

**HOUSING AND HEALTH SERVICES COORDINATION COUNCIL
COUNCIL MEETING**

**Meeting Minutes
September 14, 2011, 9:30 am**

Meeting began: 9:31am

CALL TO ORDER, ROLL CALL

Tim Irvine, Chair

The Council Meeting of the Housing and Health Services Coordination Council of September 14, 2011 was called to order by Chair Tim Irvine at 9:31am. It was held at the TDHCA Building, Room 116 at 221 E 11th Street, Austin, TX 78701.

Members Present:

Tim Irvine, Chair
Paula Margeson, Vice Chair
Sherri Gothart-Barron, Member
Doni Van Ryswyk, Member
Amy Granberry, Member
Kenneth Darden, Member
Paige McGilloway, Member
Jonas Schwartz, Member
Mike Goodwin, Member
Mark Wyatt, Member
Felix Briones, Member
Jean Langendorf, Member
Linda Loucks for Jim Hanophy, Member
Steve Ashman for Marc Gold, Member
Bill Carpenter for Nick Dauster, Member

Members Absent:

Jimmy Carmichael, Member

TDHCA Staff Present:

Elizabeth Yevich, Director of Housing Resource Center
Ashley Schweickart, Coordinator of HHSCC
Suzanne Hemphill, Data Specialist of HHSCC

AGENDA

Election of Vice Chair for FY2012

Chair Tim Irvine recommended the reappointment of Paula Margeson as the Council's Vice Chair for SFY 2012-2013. Paula Margeson accepted the nomination and the Council approved the recommendation unanimously.

Public Comment

HOUSING AND HEALTH SERVICES COORDINATION COUNCIL
September 14, 2011 Council Meeting

There was no public comment given.

Approval of June 10th Meeting Minutes

There were no changes made to the June 10th meeting minutes. Approval was motioned by Mike Goodwin and seconded by Amy Granberry. Minutes were approved unanimously.

Presentation of Financial Feasibility Model Case Study Report

Council staff member Suzanne Hemphill presented a summary of the completed “Service-Enriched Housing Case Studies: Development Finance Report.” In order to accomplish the Council’s statutory responsibility to create a financial feasibility model that assists in making a preliminary determination of the financial viability of proposed service-enriched housing projects, Council staff conducted a series of interviews of successful housing developers throughout Texas, to gain a clear understanding of how these organizations structured the financing on each property. From May 19th, 2011 through August 1st, 2011, Council staff conducted eight interviews with nine housing entities, listed in the order in which they were interviewed: Easter Seals Central Texas (Easter Seals), Foundation Communities, Green Doors, DMA Companies (DMA), Samaritan House, New Hope Housing, Inc. (New Hope), Hamilton Valley Management, the Texas Housing Foundation, and the Cesar Chavez Foundation (Chavez Foundation). Simultaneously, staff reviewed TDHCA underwriting reports for successful multifamily deals with a service component. Staff also conducted a literature review on best practices for housing development, service-enriched housing and financing strategies. Using both research and housing provider interviews, the Council crafted the report.

Council feedback on the report included the following recommendations: inclusion of information on the use of TSAHC’s Texas Foundations Fund to finance service-enriched housing, creation of an Appendix to the report which includes funding sources and uses tables for a select number of developments described within the report, and inclusion of images of the developments throughout the document. Potential future steps for the feasibility model include the creation of an online interactive component to the Council’s website as well as maps denoting the geographic location of existing service-enriched housing developments. Council recommended that the maps be interactive, where developer information can be obtained by clicking on mapped developments.

Discussion of CMS Real Choice Grant Submission

Council staff member Ashley Schweickart gave a presentation on the joint application submitted by TDHCA and DADS to the Centers for Medicare and Medicaid Services (CMS) for the Real Choice Systems Change Grant: Building Sustainable Partnerships for Housing. TDHCA & DADS chose the strategy entitled “Capitalizing on New Opportunities in HUD’s Section 811 Supportive Housing for Persons with Disabilities Program.” The purpose of this strategy is to facilitate the creation of new partnerships between the State Medicaid Agency (DADS) and State Housing Agencies (TDHCA) to create new integrated supportive housing units for low income persons with disabilities receiving community-based supportive services through the use of newly authorized Section 811 Program Project Rental Assistance (PRA) funds. The application was submitted on August 12th and the state will be notified if awarded by September 30th.

Council members discussed how the changes of the Frank Melville Act allow Section 811 funding to be leveraged with state capital financing sources such as HTC or HOME funding. Members saw this

HOUSING AND HEALTH SERVICES COORDINATION COUNCIL
September 14, 2011 Council Meeting

partnership with more conventional affordable housing funding as a way of enticing more developers to produce service-enriched housing.

Discussion of 2012-2013 Biennial Plan Creation

Council staff member Ashley Schweickart explained that members should start thinking about the 2012-2013 biennial planning process, what to include in the plan, and how the members want to organize themselves to craft the plan. Chair Tim Irvine mentioned two elements of plan creation: (1) What individuals developers and providers are currently doing and how they coordinate with one another, and (2) Identification of legislative requirements impeding service-enriched housing to provide to the Legislature. Council also requested that staff present information on available monies to be used on plan creation.

Council decided that the first step in the biennial planning process should be an online discussion forum for the public to provide feedback on the continued obstacles and barriers to service-enriched housing for persons with disabilities and the elderly. Council members agreed that in-person testimony could also be provided at the next Council meeting. The Council decided that this online and in-person feedback will determine future subcommittee structure.

Next steps for the online forum process include: staff emailing Council members the list of previous public forum attendees, members emailing staff any additional participants to invite, setting up the forum, and publicizing the forum through the HHSCC listserv.

Discussion of Next Steps & Staff Assignments - Council Meeting Dates for FY2012

The Council decided upon their remaining meeting dates for FY2012 – December 5th, 2011; March 5th, 2012; and June 4th 2012.

ADJOURN

There being no further business before the Council, the meeting was adjourned at 11:00am.