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COMMISSIONER

BASICS 101

DATE/TIME: August 24, 2026 • 9:00 - 5:00
 SITE: The Worthington Renaissance
 200 Main St, Fort Worth, TX 76102
 LODGING: The Worthington Renaissance • \$195
 ROOM CUT-OFF: July 31, 2026
 COST: \$375 (Commissioner not attending conference)
 \$300 (Exec. Director not attending conference)
 \$350 (Commissioner attending conference)
 \$275 (Exec. Director attending conference)

REGISTER THE FOLLOWING: (please include email)

PHA: _____

	# of Registrants		Cost	=	Total
Commissioner(s) not attending conference	_____	x	\$375	=	_____
Exec. Director not attending conference	_____	x	\$300	=	_____
Commissioner(s) attending conference	_____	x	\$350	=	_____
Exec. Director attending conference	_____	x	\$275	=	_____
			Total Enclosed:		_____

Make checks payable to Texas Housing Association
 Texas Housing Association • 104 Westmeadow Drive • Cleburne, TX 76033



COMMISSIONER BASICS 101

SUMMARY

A one-day course for both new and existing Commissioners on the roles and responsibilities of a PHA Board Member. Participants will go over PHA structure, organization, programs and operations, as well as federal and state compliance issues and Commissioner accountability.

WHO

All PHA Commissioners; Executive Directors also encouraged to attend.

OBJECTIVES

- Understand the role of the Commissioner in the overall operations of the PHA
- Discuss the Texas Housing Authority Law, Local Govt. Code 392
- Discuss legal, fiscal, and oversight responsibilities
- Review federal and state regulations, including ethics and conflicts of interest
- At no extra charge, provide State-Approved training on State-Required Open Meetings Act and Public Information Act for those needing it.

TRAINER

CAL DAVIS is a real estate agent, business owner, award-winning author for teens and children, USAF veteran, Gideon, and a former elementary teacher. He began his housing career at New Boston Property Management as Finance Specialist but became the Executive Director in 2000. Since 2013, he acquired management at the housing authorities of Bowie County, Maud, and Naples currently totaling 345 leases. His portfolio includes Public Housing, Section 22 Conversion, Section 18 Disposition, Section 8/515/New Construction, Public Facility Corporations, private rentals, and a local commercial property. Over the past twenty-six years, Cal has served on state and local boards and as various committee chairs for both Texas Housing Association and Rural Rental Housing Association (RRHA). He is a Certified Public Housing Manager, a Certified Professional of Occupancy, Certified Income and Rent Specialist, Texas Certified Housing Administrator/Public Housing and Housing Choice Voucher and Texas Certified Occupancy Professional/Public Housing. He on the 2004 Manager of the Year award from RRHA. He became a trainer for THA in 2009 and loves calling Bingo at THA Conferences. Cal has been married to Stephanie for thirty-five years. They have two children and four incredible grandchildren.

THA prides itself on offering affordable, quality training, conducted by Texas trainers with direct programmatic experience. For additional information on our services and programs, visit our website at www.txtha.org.



COMMISSIONER BASICS 101

AGENDA

- Welcome and Introductions
- Historical Perspective of Formation of PHAs
- Overview of Housing Programs
- Funding
- Budgets
- Commissioner Qualifications and Board Composition
- Relationships of PHA with Community and Other Entities
- Roles and Responsibilities of Commissioners and Exec. Director
- Controlling Documents, Contracts and Policies
 - Annual Contributions Contract
 - Required Policies
- Board Meetings

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