
Center for Transforming Lives Chief Transformation Officer

I am writing in support of HB1193. In my role with the Center for Transforming Lives, I analyze and compile internal data on our programs including prevention and intervention of homelessness and external data to understand the needs of our community. In Tarrant County, there is an increasing incidence of families who are homeless and a lack of services for all families in need. HB1193 will prevent discrimination by ensuring that all methods of payment including housing vouchers are accepted. This will impact our organization, but more importantly, it will impact our entire community. Our children deserve better.

SHANNON SALLY  
HB 1103  
ROWLETT, TX  
I SUPPORT HB-1193

John Woodley

Advocates for Disability Access & Self

Austin, TX

I am John Woodley representing myself and people with a disability with Advocates for Disability Access. I am appearing to testify FOR HB 1193 in prohibiting housing discrimination by a property owners' association against a residential tenant based on the tenant's method of payment. I have personal experience and see others with a disability and the elderly being discriminated against due to those with a limited income that depend such as SSI or SSDI. Those on SSDI have a disability and the income is disability related. These people need reasonable accommodations to access fair housing due directly to their disability and may depend on alternative methods of payments. I and many others believe that Landlords should never be allowed to refuse any form of legal tender (cash, money orders, cashiers checks, credit/debit cards, Housing Vouchers, rent assistance, third party payments, split payments, cryptocurrency, money grams, western union, etc.) that allow a tenant to pay rents in full or to catch up on rent due to circumstances beyond their control such as but not limited to: (pandemics, hospitalizations, disasters, change in employment, domestic violence, government shutdowns, etc.). Many landlords are requiring direct access to a tenant's bank account via routing numbers. This prevents tenants from having certain protections provided by banking institutions and from being able to make payments though third parties.

The CDC reports that 1 in 4 adults have a disability. More than half of them are living in poverty. The median income of the other half is very low. In Austin, Texas, ECHO has done a point in time count of the homeless population that included people with a disability. They report that nearly 70% of the homeless population have a disability. More than half of them are chronically homeless, 41% are domestic violence survivors and 34% of the population are families with children.

<https://www.cdc.gov/ncbddd/disabilityandhealth/infographic-disability-impacts-all.html>

[https://www.austinecho.org/wp-content/uploads/2021/08/HMIS\\_Snapshot\\_2021\\_Prevalence\\_05.21.2021.html](https://www.austinecho.org/wp-content/uploads/2021/08/HMIS_Snapshot_2021_Prevalence_05.21.2021.html)

It is a violation of the Americans with Disability Act to refuse a reasonable accommodation with a nexus to a disability which includes access to fair housing in in area there they can enjoy and how rent is paid.

My personal experience shows that landlords commit steering offenses when they direct tenants to other properties or another side of town or county or even the State.

My question to the committee members is: Do you want to see more people with a disability, the elderly or even our veterans living on the streets?

I recommend passing this HB 1193 and adding a committee substitute creating a Civil Right to Counsel as this can save the State 98% in economic damages caused by landlords. The Civil Right to Counsel would open the doors to negotiations and allow tenants to remain in their homes and prevent the unhoused population from growing more severe.

Respectfully