

HOUSING AND HEALTH SERVICES COORDINATION COUNCIL
April 15, 2013 Council Meeting

Meeting Minutes
April 15, 2013, 10:00 am

Meeting began: 10:07 am

CALL TO ORDER, ROLL CALL

Tim Irvine, Chair

The quarterly meeting of the Housing and Health Services Coordination Council (HHSCC) on April 15, 2013 was called to order by Chair Tim Irvine at 10:07 am. The meeting was held at the Brown Heatly Building, Room 1410 at 4900 N. Lamar Blvd., Austin, TX 78751.

Members Present:

Tim Irvine, Chair
Paula Margeson, Vice Chair
Doni Green, Member
Felix Briones, Member
James Hill, Member
Jean Langendorf, Member
Jim Hanophy, Member
Jonas Schwartz, Member
Marc Gold, Member
Felix Briones, Member
Megan Cody, Member
Mike Goodwin, Member

Members Absent:

Amy Granberry, Member
Becky Dempsey, Member
David Danenfelzer, Member
Kenneth Darden, Member
Laura Vanoni, Member

TDHCA Staff Present:

Cameron Dorsey, Director of Multifamily Finance
Elizabeth Yevich, Director of Housing Resource Center
Ashley Schweickart, Coordinator of HHSCC
Kate Moore, Policy Advisor
Terri Richard, Coordinator of HHSCC (in training)

AGENDA

Public Testimony

There was no general public testimony provided at the meeting.

Tim Irvine welcomed Megan Cody, the newly appointed member of the Council representing the Texas Department of Agriculture, State Office of Rural Affairs.

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Approval of January 7, 2013 Meeting Minutes

Approval was motioned by Mr. Hill and seconded by Ms. Langendorf. Minutes were approved unanimously.

Presentation of the Draft Comprehensive Analysis of Service-Enriched Housing Financing Practices Report

Kevin Martone and Jim Yates of the Technical Assistance Collaborative (TAC) joined the Council meeting to present an overview of the Draft Comprehensive Analysis of Service-Enriched Housing (SEH) Financing Practices Report, the second deliverable of the *Comprehensive Analysis of Service-Enriched Housing Financing Practices* contract.

Mr. Martone and Mr. Yates provided a PowerPoint presentation of the Report. The presentation consisted of the overarching themes they used as the foundation for the recommendations.

1. ADA compliance;
2. Olmstead decision; and
3. Department of Justice guidance to states on integrated housing and enforcement efforts

Next, they reviewed Housing Resource Assessment key findings from the State Best Practices Report. They reviewed the key findings, administrative and financial barriers, and a discussion of why an integrated SEH model can work in Texas. In addition, the presentation provided an overview of the Supportive Services Resource Assessment including:

1. Availability of resources to meet demand;
2. Matching services to service need; and
3. Workforce and training challenges.

Mr. Martone and Mr. Yates continued by laying out the overarching state policy recommendations, regarding (1) developing all service-enriched housing in a manner consistent with the integration mandate within the ADA and Olmstead., (2) working with state leadership to prioritize SEH, and (3) adding additional resources to support financing of more units. Mr. Gold mentioned on-going public rule making effort by the Centers for Medicaid and Medicare Services (CMS) around defining “qualified residence,” and Mr. Martone stated that the anticipated release of this definition from CMS by the end of calendar year 2013.

After a brief discussion of the overarching recommendations, Mr. Yates described the report’s housing policy recommendations, including:

- Adopting incentives within the Low Income Housing Tax Credit (HTC) program to develop integrated, affordable service-enriched housing opportunities;
- Adopting similar incentives within the state’s multifamily bond programs;
- Developing policies, procedures, & regulatory infrastructure informed by best practices;
- Utilizing the waiting list structure described in the Section 811 PRA program;
- Pursuing future federal housing resources to support SEH;
- Sustaining current HTC incentives surrounding supportive housing;
- Developing financing and capacity building strategies for SEH in mid-sized cities and rural areas;
- Engaging local public housing authorities to create SEH opportunities; and

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- Pursuing resources through future state legislative sessions to establish a state-funded rental assistance program.

Mr. Martone then concluded by discussing the Report's service policy recommendations, including:

- Utilizing the processes established by the Section 811 PRA program as a foundation for future SEH;
- Designating Aging and Disability Resource Centers (ADRCs) as Local Lead Agencies. Mr. Gold discussed the expansion of ADRCs through the Balancing Incentives Program (BIP);
- Establishing a Housing Coordinator function within DSHS. Mr. Gold talked possible funding for relocation contractors for persons exiting state hospitals through the Money Follows the Person Administrative funding request;
- Expanding SEH and services through 1115 Demonstration and Waiver Delivery System Incentive Reform (DSRIP) payment pool;
- Modifying the Medicaid State Plan and Waiver Services; and
- Providing training on SEH to direct service providers.

Last, Mr. Yates reviewed the 5 Year Service-Enriched Housing Pipeline estimate, which estimates that between 2,395 – 3,355 potential units could be created by utilizing the Report's recommendations. Ms. Schweickart asked that edits and feedback on the draft Report be sent to her no later than Friday, April 26th.

In terms of next steps, Mr. Martone stated that Texas should develop a target for SEH expansion. Mr. Gold and Ms. Langendorf discussed an item in the appropriations bill currently moving through the Texas Legislature to allocate funding to DSHS for providing rental subsidy to persons with mental illness. Supporting DSHS as they implement this vouchers program will ensure its success. Ms. Langendorf requested that the next Council meeting agenda include an update from the Council's DSHS representative on the implementation of this program. Mr. Gold also suggested that the target be conservative initially and then increase over time as was done with the TDHCA Project Access program.

Update on HUD Section 811 PRA Program Grant

Kate Moore (Manager, Section 811) presented an update on the Section 811 PRA grant activities. Ms. Moore began by providing an overview of the project. Texas was awarded a Real Choice Systems Change Grant to conduct activities to prepare for the application for the Section 811 PRA program. The funds from Real Choice enabled Texas to create an 811 Team that worked on the Interagency Partnership Agreement, which positioned Texas to successfully apply for the Section 811 PRA grant. Texas was one of 13 states awarded the grant funds. Texas was awarded the full amount of \$12 million to develop approximately 385 units. Texas targeted three populations, including:

1. People with disabilities exiting nursing facilities and Intermediate Care Facilities for persons with intellectual or development disabilities;
2. People with Serious Mental Illness; and
3. Youth with disabilities aging out of Foster Care.

TDHCA staff have been participating in technical assistance opportunities provided by HUD, including a webinar on the TRACS system. TDHCA is also awaiting the draft Cooperative Agreement from HUD. If received this month, TDHCA hopes to have the Cooperative Agreement finalized by May.

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TDHCA then plans to release a Notice of Funding Availability later this summer that will be made available to existing TDHCA funded properties and those currently under development.

Update on CMS Real Choice Systems Change Grant Activities

Ms. Moore presented an update on the CMS Real Choice Systems Change Grant, for which the Council plays an advisory role. Ms. Moore explained that the two current activities underway are the creation of the Housing & Services for Persons with Disabilities Online Clearinghouse and the Housing & Services Partnership (HSP) Academies.

A Request For Applications (RFA) was released for the HSP Academies. The RFA asked that local communities create teams that include at least one housing developer or financier, one service provider, and one consumer. Teams attending the HSP Academies will receive education and technical assistance on developing supportive housing for persons with disabilities in their community. As there are still some slots available, the RFA was re-released to solicit additional teams. The first HSP Academy has been planned for May 13-14, 2013 in the DFW area.

In order to create the Online Clearinghouse, TDHCA is partnering with HHSC's 2-1-1 Texas staff to create the clearinghouse as a portion of the 2-1-1 Texas website. Currently, work continues to implement the Clearinghouse. Staff intends to release the Clearinghouse first to the 811 Team for input and then open a 30 day public comment period for general stakeholder feedback. Staff has created an online survey mechanism for stakeholders to submit their input. Vice Chair Margeson asked about the accessibility of the Clearinghouse and Ms. Moore responded that to the Clearinghouse is accessible, but would like Council feedback if it is not.

Discussion of State Fiscal Year 2013 HHSC Budget

Council Coordinator Ashley Schweickart presented on the planned use of remaining state FY 13 funds to support implementation of the Section 811 PRA program. The program provides only 5% administration funds to be used over the seven year implementation period. However, the Section 811 PRA program requires the provision of extensive education, training, technical assistance, and information dissemination for relevant state and local partners as well as outreach to the eligible multifamily properties, eligible consumers and their stakeholders. The funds would be used for one or more research activities and may also include training manuals for referral agents and service coordinators/providers, property managers/operators, tenant roles and responsibilities as well as webinars for the same entities.

These activities mirror the Council's statutory obligations, including:

- "provide training materials that assist the development and financing of a service-enriched housing project,"
- "provide information regarding effective methods to collaborate with governmental entities, service providers, and financial institutions,"
- "facilitate communication between state agencies, sources of funding, service providers, and other entities to reduce or eliminate barriers to service-enriched housing projects;"and
- "provide training about local, state, and federal funding sources and the requirements for those sources"

Discussion ensued about the amount of funds that will be used, clarified that the funds are remaining from the Council's allocated state FY 13 budget and must be encumbered by August 31, 2013. Chair Irvine explained that the options are to 1) expend the funds, or 2) let them go back to the general fund.

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Mr. Schwartz asked that TDHCA staff be transparent about how these funds will be spent. Ms. Schweickart assured the Council members that she would share more specifics about how the funds will be spent with members for review and comment.

Discussion and Approval of HHSCC Bylaws Amendments

Ms. Schweickart provided the revised bylaws to the Council for review and comment. Ms. Schweickart explained that, according to the bylaws, amendments must be presented at one Council meeting and voted on at the subsequent meeting.

Discussion of Next Steps & Staff Assignments

Chair Irvine announced that Ashley Schweickart will be moving out of state at the end of June. He introduced Terri Richard who will be taking over as Council Coordinator after her departure. Council members thanked Ms. Schweickart for the excellent work she has done to support the Council.

The Council decided that the next quarterly meeting would take place on Monday, July 15, 2013 at 10am. Mr. Schwartz asked that the meeting be utilized to discuss developing a plan based on the recommendations of the Comprehensive Analysis of Service-Enriched Housing Report and hear a presentation by a DSHS representative on the implementation of their vouchers for people with Mental Illness.

ADJOURN

There being no further business before the Council, the meeting was adjourned at 12:15 pm.