



Housing and Health Services Coordination Council (HHSCC) Meeting Transcript*

***10:00 a.m.
April 15, 2026***

***State Insurance Building Annex, Room 116
221 E. 11th Street, Austin, TX 78701***

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Council Members: Bobby Wilkinson, Chair, TDHCA
Doni Green, Vice Chair
Brittany Hinton, HHSC
Claire Irwin, HHSC
Veronica Neville, HHSC
Blade Berkman, DSHS
Suzanne Barnard, TDA
Donna Klaeger
Joycesarah McCabe
Jennifer Gonzalez, Ph.D
Diana Delaunay
Michael Goodwin
Barrett Reynolds
Kenneth Darden

Staff Support: Jeremy Stremmer, TDHCA

1 **00:00:00 Bobby Wilkinson**

2 OK, good morning welcome to the April 15th Housing and Health Services Coordination
3 Council meeting I'm Bobby Wilkinson ED at TDHCA and the chair, if the members would
4 please introduce themselves for the record.

5 **00:00:17 Doni Green**

6 Good morning I'm Donni Green I'm with the North Central Texas Council of Governments.

7 **00:00:21 Diana Delaunay**

8 Good morning I'm Diana Delaunay with Texas regional bank, part of the committee.

9 **00:00:27 Suzanne Barnard**

10 Suzanne Barnard, Texas Department of Agriculture, Community Development Block Grant
11 program.

12 **00:00:31 Claire Irwin**

13 Claire Irwin, Texas Health and Human Services.

14 **00:00:32 Naomi Cantu**

15 Naomi Cantu, Texas Department of Housing and Community Affairs.

16 **00:00:37 Blade Berkman**

17 Blade Berkman, Texas Department of State Health Services for the HOPWA Program.

18 **00:00:41 Megan Sylvester**

19 Megan Sylvester deputy general counsel with TDHCA and not on the committee but
20 providing support.

21 **00:00:49 Jeremy Stremmer**

22 Jeremy Stremmer, Director of the Housing Resource Center and staff support for the
23 council.

24 **00:00:55 Alessandra Dominguez**

25 Alessandra Dominguez, representing housing connector a new resource in the community.

26 **00:01:02 Bobby Wilkinson**

27 Any anyone on the on the phone?

1 **00:01:07 Brooke Boston**
2 Yes, Brooke Boston TDHCA.
3 **00:01:09 Bobby Wilkinson**
4 Never heard of her.
5 **00:01:10 Undetermined**
6 *Unanimous Laughter*
7 **00:01:16 Bobby Wilkinson**
8 Any members?
9 **00:01:18 Michael Wilt**
10 Michael Wilt, Texas State Affordable Housing Corporation.
11 **00:01:21 Bobby Wilkinson**
12 Alright.
13 **00:01:27 Bobby Wilkinson**
14 So that's seven by my count, right Jeremy?
15 **00:01:34 Jeremy Stremler**
16 That's 7.
17 **00:01:35 Bobby Wilkinson**
18 OK so lacking quorum we and someone just join us?
19 **00:01:43 Bobby Wilkinson**
20 Lacking quorum can't vote on the minutes from the past two years.
21 **00:01:52 Bobby Wilkinson**
22 So, item two we get an update on section 811 from Bill Cranor.
23 **00:01:58 Bill Cranor**
24 OK.
25 **00:02:00 Bill Cranor**
26 Section 811 is currently and also.

1 **00:02:12 Bill Cranor**

2 So, the section 811 program we are currently at 602 people housed. We have most of our
3 wait list currently closed we have very few open because we opened them a few months
4 ago and we got flooded which tends to be what happens but this is a good sign because
5 we're opening and closing at faster rates which is cutting down our wait times for our
6 applicants and also it's increasing the number of underserved populations which are
7 basically everybody but serious mental illness so your youth and young adults.

8 **00:02:50 Bill Cranor**

9 Exiting foster care are increasing your persons exiting nursing facility or increasing in your
10 persons with developmental disabilities exiting intermediate care facilities are increasing
11 as percentages as we kind of go along which is one of the goals that we've been having for
12 the program another good point of the program as we currently have contracts for HUD for
13 new funding from FY23 and we are in the process of going through those.

14 **00:03:18 Bill Cranor**

15 And we hope based on what HUD has told us that we will be there will be a new bid coming
16 out what HUD said was that because they have to spend the money before the end of the
17 year, they have to get it out quickly so we hope that they'll be more funding coming in the
18 short term.

19 **00:03:37 Bill Cranor**

20 So that's my big points update.

21 **00:03:42 Bobby Wilkinson**

22 Do to they ever talk about improving their system of payments.

23 **00:03:48 Bill Cranor**

24 Like they said this last round that we just signed for that they have streamlined the process
25 OK if you have seen it then you're better than me because I have not seen it so.

26 **00:04:01 Bobby Wilkinson**

27 So like it's done like that it's Been fixed they say.

28 **00:04:03 Bill Cranor**

29 No, they said streamline they didn't say fix, fix would imply there was something wrong.

30 **00:04:14 Bobby Wilkinson**

1 We've been a month later more sometimes yeah yeah.

2 **00:04:18 Bill Cranor**

3 But it's it's not really HUDs fault because they can only fund us as far as the latest
4 continuing resolution or budget and so when they have a shutdown or they have a
5 continuing resolution HUD then has to stop all work and then when they start back up they
6 have to re-fund and they rush them stuff to us as quickly as they can.

7 **00:04:37 Bobby Wilkinson**

8 OK Section 8 since seems to go through on time.

9 **00:04:41 Bill Cranor**

10 It's an entirely different programming system they usually award them based on the year
11 based on their HAP contracts they do sometimes run out in September at the end of their
12 fiscal years they however can pull from reserve and residual receipts or from other places
13 and then repay it back to HUD when that happens actually comes in so they're in a much
14 more, we don't have any other funds but what they give us so we can't pull from our
15 residual receipts our reserve for replacement because we don't have it.

16 **00:05:11 Suzanne Barnard**

17 Which system do you have to use?

18 **00:05:13 Bill Cranor**

19 To do what.

20 **00:05:14 Suzanne Barnard**

21 The payment system.

22 **00:05:15 Bill Cranor**

23 TRACS

24 **00:05:19 Megan Sylvester**

25 Tracks makes DRTR look like the best system in the world.

26 **00:05:25 Bobby Wilkinson**

27 Luckily, they can't or like our 811 properties are captive like they can't drop out.

28 **00:05:29 Bill Cranor**

1 They can't drop out and we don't have a ton of units at any particular property so if you
2 have 100 units and you have 5 there and people didn't pay the HUD portion.

3 **00:05:42 Bill Cranor**

4 In theory they're not crippled yeah it wouldn't be if you had 100% HAP contract that didn't
5 get paid for a month and they're freaking out kind of situation.

6 **00:05:51 Bobby Wilkinson**

7 Well I had a developer one time directly talk to me, and then we talked about.

8 **00:05:55 Bill Cranor**

9 I have very few actually come to me I have more that don't notice than say ever say
10 anything.

11 **00:05:56 Bobby Wilkinson**

12 Really OK.

13 **00:06:04 Doni Green**

14 So, what's the average wait list.

15 **00:06:07 Doni Green**

16 Or does that really tell you anything because if a property is frozen it's not adding to the
17 wait list.

18 **00:06:13 Bill Cranor**

19 If it's freezing we're not adding to the wait list most of our waitlists are closed over a year
20 and that's why they're closed when they drop under a year then we will take more
21 applications but there's other factors that can affect that wait time.

22 **00:06:27 Bill Cranor**

23 It's mostly a guess because what we don't know is when people are going to move out we
24 can only use historical data if and as housing becomes more scarce people are less likely
25 to move out and those historical days are probably on the low end.

26 **00:06:32 Doni Green**

27 Sure.

28 **00:06:45 Doni Green**

1 So are you adding any new properties so you have a captive audience at some point
2 properties had to participate is that still the case.

3 **00:06:47 Bill Cranor**

4 Yes.

5 **00:06:52 Bobby Wilkinson**

6 So what we've done as we get new because we never know how much more 811 is going to
7 be available right as far as future grants and so as we have access to your grants in our
8 qualified allocation plan for for LIHTC will I mean it's a get a point but it's like you have to

9 **00:07:17 Doni Green**

10 But it can be like a unit or 2 units there's no yeah.

11 **00:07:20 Bill Cranor**

12 It's 5% currently per application so sometimes they'll cobble a few applications together
13 on the same property and we'll get 10 or 15%.

14 **00:07:32 Bobby Wilkinson**

15 And we've let them move those 811 units to other existing properties in their portfolio that
16 are already built.

17 **00:07:40 Bill Cranor**

18 And some of them may even already be participating.

19 **00:07:42 Bill Cranor**

20 So, but yes we're expecting we're we're in the last year 's QAP and we're in this year's QAP
21 and we'll probably be in next year 's QAP.

22 **00:07:52 Bill Cranor**

23 And I know Cody wants us to get out of the QAP there's one more thing for him to worry
24 about but as long as HUD keeps sending us money we'll keep adding units so the problem
25 with the QAP though is that some of the units are not constructed so like half or more of
26 last year's QAP were new construction so we won't see those for another year and a half at
27 least.

28 **00:08:13 Megan Sylvester**

29 Yeah, which would be about the time we'll get this 23 money.

1 **00:08:19 Bill Cranor**

2 Statistically compared to how 19 went yes.

3 **00:08:23 Bill Cranor**

4 But also we may have another bid by then but the good thing about new construction
5 properties is we take we can take all those units at once whereas if an existing property
6 there are people living there so we have to wait for them to move out.

7 **00:08:35 Bill Cranor**

8 Alright so the only time we don't really see property select the points in the QAP is when
9 they're in a non-competitive area but those tend to be outside of our MSA's anyway which
10 are the big cities, the big cities tend to be more competitive from a QAP standpoint and
11 also that's where we need the units so it actually works out pretty good.

12 **00:08:47 Doni Green**

13 OK.

14 **00:08:57 Bobby Wilkinson**

15 And if a lot of them didn't take the point all agreed we make it threshold item so you know
16 yeah we figured it out.

17 **00:09:02 Bill Cranor**

18 We have that we did that one year, so they didn't like that so they've they've relented.

19 **00:09:08 Bobby Wilkinson**

20 Any more questions for Bill on 811?

21 **00:09:13 Bobby Wilkinson**

22 Item number 3 HOME-ARP Naomi.

23 **00:09:19 Naomi Cantu**

24 Hi I'm Naomi Cantu Director of Home American Rescue Plan we are one time funding of
25 about \$133.4 million again one time funding to the American rescue plan so we have one
26 shot to do a few activities we programmed our funding into 3 program activities.

27 **00:09:39 Naomi Cantu**

28 The first was rental and we awarded our last rental award in 2024 we awarded 12
29 properties 10 of which are occupied 2 of which are still under construction that it was 331

1 units. I should add that our focus is people who are experiencing homelessness and other
2 vulnerable populations so we have a very targeted population base.

3 **00:10:06 Naomi Cantu**

4 Our second activity is nonprofit capacity building operating funds which is our smallest
5 activity we have three awards and we have awarded about \$3.9 million for that activity the
6 purpose of that activity is to support nonprofits as they prepared to undertake the
7 development.

8 **00:10:26 Speaker 5**

9 We have emergency shelter, what we call emergency shelters in HOME American rescue
10 plan is non congregate shelter which means that the shelters everyone has a separate
11 living quarters.

12 **00:10:38 Naomi Cantu**

13 Instead of a congregate shelter which is one bedroom with cots and everyone is together
14 like the congregation so we have three non-congregate shelters that we plan to produce.

15 **00:10:50 Naomi Cantu**

16 One is awarded for \$48.4 million for 325 units and then we expect to have applications in
17 this summer for two others one in Denton and one in San Antonio and to be able to get
18 those awarded with you before the end of the year.

19 **00:11:10 Doni Green**

20 Yeah, we served Denton. We talked with a lot of people who are at eminent risk of
21 homelessness. So we would love to get more details as that becomes available

22 **00:11:15 Naomi Cantu**

23 Yes definitely we are contracted right now with Denton County friends of the family that's
24 working on a shelter for victims of domestic violence survivors.

25 **00:11:34 Doni Green**

26 Yeah we're seeing a whole lot more older adults who are living in their cars or things and
27 shelters can't meet their medical needs.

28 **00:11:51 Bobby Wilkinson**

29 Any more questions for Naomi?

30 **00:11:55 Bobby Wilkinson**

1 We're going to get an update on the ESG program Rosy Falcon.

2 **00:12:00 Rosy Falcon**

3 Good morning, Rosy Falcon Manager of Homeless programs for TDHCA and at today I'm
4 going to give you an update on our FY26 funding we received a \$10,260,000 ESG.

5 **00:12:15 Rosy Falcon**

6 So we're roughly going to do a NOFA for about \$9.8 million.

7 **00:12:19 Rosy Falcon**

8 Like in previous years we're going to do it through two funding paths, the continuing awards
9 which would be a set aside of approximately 70% of that 9.8 and then the competitive
10 regional awards which is the more traditional route with the remainder of that or the 30%.

11 **00:12:40 Rosy Falcon**

12 So it sometimes sits between \$2.6 and \$3,000,000.

13 **00:12:44 Rosy Falcon**

14 The reason that there are approximate is because the continuing awards happen first and
15 so those we are undergoing that right now we've got 36 eligible sub-recipients that could
16 use up about that 70% of the \$9.8 million, their applications are due April 23rd.

17 **00:13:04 Rosy Falcon**

18 And so after that we'll have a firm number of what's going to be available for competition
19 for anyone else that is providing homeless services throughout the state.

20 **00:13:14 Rosy Falcon**

21 But it's really important even though we anticipate the NOFA opening in late may for
22 anybody interested to start visiting our ESG funding page now, we are updating it currently
23 and it already has a lot of documents that you will need in May. They take a long time like
24 governmental approvals if you're planning to do shelter in many of the counties or city you
25 need approval to just apply and enter into contract those are the two things that tend to
26 slow down contracting once we do get that moving and have a lot of deficiency so it does
27 slow down the timing of when we release funds and offer awards.

28 **00:13:51 Rosy Falcon**

29 So, they are there now for you all to start preparing for and continuing awards for those of
30 you that are not familiar.

1 **00:13:59 Rosy Falcon**

2 There are agencies that the department has done business with in ESG for three out of the
3 past four funding cycles these are sub-recipients that have shown strong performance
4 both in program implementation and compliance with all of our federal estate regulations
5 and that's where we earmark about 70% sometimes it's between 70 and 75% it's just
6 dependent on whether we have a greater number that are eligible.

7 **00:14:26 Rosy Falcon**

8 Within CoC's and right now those 35 makeup eight out of the 12 CoC 's so you are going to
9 have four continuum of care areas that will be fully funded with the allocation for their area
10 because we did not have continuing awards in those.

11 **00:14:42 Rosy Falcon**

12 That's all I had today there's some questions.

13 **00:14:51 Bobby Wilkinson**

14 OK consultation for the state of Texas 2026 One-Year Action Plan, Jeremy.

15 **00:14:56 Jeremy Stremler**

16 Yes, so as we've done in the past, the 2026 state of Texas one year action plan we you
17 know we're past kind of the development period of it's going to go for public comment
18 starting this Friday but as always we want to give the opportunity to this council to provide
19 any suggestions or feedback on the programs that are covered by the consolidated plan
20 which of course is HOME, ESG, NHTF, CDBG and HOPWA and if anybody has any
21 suggestions or concerns about any of those programs currently to let us know and you can
22 send me that via e-mail you can also you know feel free to respond to the request for public
23 comment that starts on Friday and it will go for a month and we'll have a public hearing in
24 may as well.

25 **00:15:52 Jeremy Stremler**

26 If anybody has anything they'd like to bring up now welcome to hear it otherwise feel free to
27 send me an e-mail or send it to our info@tdhca.texas.gov e-mail address and I'll get that as
28 well.

29 **00:16:08 Bobby Wilkinson**

30 Anymore OYAP discussion?

31 **00:16:12 Bobby Wilkinson**

1 All right item six our biannual Plan and Report.

2 **00:16:18 Jeremy Stremler**

3 So the HHSCC biennial plan and report. It is a year that it has to be submitted to our
4 oversight committees, so for Members especially state agency members I will send you a
5 draft of that document. Most of it, because per legislation the council has completed most
6 of its activities, most of the plan will not change but there are sections related to state
7 agency activities that you know feel free to provide updates on if there are any.

8 **00:16:55 Jeremy Stremler**

9 I will send that out in the next week or so and if you all do that and we'll finalize it and give
10 draft and then you know let everyone see that draft before we submit it to the oversight
11 committees by August 1st.

12 **00:17:10 Jeremy Stremler**

13 Just wanna let you know to be on the lookout for that and I know for some estate agency
14 members I know I just got you to do the TICH annual report and then there's this one but
15 again they're pretty simple so Thank you.

16 **00:17:30 Bobby Wilkinson**

17 Item seven discussion over removal of HHSC from the Texas government code 2306.

18 **00:17:37 Bobby Wilkinson**

19 So, I you know before I spoke with people across the street I wanted to talk to the council
20 those of you all that show up about this idea and we've talked about doing this in the past I
21 mean this council was a creation of senator Nelson you know former senator Nelson
22 there's been other councils created housed at HHSC that do similar work and we can't get
23 a quorum so we're going to have a cleanup bill and as part of that cleanup bill.

24 **00:18:09 Bobby Wilkinson**

25 I might suggest that they they strike this council, but if anyone has you know feedback
26 wants to talk about it, I wanted to make it an item for today.

27 **00:18:19 Bobby Wilkinson**

28 You know there's some sensitivity to those of you that governor appointees yeah I have to
29 get you know their permission I have there's a turnover there the new guy doesn't know this
30 council exists so I got to educate about the council make sure the appointments office is

1 OK with it because anytime they're giving up an appointment it's like why are we doing that
2 and but you know maybe we find something better.

3 **00:18:42 Bobby Wilkinson**

4 Any thoughts Doni you've been doing this awhile. Will you miss it if it goes away?

5 **00:18:50 Doni Green**

6 I think the vision was to bring together stakeholders and just ensure that there's consistent
7 communication I don't think you need a committee in order to do that I just think you need
8 those connections.

9 **00:19:06 Bobby Wilkinson**

10 Well you know something we do more informally. Like that is our DAW right what we call
11 that?

12 **00:19:12 Jeremy Stremmer**

13 Disability advisory workgroup we just had one yesterday yeah which does speak on a lot of
14 topics that we talk about here too related to persons with disabilities and that could be in
15 relation to you know homelessness or anything else and how our programs affect those
16 populations so that's another opportunity for for anybody who's interested in that type of
17 connectivity to to participate in as well.

18 **00:19:37 Jeremy Stremmer**

19 And you know we're always more than happy to add anybody to that list of individuals that
20 directly goes out to that's not just someone who sees it on a listserv.

21 **00:19:48 Bobby Wilkinson**

22 And then they'll do that virtually now that was yesterday yeah so you don't have the open
23 meetings act issues we can add more.

24 **00:19:51 Jeremy Stremmer**

25 Yeah. It was virtual.

26 **00:19:58 Bobby Wilkinson**

27 Experts and subject matter experts and not necessarily just you know a rigid set of of folks
28 so there's you know benefits to having less formal.

29 **00:20:12 Bobby Wilkinson**

1 Anymore thoughts on that? I'm not saying I can get it done I you know clean up bills never
2 seem to go anywhere it's just going to be proposed.

3 **00:20:23 Diana Delaunay**

4 I'm OK with it as long as y'all just continue coordinating and working together to support
5 the individuals that really need all these services.

6 **00:20:38 Bobby Wilkinson**

7 Time for public comment anyone have any anything they want to say about anything, and
8 you don't have to be a member anyone can.

9 **00:20:56 Bobby Wilkinson**

10 Alright next meeting to be determined. I think I do want to you know keep meeting as we go
11 into session in case anything else comes up or or whatnot.

12 **00:21:08 Bobby Wilkinson**

13 And you know maybe someone has an idea about you know amending that statue rather
14 than deleting it whatever I'm all ears and with that I'll join the meeting thanks.