

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

HOUSING AND HEALTH SERVICES
COORDINATION COUNCIL MEETING

Texas Department of Housing & Community Affairs
Room 116
221 E. 11th Street
Austin, Texas

May 1, 2019
10:00 a.m.

COUNCIL MEMBERS:

DAVID CERVANTES, Chair
DONI GREEN, Vice Chair
ARNOLD ALANIZ (via telephone)
SUZANNE BARNARD by CATRINA PULIDO
REV. KENNETH DARDEN
CARISSA DOUGHERTY
HELEN EISERT (absent)
MICHAEL GOODWIN
CLAIRE IRWIN
SCOTT SROUFE by ALICIA SUNDERLAGE
MICHAEL WILT (via telephone)

STAFF:

ELIZABETH YEVICH
MEGAN SYLVESTER, Federal Compliance Counsel
BROOKE BOSTON
SPENCER DURAN
JEREMY STREMLER

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P R O C E E D I N G S

1
2 MR. CERVANTES: Good morning. I'd like to call
3 to order the May 1, 2019 meeting of the Housing and Health
4 Services Coordination Council. As Elizabeth just
5 mentioned, I think for purposes of establishing a quorum
6 and the roll, if we could go around the room, introduce
7 yourselves maybe and who you represent.

8 So David Cervantes, TDHCA.

9 MS. YEVICH: And one second. Can everybody on
10 the phone hear us? We've just started.

11 MALE VOICE: Don't everybody jump in.

12 MS. YEVICH: We are --

13 FEMALE VOICE: Paul?

14 MS. YEVICH: Hi. Oh, good. Yeah, yeah. We're
15 about to start. I just want to make sure that everybody
16 can hear. Can you hear us?

17 FEMALE VOICE: Not very well.

18 MS. YEVICH: Okay. Well, I'll try to speak up
19 then. Okay.

20 FEMALE VOICE: Okay. You're fine. It's the
21 background --

22 MS. YEVICH: Oh.

23 FEMALE VOICE: -- so I couldn't hear.

24 MS. YEVICH: Okay.

25 MR. CERVANTES: Can you hear me? This is --

1 FEMALE VOICE: If you could speak a little
2 louder, that would be awesome. Great.

3 MR. CERVANTES: Okay. How about right there?

4 FEMALE VOICE: That's better. A little bit?

5 MALE VOICE: Just stand there --

6 MR. CERVANTES: Yeah.

7 MS. YEVICH: Okay.

8 MR. CERVANTES: Okay. Well, as I said, David
9 Cervantes, TDHCA. Pass it along to Doni.

10 MS. GREEN: Doni Green, the North Central Texas
11 Council of Governments, representing the late, great
12 Promoting Independence Advisory Committee.

13 MR. GOODWIN: Mike Goodwin. I'm retired,
14 supposedly, and I represent housing developers.

15 MS. IRWIN: Claire Irwin from HHSC, Aging
16 Services Coordination Office.

17 MS. DOUGHERTY: Carissa Dougherty, Health and
18 Human Services Commission, Office of Mental Health
19 Coordination.

20 MS. PULIDO: Catrina Pulido, Texas Department
21 of Agriculture. I'm here for Suzanne Barnard.

22 MS. SUNDERLAGE: Alicia Sunderlage. I'm here
23 with the Texas Department of Agriculture as well, sitting
24 in for Scott Sroufe.

25 MS. YEVICH: Wonderful. And I'm Elizabeth

1 Yevich with TDHCA, and our division oversees the
2 coordination of the Housing and Health Services
3 Coordination Council.

4 MR. DARDEN: Kenneth Darden, minority
5 representative.

6 MS. SYLVESTER: Megan Sylvester, TDHCA. I'm an
7 attorney advisor to the Committee.

8 MS. LOVE: Julie Love, Texas Department of
9 Housing and Community Affairs.

10 MR. RUSSELL: Patrick Russell, TDHCA.

11 MS. YOUNG: Cacki Young, Foundation
12 Communities.

13 MR. FERGUSON: Hi, my name is Robert Ferguson.
14 I'm with FEMA as a regional disability integration
15 advisor for Region 6 in Denton, but I'm here supporting
16 TELF Tier [phonetic]; in Austin supporting the recovery
17 offices here at the Texas recovery office.

18 I have two interpreters with me today, Scott
19 and Amy. Thank you.

20 MR. SHEA: I'm Danny Shea. I'm a master of
21 social work student at UT and I'm interning at the Office
22 of Mental Health Coordination with HHSC.

23 MS. MORGAN: Alida Morgan, TDHCA.

24 MR. DURAN: Spencer Duran, TDHCA.

25 MS. YEVICH: And on the phone -- I know it's

1 always hard to introduce yourselves, but just start
2 jumping in and we'll catch your name. Thank you.

3 MR. MEACHAM: Hi. David Meacham, HHSC.

4 MS. YEVICH: Thank you, David.

5 MS. HOLT: Karen Holt, East Texas Aging and
6 Disability Resource Center, housing navigator.

7 MS. YEVICH: Hi, Karen. Welcome.

8 MR. CERVANTES: Okay.

9 MS. BATT: Norma Batt, Merced Housing - Texas.

10 MS. GARCIA: Marta Garcia, Merced Housing -
11 Texas.

12 MS. YEVICH: Thank you. Next?

13 MS. POHLMAN: Joyce Pohlman, Medicaid and CHIP
14 at HHSC.

15 MS. YEVICH: Hi, Joyce. Next?

16 FEMALE VOICE: [inaudible].

17 MS. YEVICH: I'm sorry. You -- can you speak
18 up, please? You said Frances?

19 FEMALE VOICE: No. [inaudible] from the Aging
20 and Disability Resource Center of the South Plains.

21 MS. YEVICH: Okay. Thank you. Next?

22 MR. WILT: Michael Wilt, Texas State Affordable
23 Housing Corporation.

24 MS. YEVICH: There we go, Michael. We were
25 waiting for you at the front door, but we'll go say that

1 you're not coming in the front door. Thank you for
2 joining us on the phone. Anyone else on the phone who
3 hasn't introduced themselves?

4 MR. ALANIZ: Arnold Alaniz, Texas Veterans
5 Commission.

6 MS. YEVICH: Ah, thank you. Okay. Anyone
7 else?

8 (No response.)

9 MS. YEVICH: I think that does it.

10 MR. CERVANTES: Okay.

11 MS. YEVICH: Okay.

12 MR. CERVANTES: Do we officially have a quorum?

13 MS. YEVICH: We -- well, let's see. One, two,
14 three, four, five, six, seven, eight. We have two on the
15 phone. I think we need nine.

16 MR. MEISTER: Jacob Meister, Cornerstone
17 Associates.

18 MS. YEVICH: Cornerstone?

19 MR. MEISTER: Yes.

20 MS. YEVICH: Okay. Thank you.

21 FEMALE VOICE: I think we have quorum.

22 MS. YEVICH: We don't. We're one short.

23 MS. FLYNN: Jill Flynn, Cornerstone Associates,
24 as well.

25 MS. YEVICH: Jill? Okay. Thank you. Yeah.

1 MR. CERVANTES: So do we need to table Item 1?

2 MS. YEVICH: Yes, unfortunately.

3 MR. CERVANTES: Okay. Item --

4 MS. YEVICH: Yeah.

5 MR. CERVANTES: -- just for the record, Item
6 No. 1 was perhaps the approval of the January 30 minutes.

7 MS. YEVICH: Uh-huh.

8 MR. CERVANTES: That item will be tabled at
9 this time, due to not having a quorum at this moment.
10 Okay.

11 And so with that, we'll move on to Item 2, and
12 we have an update on our Section 811 Project Rental
13 Assistance Program, and I believe Spencer will be walking
14 us through that.

15 MS. YEVICH: And Spencer, if you want to sit
16 over here?

17 MR. DURAN: Okay.

18 MS. YEVICH: And there's fine, too.

19 MR. DURAN: Thank you, Elizabeth. Spencer
20 Duran, Section 811 manager at TDHCA. I provided a caveat
21 in person.

22 I will also provide a handout after the meeting
23 as well, and I essentially wanted to give a quick update
24 on how the 811 Program is going, in general, and also
25 address some of the issues that were discussed at the last

1 HHSCC meeting, mostly by the comments that Michael Wilt
2 provided, and I just kind of want to give an overview of
3 about how the program is going with applicant outcomes
4 whenever they are referred to participating properties.

5 So the first thing to think -- to keep in mind
6 is that the properties that are participating in the
7 program that have collected points to do so are keeping
8 their own tenant selection criteria, which includes
9 credit, criminal and rental background screening, and we
10 rely on the properties to make -- to select who they want
11 to be living at their properties.

12 So we looked at trends that were occurring
13 after an applicant was referred to a vacant unit. So in
14 general, we've recruited about 1,300 units across the
15 state of Texas for the 811 Program. And so as you can
16 imagine, those units, as a mix of preexisting properties
17 and new construction, will have vacancies occurring at any
18 time throughout the year.

19 If it's a preexisting property, the current
20 household occupant will move out and so the property
21 manager will give us a call and say, hey, we have a unit
22 that's becoming vacant for an 811 applicant, if you want
23 to send us an applicant to fill the unit.

24 So we do that all the time, and with new
25 construction properties, we have them give us 180-day

1 notice before they think that they're going to get their
2 certificate of occupancy to allow people to move in. So
3 we have this, you know, pretty big portfolio of
4 participating units.

5 So -- but the question was -- essentially, how
6 are the -- how do people do once they're referred to a
7 property? And in general, we looked at the outcomes from
8 the last four quarters and then the -- and then more
9 recently, as well, to see what trends were like.

10 And essentially, percentage of criminal
11 rejections has been trending down in the last four
12 quarters. So 8 percent of applicants previously -- I'm
13 sorry - 8 percent of the applicants are rejected due to
14 criminal background, and of the four quarters previous to
15 that, the criminal rejections were at 12 percent.

16 So we're seeing a decline in the percentage of
17 households that are rejected by properties because of
18 criminal backgrounds. The gross number of rejections due
19 to criminal has increased, but our volumes of applicants
20 and referrals all across the board has increased a lot.

21 We're up to 200 applicants, on average, a week
22 for the program. We just hired a data entry temp to keep
23 up with the applicants that are flowing into the program.

24 I think it's a reflection of just a crushing need for
25 more extremely low income housing, especially housing that

1 is specifically catered to people with disabilities.

2 So yes, criminal rejections are up as a gross
3 number, but they're definitely down as a percentage.
4 Properties oftentimes also look at landlord history. They
5 want to know whether or not an applicant has been a good
6 tenant to other properties, and they have the right to
7 reject based on how an applicant family has performed
8 previously.

9 So landlord history rejections are down from
10 6 percent to 3 percent over the last four quarters. And
11 finally, credit rejections have actually held steady at
12 2 percent over the last four quarters. A lot of our
13 participating properties have chosen to enact credit
14 screening for our extremely low income applicants, and so
15 they look at previous history, paying utility bills, and
16 things like that.

17 So this is kind of, you know, part of the
18 program design to -- we want to induce properties to
19 participate, and kind of as a trade-off, they are able to
20 keep their own criteria. And we looked at -- you know,
21 it's always such a moving snapshot.

22 You know, when I pulled this information, we
23 had only housed 169 households. We're now up to over 204
24 households. But I want to provide this past trend data
25 snapshot, I guess. After the meeting, we'll get that

1 through the -- through HRC in a digital format.

2 So that's kind of a follow-up to the previous
3 HHSCC meeting that I wanted to address. And I think that
4 we're working with our partners to kind of address some of
5 these issues. We want everybody to get housing, and what
6 we're -- HHSC has done a really good job of providing
7 technical assistance to the referral network, if they have
8 any questions surrounding reasonable accommodations as it
9 relates to rejections and other things.

10 And also we're doing what we can to keep the
11 applicant pool fresh. So a lot of times phone numbers
12 will go bad. And so we're trying to create ways that,
13 before we make that referral to a participating property,
14 that we have already recently contacted that applicant to
15 make sure their contact information is up to date and/or
16 they're still interested in the property that we're about
17 to refer them to.

18 I have two other quick updates. Am I okay on
19 time?

20 MS. YEVICH: Yeah.

21 MR. DURAN: Okay. The one thing I wanted to
22 say is that the handout that I provided in person here
23 today is kind of a general snapshot of how are the
24 program's volume and our trends and how we're doing in
25 general, and I don't have a copy. Can I --

1 MS. YEVICH: Oh, here. I'll get you --

2 MR. DURAN: Sorry.

3 (Several people talking at once.)

4 MS. YEVICH: Oh, we don't have any. There we
5 go.

6 MR. DURAN: I just -- sorry. Thank you so
7 much. But what this information -- and again, I'll share
8 this after the meeting with the larger group. But the
9 important thing that I want to show is that we've now
10 recruited about 200 percent of the units that we need to
11 house.

12 So what we -- originally, way back in 2013,
13 2012, we told HUD that with the first grant, the FY '12
14 grant, we would serve about 362 units -- 362 households,
15 and then with our second grant, we would serve about 293
16 households, a total unit commitment of 655 units.

17 Well, since then, we have seen that rents have
18 really gone up, and so we're not able to serve as many
19 households because our money hasn't increased. And so
20 with the housing program, it's always difficult to project
21 the number, convert with money into units over time.

22 So at this stage, we think that we're going to
23 be able to afford about 600 units, and HUD's not going to,
24 you know, punish us or anything for not hitting that
25 number. It's just a function of the increasing number --

1 the increase in rent across the state of Texas.

2 We're also serving larger households than we
3 anticipated. I think that we were thinking that this
4 would be a program that would largely serve single
5 individuals, but we see a lot of two-bedroom units, and so
6 that requires us to pay a higher subsidy for those two-
7 bedroom units.

8 So that kind of accounts for why we're
9 projected to serve fewer units than we thought we were.
10 You know, the data we looked at was, you know, five years
11 old at this point, and so it's hard to predict and project
12 that.

13 So I just want to provide this as kind of
14 background for what we're looking at for the upcoming 2020
15 qualified allocation plan cycle, and so we now know that
16 we have enough units that have been recruited to the
17 program, that we no longer need to be incentivized in the
18 2020 tax credit cycle.

19 And so we've recruited -- this document that
20 I'm showing. We've recruited 1,277 units, which is 200
21 percent more than the number of units we told HUD
22 originally, and that 1,200 number does not include what
23 we're going to get from the current 2019 multifamily
24 cycle.

25 I'm not really comfortable estimating what

1 we're going to get, because applications are still under
2 review, but historically we've recruited anywhere between
3 200 and 400 units to the 811 Program each cycle. So if
4 you look at that 1,200 number, you can add an additional
5 200 units to it, up to an additional 400 units, and that
6 will be the number of units we have under 811 contract,
7 anticipated at the end of the current 2019 cycle.

8 So with all of that, we feel really happy that
9 we can no -- we don't have to incentivize 811 through the
10 QAP anymore. We have a good geographic distribution. We
11 have a good mix of urban and rural. We have a good mix of
12 properties that are in transit proximity and properties
13 that are kind of -- you know, a little bit more out of the
14 urban core across the state.

15 So for me as a program manager, I feel really
16 good that I'll be able to hit my goal -- my 600- or 650-
17 unit goal, with the number of units that have been
18 committed to the program. So that's kind of a big, you
19 know, program decision that we've made, but -- so I'm
20 happy to talk about that for the rest of my time here.

21 MR. CERVANTES: Okay. Any questions for
22 Spencer?

23 MR. GOODWIN: Do you have any kind of plus or
24 minus figure on the number of units that HUD's going to
25 hold them to, or just are you looking for the full

1 allocation, for example, of the 11.4?

2 MR. DURAN: Exactly. I think HUD cares about
3 money, so that's really what we want to do. So my real --
4 like, I obviously want to help a lot of -- as many low
5 income families as I can, but I think at the end of the
6 day the metric that HUD is looking at is the -- how much
7 money I can encumber before 2020 or before 2021, the two
8 deadlines to encumber the funds. And we're definitely on
9 track to encumber 100 percent of our funds.

10 So again, it's hard to convert money to units,
11 because we're going to serve a lot fewer families in the
12 Austin urban core versus if we -- if people want to live
13 in more rural areas. So yeah, the unit number to me is
14 not as important as the number of -- as the funding
15 commitment, and I think that HUD agrees.

16 Through all the technical assistance we've
17 received, no one has ever said, oh, Texas, you know,
18 you've really to got to -- you know, you said 655 five
19 years ago. We're going to hold you to that. I don't
20 think we're going to be punished in any way for not
21 hitting that number.

22 MR. GOODWIN: Are these five- or 20-year
23 contracts with HUD?

24 MR. DURAN: So it's kind of complicated. So
25 the 22.5 million we had is for the first five years of

1 what is a 20-year contract.

2 MR. GOODWIN: Okay.

3 MR. DURAN: So what we're trying to do is, grab
4 as many properties as we can in this early stage, and this
5 money will pay for the first five years of a property's
6 20-year contract. After that five years, so starting in
7 the sixth year, the contracts will be funded through a new
8 formula that HUD is still working on to figure out how
9 much we're going to pay, how much we're going to need to
10 cover those grants each year.

11 So it's going to be subject to annual federal
12 appropriations, and we're not sure exactly what the
13 formula is going to look like. I know you're familiar
14 with HAP contracts. We think that it's going to be really
15 similar to how the housing assistance payments contracts
16 are funded.

17 MR. GOODWIN: Because I've never heard of HUD
18 not renewing a contract, except for malfeasance on the
19 part of the owner.

20 MR. DURAN: Exactly. We completely -- I
21 completely agree. That's been my experience and research
22 as well. So yes, it's subject to federal appropriations,
23 and, you know, it seems volatile, but we know that
24 consistently, since the past 30 years, yes, HUD has funded
25 all of their HAP contracts.

1 MR. GOODWIN: And they still do an annual grant
2 application for additional units?

3 MR. DURAN: So there has not been a notice of
4 funding availability since the 2013 cycle, but we have
5 heard, and I know that HUD received money for, I think, in
6 2020 or maybe 2019 funding cycle. So yes, we anticipate
7 that sometime -- they used to say spring 2019 but I think
8 because of the shutdown, they're now saying summer 2019
9 that they will release another NOFA.

10 MS. BOSTON: And we don't know if that will
11 look anything like --

12 MR. DURAN: Yeah.

13 MS. BOSTON: -- the prior one.

14 MR. GOODWIN: How about spring 2020?

15 MR. DURAN: I have no idea. I have no idea.

16 MR. GOODWIN: Did they hit you the way they did
17 on the first one?

18 MR. DURAN: Yeah. I mean, well, we have no
19 idea. So -- but as far as these two grant awards, I feel
20 really confident that we can have all of our units and
21 funding absorbed based on what we've recruited so far.

22 MR. GOODWIN: That's super.

23 MS. GREEN: The analytics on the rejection
24 rates are really interesting, and I realize that you're
25 realizing a lot of momentum, and a lot of these households

1 are -- have been housed fairly recently, but I'm wondering
2 if you're planning on looking at retention rates, and
3 specifically, if tenants are being evicted?

4 MR. DURAN: Uh-huh. That's a good question.
5 So we do look at retention rates. That's one of the
6 things that we report to HUD every quarter, and so Doni, I
7 can just -- the quickest thing to send you would be our
8 most recent HUD quarter report, because that shows the
9 number of people in housing -- the number of people who
10 have been housed for the last 12 months.

11 The number of people who have been housed for
12 24 months. The number of people that have been housed --
13 so we are definitely looking at how sticky our households
14 are, and so I think we -- I know that we have not had a
15 lot of evictions, and I know we have not had a lot of
16 nonrenewals at lease end.

17 But I can give you the specifics on that.
18 Really, it's been, like, maybe, 10 families total that
19 have been either evicted or nonrenewed. But we definitely
20 track that.

21 MS. GREEN: Yeah. That's good to hear.

22 MR. GOODWIN: That's super.

23 MR. CERVANTES: Spencer, are a lot of the --
24 are they -- are the locations pretty spread out in terms
25 of the geographic region at this point, or is it

1 concentrated in certain areas at the moment?

2 MR. DURAN: Yes. So that's a great question.
3 And we now have a Google map on the TDHCA web page that's
4 a lot more user-friendly than our old maps, I think. So
5 the short answer is yes. If you look at the map, there's
6 dots all over.

7 However, due to not a lot of tax credit -- so
8 we're tied to the Tax Credit and Multifamily Program,
9 right? So if a certain part of the state does not have a
10 lot of applications each cycle, then we're not going to
11 get a lot of 811 units in that area.

12 Right? So the biggest thing that sticks out to
13 me is Corpus. They don't seem to get a lot of tax credit
14 awards year after year. We only have two participating
15 properties in the Corpus Christi area. But I was really
16 documenting the two counties, but we have two -- we only
17 have two properties.

18 MS. GREEN: Nueces?

19 MR. DURAN: Nueces and the one just north of
20 there. The other one, I think. So we -- so yeah. So
21 Corpus Christi, that's an eligible MSA, one of the eight,
22 and we only have two properties there.

23 But I think if you look at the number of tax
24 credit awards over the past five years in that region,
25 I -- and in the Corpus MSA, I don't think -- so we

1 basically have recruited as many properties as we can for
2 that region, based on the tax credit activity. The other
3 areas that don't have a lot for a similar reason are
4 Brownsville and then also McAllen.

5 So it's -- yeah. Definitely yeah. But again
6 outside of the I-35 corridor, to the west, El Paso, they,
7 you know, do a really high volume of tax credit awards
8 every year, and so as a result we have a lot of 811 units
9 in El Paso and Hudspeth County also.

10 MS. GREEN: And I think one of the issues we
11 had in the early days was, you had fairly good geographic
12 coverage, but the units and the demand didn't necessarily
13 align.

14 MR. DURAN: Right.

15 MS. GREEN: So you talked about that balance,
16 but I'm just wondering, in areas where you have stronger
17 demand, do you have greater depth? For example, Austin, I
18 think --

19 MR. DURAN: Uh-huh.

20 MS. GREEN: -- a disproportionate share in 811
21 tenants are in the Austin area or in Dallas-Fort Worth.
22 Do you have sufficient -- do you have a supply that is
23 kind of commensurate with that demand?

24 MR. DURAN: Well, no. I don't think any
25 housing program -- you know, I don't think we have enough

1 demand to house every extremely low income person with a
2 disability in central Texas. Right? So the short answer
3 is no.

4 But the number of referrals that we have for
5 the number of units that we have committed, you know -- I
6 don't -- that's a good point. No. I don't think we
7 really do, because I mean, we have -- you know, it's just
8 a lot of demand.

9 MS. GREEN: And I understand that you're never
10 going to have adequate supply.

11 MR. DURAN: Right, right.

12 MS. GREEN: I'm just saying that, you know,
13 just because properties are scattered --

14 MR. DURAN: Yeah.

15 MS. GREEN: -- doesn't -- you know, there may
16 be a month wait in El Paso, and there may be a five-year
17 wait in --

18 MR. DURAN: That's absolutely true.

19 MS. GREEN: -- Austin.

20 MR. DURAN: That is actually the case. Yeah.

21 That is the case. That is true. So what I'm saying --
22 that is a good point -- so what I'm saying, on the one
23 hand, that I think we can pull out of the QAP for 2020,
24 you know.

25 We haven't dropped our wait times down to zero.

1 I don't know that that should or could be the metric,
2 when to pull out of the QAP. That's --

3 MS. GREEN: Because the QAP is pretty much all
4 or nothing. You cannot say, in Austin there are points
5 available for participation, and 811 in El Paso, there's
6 not. Right? You've got to have the same criteria.

7 MR. DURAN: Yes, exactly. So -- yeah. So like
8 for example, we only -- we have properties -- properties
9 are eligible if they fall into one of the eight
10 participating MSAs, but because we need to have that
11 equity of all tax credit applicants, you could be
12 participating in Lubbock, which is not one of our MSAs and
13 still get points if you have the ability to commit a unit
14 that is located in one of the eligible MSAs.

15 So I think -- yes. Somebody could write a
16 pretty clear QAP that would, you know, keep 811 in certain
17 geographic areas, but I think that I -- at a certain
18 point, I'm going to run out of money, and so there's no
19 point in continuing to recruit new units. Because like
20 I'm saying, I've already lowered my expected unit count
21 from 655 down to 600 because whenever you run our
22 projections, I run out of money.

23 The other constraint is that I have a deadline.

24 So I have to have my last family under lease for the FY
25 '12 money no later than September 2020, and for the FY '13

1 money, no later than September 2021. So if we recruit
2 properties to the program close to those dates, I'm not
3 going to be able to fill them anyway.

4 I know that in Austin -- my favorite Austin
5 example are also Foundation Communities properties. Those
6 properties are so great that, even if it's a preexisting,
7 already-constructed property, it takes about three years
8 to fill 10 units there, because the turnover rate is so
9 low.

10 So if I recruit a property in the 2020 cycle,
11 new construction or preexisting, I don't know that I'm
12 going to be able to fill it at or before the deadline.

13 MS. GREEN: Right.

14 MR. DURAN: And this is all pretty fuzzy
15 projection. It's hard to predict this stuff. But I think
16 that, after the 2019 cycle, all these factors -- and
17 taking all these factors into consideration, I think it's
18 time to pull out.

19 MR. CERVANTES: Okay. Any other questions?

20 (No response.)

21 MR. CERVANTES: Okay. Spencer, thank you for
22 the update.

23 MR. DURAN: Thank you.

24 MR. CERVANTES: We'll move on to the next item,
25 and that's an update on our Project Access and Mainstream

1 Voucher Program. And I believe Ms. Boston --

2 MS. BOSTON: I'm here.

3 MR. CERVANTES: -- has made it back.

4 MS. BOSTON: Yes. Brooke Boston with the Texas
5 Department of Housing. I just wanted to give a brief
6 update on our Project Access Program and our Mainstream
7 Voucher Program. Our Project Access voucher holders
8 currently housed with a voucher -- there are 62.

9 We have 78 additional folks who are actively
10 looking, so they have a voucher in hand, but aren't in a
11 unit yet, and then we have 89 folks on the waiting list.
12 The kind of oldest person on the waiting list in terms of
13 length of time on the list, not age of course, is about
14 six-and-a-half months.

15 So that's pretty good. We've definitely had it
16 go much longer than that. We've been able to offer units
17 pretty consistently, and from Andre an update even as of
18 this morning, we think in just a couple of days we'll be
19 issuing another 50. So a few more folks will be able to
20 be on the ground with a voucher in hand.

21 Not all of the ones who go out with a voucher
22 end up being housed in a voucher, whether that's because
23 they just choose not to, they don't find something in
24 time. We do grant extensions if they need one. However,
25 they do not always pursue that, or we grant an extension

1 and they still don't find something.

2 But the majority of them are able to be housed.

3 With the Mainstream Voucher Program, we were awarded 50
4 of those a few months back. We issued all 50 right away
5 to folks off of the Project Access waiting list. Eight
6 are currently housed.

7 The other 42 are still looking for a unit.
8 About 15 of those will hit their 150-day expiration mark
9 in the next week or so. So if they can't find something
10 and they don't seek an extension, then we would reissue
11 those 15 to other people.

12 And that's where those two programs are. So we
13 just keep you guys updated about that.

14 MS. GREEN: So the Mainstream Vouchers are
15 going to Project Access --

16 MS. BOSTON: Yes.

17 MS. GREEN: -- applicants. How did you all
18 manage that?

19 Because we worked with several public housing
20 authorities that applied for and received Mainstream
21 vouchers, and we had high hopes that we could start seeing
22 some movement with folks in nursing facilities, and with
23 just a couple of minor exceptions, they determined that
24 they couldn't earmark any of those vouchers for people in
25 institutions, that they had to open the waitlist to

1 everyone, that they couldn't give priority.

2 And so after going to just endless meetings,
3 nobody in an institution received a voucher. And I'm
4 wondering how you all were able to dedicate them, where
5 the other authorities could not?

6 MS. BOSTON: Yeah. When we applied, we very
7 explicitly said in our application that we were going to
8 give it to our Project Access waiting list, and that was
9 our intent in applying.

10 If there comes a point where the -- let's say
11 they don't get all used and we don't have a Project Access
12 waiting list, we would need to open it up to a broader
13 group because the vouchers themselves aren't, by
14 regulation, limited in that way, but because we were clear
15 about it in our app, we were allowed to do it initially.

16 MS. GREEN: Okay.

17 MS. BOSTON: So you know, assuming the Project
18 Access waiting list is always replenishing -- it will
19 probably continue to just go to Project Access.

20 MS. GREEN: Uh-huh.

21 MS. BOSTON: But you know, as I said, it's not
22 by program design on their part, that it would be limited.

23 MS. GREEN: Yeah.

24 MS. BOSTON: Does that sound right, Megan?

25 MS. SYLVESTER: Yeah. I would just say that

1 there is -- because the requirements for the programs are
2 slightly different, there is -- with age limits and things
3 on some vouchers and not other vouchers. So we
4 actually -- in our Project Access pool, we actually have
5 three voucher groups.

6 We have those old NED vouchers. We have the --
7 just regular vouchers from our regular allocation, and
8 then now we have the Mainstream vouchers, and --

9 MS. GREEN: They are age-restricted.

10 MS. SYLVESTER: -- our rule outlines how we
11 treat somebody. So it's the same populations we're
12 recruiting for that waitlist, but depending on a voucher
13 that frees up. For example, if there's an age restriction
14 on a NED voucher, it may go to the next NED-voucher-
15 eligible person on the waitlist.

16 MS. BOSTON: So I think in the future if there
17 were openings, you know, funds available again -- I think
18 if the PHAs were explicit about it at application, that
19 might improve --

20 MS. GREEN: Okay.

21 MS. BOSTON: -- their likelihood to be able to
22 use them. For us, it helped because our waiting list, at
23 the time we applied, was longer than the number of
24 vouchers we asked for. So we said, like, the day you tell
25 us yes, we'll issue the vouchers, which we did. Yeah.

1 Okay.

2 MR. CERVANTES: Okay. Thank you, Brooke.

3 MS. BOSTON: Yeah.

4 MR. CERVANTES: Appreciate that.

5 MS. BOSTON: Sure.

6 MR. CERVANTES: Okay. Moving on to the next
7 item, Carissa will walk us through an update on the
8 Statewide Behavioral Health Coordinating Council.

9 MS. DOUGHERTY: Yeah. Thank you for having me.
10 The Statewide Behavioral Health Coordinating Council
11 includes representation from Texas Department of Housing
12 and Community Affairs. It includes over 21 State
13 agencies, and they're all tasked, legislatively mandated,
14 to look at behavioral funding across the state.

15 Since we're in the legislative session, the
16 group has decided to meet monthly via teleconference, and
17 so three meetings have happened since the last time we met
18 and provided an update. And they're really focused on
19 looking at and talking about proposed legislation that may
20 impact the Coordinating Council.

21 And there are about six items of importance
22 that may come out of the session that we're tracking. And
23 they have to do with the establishment of a Texas Mental
24 Health Care Consortium, request for suicide reports and
25 recommendations about prevention activities, the

1 development of a comprehensive behavioral health workforce
2 plan, the development of a sub-plan to the existing
3 behavioral health strategic plan that would focus on
4 substance use disorders in terms of prevention,
5 intervention and treatment.

6 Codifying the Coordinating Council in statute,
7 and there's proposed increased powers and duties
8 associated with that. And then the establishment of a
9 Texas mental and behavioral health research institute. So
10 while not all of those things, we understand, would be
11 housed under HHSC, they would definitely be linked and
12 need to coordinate with that Coordinating Council in some
13 way, shape or fashion.

14 So that's what has been discussed in most of
15 those meetings. And then we've recently issued one of the
16 first annual deliverables of the Coordinating Council,
17 which is a request to start that process of developing an
18 annual expenditure report.

19 So a request went out, I think, earlier this
20 week to start collecting that financial information, and
21 we know it's a heavy lift for all agencies with really
22 tight funds. That's what's going on at the Council.

23 MR. CERVANTES: Okay. Any questions for
24 Carissa?

25 (No response.)

1 MR. CERVANTES: Okay. So Item 5 takes us to a
2 subsequent update on the National Academy for State Health
3 Policy Technical Assistance Initiative. Okay. Carissa?

4 MS. DOUGHERTY: Yeah. And again, I'm happy to
5 report out on this. It's a technical assistance
6 opportunity that Health and Human Services Commission is
7 participating in, and we have representation from Texas
8 State Affordable Housing Corporation and Texas Department
9 of Housing and Community Affairs, along with lots of folks
10 within HHSC who have knowledge and expertise along the
11 housing continuum, representatives from several managed
12 care organizations and some community representatives as
13 well.

14 And I shared last time -- we have an actionable
15 work plan that we're implementing. Some of the things I
16 just wanted to bring forth at this meeting relates to work
17 that's being done in the space of developing a memorandum
18 of understanding, MOUs, that would go -- that would be
19 contracts between HHSC and each one of the STAR+PLUS
20 managed care organizations so that we could collect
21 whatever health and housing-related data from those
22 managed care organizations that are actually working in
23 the space in the local realm.

24 So NASHP, the group, sent a survey out last
25 fall to managed care organizations. We received feedback

1 from four of them, and we're pleasantly, you know,
2 surprised that they are in this space. They're doing
3 different things and it's not then being tracked up to the
4 State.

5 They're doing it in and of themselves. And so
6 that was the kind of impetus for kind of exploring what
7 can we do to collect this data and analyze it, kind of
8 from a statewide perspective?

9 So we presented a draft to managed care
10 organizations. We're eliciting their feedback, and what
11 we expect is that each one of those MOUs would be tailored
12 to what the MCO is actually doing, and if they're not
13 doing anything, there's no mandate to start doing
14 something.

15 We're not implicating them in that way. We're
16 just trying to collect Texas-specific data around what are
17 managed care organizations -- what are they doing? And
18 what is the benefit for their members in terms of service
19 utilization and potential cost savings to the State?

20 We've also added formal representation from the
21 Office of Aging Services within Health and Human Services
22 Commission, who are working with a nonprofit organization
23 called Leading Age Texas, who's expressed interest in
24 exploring kind of a pilot to test housing and health care
25 services for older adults in their HUD 202 properties.

1 So that was a newly added kind of actionable
2 item that folks within that group are taking on. And then
3 I just wanted to bring forth, if I hadn't mentioned it
4 before, we were approved through the work that Joyce
5 Pohlman did and others at HHSC in a previous technical
6 assistance opportunity to use Money Follows a Person
7 federal funds to create a small number of set-asides for
8 persons leaving institutions.

9 And so that work is being done in terms of
10 exploring the contracting mechanisms that are needed and
11 how to, like, actually operationalize it. But this was a
12 very exciting and not often used way to use these funds.
13 And so we've shared that with other states on our call and
14 they're interested in that, in doing that as well.

15 So that's the update.

16 MS. GREEN: Any questions for Carissa? All
17 right. Next item on the agenda is an update on the
18 Council Performance Measures Advisory Committee. And
19 Elizabeth?

20 MS. YEVICH: That's me, Elizabeth, and I would
21 add that David Cervantes had to step out of the room, so
22 Doni Green, our vice-chair is there, and it's a busy
23 legislative session because Brooke just came in from
24 across the street and David went out, and that's part of
25 the reason that the Performance Measure Committee has sort

1 of been on hiatus.

2 It's legislative session time. Also, as most
3 everyone here knows, Kali Adams, who had been
4 administrative support for Council, took another position
5 about six weeks ago at TDHCA. So there's been a shift,
6 and I'm in process of hopefully hiring and having someone
7 in place soon.

8 In fact, we've recently closed the position.
9 So hopefully, there will be someone overseeing
10 administrative support for Council and we'll pick up again
11 after legislative session. I will add that Carissa
12 Dougherty, and Helen Eisert, who is not here today, and
13 Mike Goodwin, have all stepped forward to be on a
14 performance committee, sort of a subcommittee, to move
15 forward with this.

16 And I know Doni had written in that she had
17 support of this, but would probably not be active on the
18 committee. So I think we have three good people who have
19 stepped forward and as soon as someone else is in place in
20 this position, we will move forward again with the
21 Performance Advisory Committee.

22 So that's the update and status there.

23 MS. GREEN: Okay.

24 MS. YEVICH: Any questions? Any -- I notice
25 we've heard some beeps on the phone. Is there anyone else

1 that joined us on the phone that would like to introduce
2 themselves?

3 MR. RAMOS: This is David Ramos. I'm with the
4 Coastal Bend Council of Governments Area Agency on Aging,
5 Aging and Disability Resource Center.

6 MS. YEVICH: Thank you, David. Welcome.
7 Anyone else?

8 MR. FERNANDEZ: Yes. This is Robert Fernandez,
9 housing navigator in El Paso, Texas.

10 MS. YEVICH: Wonderful. Thank you, Robert.
11 Welcome. Is that it?

12 (No response.)

13 MS. GREEN: So far.

14 MS. YEVICH: Okay.

15 MS. GREEN: Good to have the ADRC's
16 representative.

17 MS. YEVICH: There we go.

18 MR. GOODWIN: That's the most I've heard in any
19 of these meetings, where we've had, you know, them
20 represented. I think it's great.

21 MS. YEVICH: Yeah. It's wonderful.

22 MS. GREEN: Okay. Next item on the agenda is
23 the 5-Year Consolidated Plan Consultation Process, and
24 Jeremy Stremmer from TDHCA will present, but I believe
25 Elizabeth is going to do a --

1 MS. YEVICH: Right. This is Elizabeth again.
2 Another new employee in the Housing and Resource Center.
3 This is Jeremy Stremmler who also just came on about six
4 weeks ago as well. And HRC has had a lot of shifts in the
5 past two months.

6 And we welcome Jeremy. And one of the things
7 that is coming up in the next year is called the 5-Year
8 Consolidated Plan. And that is a HUD-required plan, and
9 it's for what is known as the CPD programs, the Community
10 Planning and Development programs.

11 Now, HUD has other programs that are not under
12 that, like Section 811. That's actually not under a CPD
13 program, but in the consolidated plan, we have now five
14 programs under that, and what HUD asked everyone to do at
15 this point is to do these consultations.

16 So Jeremy is going to give a brief background
17 on that. And what we've decided is, after he sort of
18 tells you what this is, then at the next meeting in July,
19 if you would like to come back with some recommendations
20 to put forward for the consolidated plan, we would take
21 those at that time.

22 So with that, I'm going to introduce Jeremy to
23 give you a little bit more background on the consolidated
24 plan.

25 MR. STREMLER: Hello. As Elizabeth mentioned,

1 TDHCA coordinates the preparation of the 2020-2024
2 Consolidated Plan. This is one of HUD's major planning
3 requirements of all subrecipients, including TDHCA and the
4 other State agencies that administer funding through HUD's
5 Community Planning and Development Division.

6 So every five years, a new consolidated plan is
7 required to be produced. We will use today's meeting --
8 the input that is provided here to not only inform program
9 activities and policy training efforts that we have spoken
10 about in this meeting, but also information discussed will
11 be used to consider as consultation as it relates to the
12 2020-2024 Consolidated Plan.

13 The General Land Office, Department of State
14 Health Services, Texas Department of Agriculture, and the
15 Texas Department of Housing and Community Affairs are the
16 State recipients who disburse federal funds for the
17 Community Development Block Grant Program, CDBG Disaster
18 Recovery, Housing Opportunities for Persons with HIV/AIDS,
19 also known as HOPWHA, HOME, National Housing Trust Fund,
20 and Emergency Solutions grants programs.

21 So those are the kind of array of programs of
22 the Five -- the consolidated plan will cover. As
23 Elizabeth mentioned, we over -- TDHCA receives HOME,
24 National Housing Trust Fund, and Emergency Solutions
25 grants programs, and those programs -- you know, HOME

1 deals with single-family and multifamily construction,
2 somewhat related to 811.

3 It ties into that in different ways through
4 housing tax credits and HOME multifamily financing, things
5 of that nature. And the other programs that are governed
6 by the consolidated plan are covered under the Texas
7 Department of Agriculture, which Suzanne Barnard and her
8 team manage from their end.

9 So anything that you do bring with your
10 comments or consultation, if they are related to CDBG,
11 that is okay as well, because it will all end up in the
12 same plan. So -- yeah.

13 MS. YEVICH: And in the next couple of months,
14 we'll send out some more information on this. So then
15 this would be another agenda item at the late July
16 meeting, that if anybody has any thoughts going forward,
17 as we move into the consolidated plan, which -- what's our
18 due date?

19 MR. STREMLER: July 15, 2020. We have a lot of
20 time to prepare it, and there will be other opportunities
21 for consultation as well, just to be on the lookout on it,
22 as things go out on the listserv, TDHCA and other meetings
23 as well.

24 MS. YEVICH: That was our last item.

25 MS. GREEN: Opportunity for public comment.

1 Anyone who would like to make a comment?

2 (No response.)

3 MS. BOSTON: Not a comment. I just have an
4 announcement for a second.

5 MS. GREEN: Okay. To Brooke for an
6 announcement.

7 MS. BOSTON: So there were two things I wanted
8 to mention. Next week, we have a Disability Advisory Work
9 Group meeting. One of the things we'll be discussing on
10 there is the 811 Program, which Spencer had updated you
11 on.

12 But we also have had a request to discuss the
13 integrated housing rule. The integrated housing rule, as
14 you know, provides that there's a limit for any property
15 that we have in our portfolio, that no more than a certain
16 proportion of the units can be restricted for people with
17 disabilities.

18 It doesn't mean you can't house more people
19 than that with disabilities if that's who comes to your
20 door and asks for a unit, but we don't want land use
21 restrictions on the property that would make the property
22 disproportionately disabled-only.

23 So -- and we've had that rule for many years.
24 It recently went out for comment, and had been changed,
25 and one of the changes is that we took out the exception

1 for supportive housing. That was at the request of the
2 disability community, particularly because, in and of
3 itself, supportive housing doesn't have to be solely for
4 people with disabilities.

5 So that -- the Disability Advisory Work Group
6 felt like, if in fact an exception were going to be
7 granted, it should be granted and requested by the Board,
8 not given as a blanket in the rule. So that went out for
9 comment.

10 It was adopted that way. The -- several of the
11 tax credits developers who do supportive housing had not
12 noticed that, and are now not happy about it. So they
13 have requested -- I recently got another really minor
14 correction to that rule.

15 When it -- and it's purely administrative --
16 when it was out, they asked, oh, well, can you go ahead
17 and put our exception back in? And I said, no, I can't,
18 because all of the folks who really had wanted that
19 exception, intentionally in there or removed, excuse me --
20 would have wanted to comment on that.

21 And so what I did commit was that at our next
22 Disability Advisory Work Group, we would talk about it.
23 So I anticipate that at that disability meeting, they
24 will -- there will be both, of course, the typical members
25 who come, who had asked to have the exception removed, and

1 then there are going to be at least one or more tax credit
2 developers who are interested in trying to get it put back
3 in.

4 So I wanted you guys to know about it, of
5 course, because there's a big intersection with this
6 group, as well. I think one of the potential solutions,
7 and this is having heard their specific comment -- a few
8 of the groups do serve chronically homeless, and the
9 definition of chronically homeless includes that the
10 individual has a disability.

11 So I think it might make sense that the
12 exception in the rule is for properties that serve
13 chronically homeless in percentages greater than whatever
14 our percentage cap would be, but not all supportive
15 housing properties are in and of themselves only for
16 chronically homeless, and so I think that is expanding
17 that exception to more than what is really needed, and I
18 think if there are unique cases where it's supportive
19 housing.

20 It's not chronically homeless, those other
21 categories. I'm not even sure what they would be, but
22 whatever those are, should come and just explain it to our
23 Board and then get an exception granted. That's just an
24 initial thought of what we'll talk about, but I wanted to
25 give you guys a heads-up for that, as an issue.

1 After that meeting, if there's some consensus
2 of what the group wants to do, then the rule would go out
3 for another change, out for comment, and then be adopted.

4 So there would be time to still give input. I wanted you
5 guys to know about that.

6 MS. GREEN: I'm not sure I'm clear. So --

7 MS. BOSTON: Okay.

8 MS. GREEN: -- the -- if the exception language
9 is removed, there's still an opportunity to request an
10 individual exception?

11 MS. BOSTON: Right. The way it's written right
12 now and adopted in law is that there is no exception as a
13 blanket, but if someone wants one, they can come and ask
14 over here.

15 MS. GREEN: Oh, okay.

16 MS. BOSTON: Yeah.

17 MS. GREEN: Okay.

18 MS. BOSTON: And I think those developers
19 will --

20 MS. GREEN: Okay.

21 MS. BOSTON: -- which I think the Board will be
22 probably pretty open-minded and flexible about it, but I
23 think they just don't like that, as a blanket, they feel
24 like their developments are going to have to always go
25 after that.

1 MS. GREEN: Uh-huh.

2 MS. BOSTON: Yeah. Okay. And then the one
3 other thing I wanted to mention -- the Department -- and I
4 think this was brought up with you guys a few meetings
5 ago. We are currently doing an analysis of impediments to
6 fair housing choice, the AI.

7 That document is currently out for public
8 comment. It was approved by our Board in March. It -- we
9 will still be taking comment on it through May 6, so just
10 a few more days, but I did want to make sure everyone
11 remembered that, and if you have any comments you want to
12 make, we are happy to get them.

13 MS. GREEN: Okay. Any other comments or
14 announcements? I would like to share the meeting dates
15 for the rest of the calendar year. The next meeting is
16 scheduled for Wednesday, July 31, and then the last
17 meeting of the calendar year is scheduled for Wednesday,
18 October 16.

19 And so until Elizabeth is able to fill the
20 coordinator position --

21 MS. YEVICH: Yeah.

22 MS. GREEN: -- I guess you will --

23 MS. YEVICH: You can still hear --

24 MS. GREEN: -- texting me --

25 MS. YEVICH: -- from me --

1 MS. GREEN: -- with suggestions for agenda
2 items.

3 MS. YEVICH: Right.

4 MS. GREEN: Okay. Any other business?

5 (No response.)

6 MS. GREEN: Seeing none, do we have a motion to
7 adjourn?

8 MR. GOODWIN: You said Wednesday the 16th.
9 That could be -- because I don't know. The 17th -- I'm
10 sorry. I'm sorry. July 31st, you said, didn't you.

11 MS. GREEN: Uh-huh.

12 MR. GOODWIN: I read the wrong date.

13 MS. GREEN: July 31 and October 16. Okay.
14 Motion to adjourn?

15 MR. GOODWIN: So moved.

16 MS. GREEN: Okay. Second?

17 MS. IRWIN: Second.

18 MS. GREEN: All right. Thank you.

19 MS. YEVICH: Thanks, Doni. Thanks everyone on
20 the phone.

21 (Whereupon, at 10:53 a.m, the meeting of the
22 Housing and Health Services Coordination Council was
23 adjourned.)

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C E R T I F I C A T E

MEETING OF: Texas Interagency Council for the Homeless
LOCATION: Austin, Texas
DATE: May 1, 2019

I do hereby certify that the foregoing pages,
numbers 1 through 45, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Nancy H. King before the
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DATE: May 6, 2019

(Transcriber)

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7703 N. Lamar Blvd., Ste 515
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