

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

HOUSING AND HEALTH SERVICES
COORDINATION COUNCIL MEETING

Room 4530
Brown Heatly Building
4900 N. Lamar Boulevard
Austin, Texas

October 8, 2014
10:00 a.m.

COUNCIL MEMBERS PRESENT:

TIMOTHY IRVINE, Chair
DONI GREEN, Vice Chair
MARTHA BAGLEY
SUZANNE BARNARD
FELIX BRIONES, JR.
KENNETH DARDEN
AMY GRANBURY
MICHAEL GOODWIN
JAMES HILL
PENNY LARKIN
ANNA SONENTHAL
SARAH MILLS
EDWARD PIERRE FOR JEFF WILLIFORD

I N D E X

AGENDA ITEM

PAGE

CALL TO ORDER, ROLL CALL
ESTABLISHMENT OF QUORUM

3

Approval of Meeting Minutes from July 9, 2014
4

Qualified Allocation Plan 101
5

Public Comment:

Robin LeoGrande

3

3

Linda Litzinger

4

2

Update on 2-1-1 Analysis and Video Projects
48

Update on DSHS Rental Assistance Program
43

Update on Section 811 Project Rental Assistance
53

TDHCA Fair Housing Efforts
60

HHSCC Projects and Related Budget for 2015
68

Next Steps/Staff Assignment(s)
78

ADJOURN
78

1 P R O C E E D I N G S

2 MR. IRVINE: Ready? Okay. Good morning,
3 everyone. It is 10:03. I call to order the quarterly
4 meeting of the Housing and Health Services Coordination
5 Council. And for the record, I am Tim Irvine. And I
6 will now call the roll. Suzanne Barnard?

7 MS. BARNARD: Here.

8 MR. IRVINE: Megan Cody?

9 (No response.)

10 MR. IRVINE: David Danenfelzer?

11 (No response.)

12 MR. IRVINE: Sarah Mills.

13 MS. MILLS: Here.

14 MR. IRVINE: Welcome. This is your first
15 meeting here, right?

16 Martha Bagley.

17 MS. BAGLEY: Here.

18 MR. IRVINE: Penny Larkin.

19 (No response.)

20 MR. IRVINE: Anna Sonenthal.

21 MS. SONENTHAL: Here.

22 MR. IRVINE: Jeff Williford?

23 MR. PIERRE: Jeff has called in, and Edward
24 Pierre [phonetic] in place of Jeff Williford.

25 MR. IRVINE: Excellent. Thank you so much.

1 Doni Green?

2 MS. GREEN: Here.

3 MR. IRVINE: Mike Goodwin.

4 MR. GOODWIN: Here.

5 MR. IRVINE: Amy Granberry.

6 (No response.)

7 MR. IRVINE: Felix Briones.

8 MR. BRIONES: Here.

9 MR. IRVINE: Kenneth Darden.

10 MR. DARDEN: Here.

11 MR. IRVINE: And James Hill.

12 MR. HILL: Present.

13 MR. IRVINE: Okay. We have a quorum. We are
14 in business. All right. Starting down the agenda, the
15 first thing we always do is approve the minutes of our
16 prior meeting.

17 Has everybody had a chance to read them? Let
18 the record reflect that Penny is here. I would entertain
19 a motion to approve the minutes.

20 MR. GOODWIN: So moved.

21 MR. HILL: Second.

22 MR. IRVINE: I have a motion and a second.

23 Any discussion?

24 (No response.)

25 MR. IRVINE: Hearing none, all in favor, say

1 aye.

2 (Chorus of ayes.)

3 MR. IRVINE: Any opposed, same sign.

4 (No response.)

5 MR. IRVINE: No opposition. The minutes are
6 unanimously approved. And now, I get to talk for a
7 while. This is Qualified Allocation Plan or QAP 101.

8 I know that a major interest among all manner
9 of folks who are looking for affordable housing
10 opportunities, whether as an owner, developer, renter,
11 you know, communities that are seeking to address housing
12 needs. Everybody looks at the tax credit program as a
13 major source of funding. And it is.

14 It is fascinating that at a time when many
15 other programs are shrinking with the effects of things
16 like sequestration and tightening budgets, the tax credit
17 program, at least for now, continues to increase.
18 Because it is a formula-based program, where we get a
19 couple of, two-and-a-half dollars per Texan. And so you
20 multiply that, and we continue to grow as the population
21 grows.

22 We currently receive about \$60 million a year
23 of 9 percent tax credits. And those are competitively
24 awarded. When you think of a tax credit, and you think
25 of a dollar of tax credit as being awarded to someone, it

1 actually means that they can claim a tax credit on their
2 return, a dollar-for-dollar reduction in their tax
3 liability every year for ten consecutive years.

4 So that dollar is really worth \$10. And the
5 \$60 million that the State gets to allocate is actually
6 worth \$600 million. The way that tax credit syndication
7 works, this is maybe going to be TMI for you, but you are
8 going to get subjected to it anyway.

9 We award tax credits to somebody that applies.
10 And we can award up to \$2 million per applicant. Let's
11 just say hypothetically that we award \$2 million to an
12 applicant.

13 What they do is, they form a limited
14 partnership entity that gets those credits. And they
15 syndicate the limited partnership ownership of that
16 entity to people who want to get the benefits. Because
17 in a partnership, the benefits of the partnership get
18 passed through to the partners.

19 So they typically would have a 1 percent
20 general partner who is going to be the owner/developer,
21 and then they are going to have 99 percent investors.
22 And they are going to be passive limited partners. They
23 are going to be folks who have taxable income to shield.

24 Quite often, they are going to be banks that
25 are also looking for Community Reinvestment Act credit

1 for investing in these types of activities. And in that
2 process of selling those limited partnership interests,
3 what occurs is generally called syndication.

4 Typically, there are going to be syndicators.
5 They are people who are used to putting together these
6 kinds of investments. They have large ranks of potential
7 investors. And they sell these limited partnership
8 interests to those investors.

9 And depending on market conditions, both
10 interest rate and investment return conditions, and also
11 the local strength of the housing market and so forth,
12 local economic activity, the syndication rate will turn
13 that \$20 million of tax credits into a specific amount of
14 cash.

15 Right now, syndication rates are running north
16 of 90 percent, sometimes as high as 95 percent. Which
17 would mean that if you are syndicating \$20 million worth
18 of credit, you are probably going to be getting back
19 between \$18 and \$19 million worth of cold, hard cash. It
20 can be used for what is called eligible basis.

21 And that means, the cost of everything that is
22 above the dirt. You can't use tax credits to buy the
23 land but you can use tax credits to improve the land,
24 build the slab, build the sticks and bricks on top of it,
25 provide amenities like swimming pools and community

1 houses and those kinds of things.

2 So these kinds of activities basically, will
3 receive about 60 percent of their total development costs
4 through tax credits. In a typical financing structure,
5 if you imagine it, it is a stack of financing, that first
6 60 or 65 percent is going to come from the 9 percent tax
7 credit.

8 The rest of it is going to come from private
9 equity, and it is also going to come often from bank
10 debt. Now, bank debt is going to be an operating cost
11 for the development. So you have got a development, it
12 is an apartment complex. And it gets rents.

13 Under the tax credit program, the rents are
14 restricted based on household size and income level.
15 Typically, the tax credit program is designed to serve
16 households at 60 or 50 percent of area median income.

17 But there are also incentives for what we call
18 deep targeting; that is, targeting households at or below
19 30 percent of median income. Now, because a household at
20 30 percent or below has a much reduced rent level, it
21 contributes less to the cash subsidy for operations.

22 And as a result, these types of deals, deals
23 that are serving a lot of very low income people -- and
24 please let the record reflect that Amy Granberry is now
25 in attendance -- these types of deals typically are going

1 to need one, two, probably both things to help make them
2 work. One, they are going to need to have either reduced
3 or even zero debt level, because they just don't throw
4 off enough surplus cash to make up the difference for
5 those very low rents. That is one thing that they are
6 going to need.

7 The other thing that we increasingly favor and
8 see a lot of, more of, is offsetting market units. What
9 we really want to have is inclusive -- we want the
10 typical apartment development to have some extremely low
11 income households, and we want them to have some market
12 households. We want to produce a quality development
13 that is attractive to everyone, and is a source of pride
14 to the community.

15 Okay. So you put together your financing
16 structure, and you built -- you planned to build a tax
17 credit property. You construct it. You place it in
18 service.

19 And then for the first 15 years, you are in
20 what is called the compliance period. During that
21 period, you will have ten sequential years when you can
22 claim the credits. The ultimate investors can claim the
23 credits.

24 Following that 15-year period, you will have
25 an extended use period. The Internal Revenue Service

1 requires a 15-year extended use period. Under state law,
2 there are incentives to go even longer than that. Some
3 of our properties have extended use periods that run to
4 40 years, and sometimes even a little longer.

5 Personally -- this is not a department policy
6 perspective. But I do have concerns over properties that
7 commit to extremely long extended use periods for a
8 couple of reasons.

9 One is, markets change. And you want to make
10 sure that always, the property is something that is
11 attractive to the residents and to the community and is
12 something that is serving real needs.

13 Two, just approaches to affordable housing
14 change. I mean, if we have for example a deal from 15
15 years ago, that was a whole bunch of 60 percent
16 households. If we were redoing that today, we might redo
17 it as market units and extremely low income and a mix in
18 between. We might want to change the density of it.

19 We might want to -- we definitely want to
20 update the accessibility requirements. So we want to
21 make sure that tax credit housing fits into its
22 community. And frankly, a 40-year extended use period
23 is, in my belief, a little bit of an impediment to making
24 sure that that property will always be as responsive as
25 possible to the folks that it is serving.

1 MR. HILL: I have a quick question.

2 MR. IRVINE: Yes.

3 MR. HILL: The extended periods detail on a
4 30-, 40-year period, are those credits transferable to
5 properties nearby if for some reason you wanted to see a
6 change, and you just couldn't -- could another property
7 assume those liabilities or those --

8 MR. IRVINE: We permit under certain
9 circumstances for properties to be transferred to new
10 owners. And we permit the ownership structures to be
11 transferred to new owners. It is highly unusual to see
12 those kinds of transfers take place before year 15, when
13 you have completed the claiming and the finalization, the
14 utilization of tax credits.

15 But one of the things that we are beginning to
16 see and a lot of our properties are getting through those
17 first 15 years, there is a lot of interest in coming and
18 refreshing the properties, perhaps seeking additional
19 credits. Yes. It is absolutely possible.

20 Okay. That is a little bit of the financial
21 side of a 9 percent credit. We also have what is called
22 a 4 percent credit. Just what it sounds like. It is a
23 little less than half as much subsidy as a 9 percent
24 credit.

25 Typically, a 4 percent credit is going to

1 provide somewhere on the level of about 30, 35 percent of
2 the development cost. And the way that we administer 4
3 percent credits is, they are not competitive.

4 You have a state ability to issue tax exempt
5 bonds as provided by the Treasury. And each state
6 receives what is called bond cap. And bond cap is
7 administered by the Bond Review Board, and it is parceled
8 out to a number of activities.

9 It might be anything from building highways or
10 building certain types of new facilities, to building
11 affordable housing. And we receive an allocation of bond
12 cap. Other authorized issuers like the Texas State
13 Affordable Housing Corporation, local public housing
14 entities, they receive bond cap as well.

15 And the way that 4 percent credits are handled
16 is, once you have accessed bond cap, we look at your bond
17 activity and issue what is called a tax credit
18 determination notice. And that is basically a
19 preliminary analysis that says, okay, if you issue your
20 bonds, you put your deal together with whatever your
21 financing structure is proposing, you need this many tax
22 credits to make that deal workable.

23 We say that is how many tax credits you can
24 get along with your deal. And then you go and you build
25 it. And you place it in service. And you come back and

1 certify your development expenses. And at that time, we
2 finalize the amount of tax credits that you get.

3 So you got your 9 percents. It is a very
4 robust financing structure. Like I said, it is about 60
5 percent of the development costs. And most 9 percent
6 credits are used either for new construction or for
7 really significant rehab.

8 Four percents have a hard time financing new
9 construction, and they are typically going to be used
10 more for significant rehab. So those are our two big tax
11 credit products. I already told you how we allocate 4
12 percents.

13 Now I am going to talk about how we allocate
14 the 9 percents, which I think, is really the heart of
15 what you guys want to talk about. First of all, I am
16 going to start with a picture, if I may. It sort of
17 helps you understand the world we are living in right
18 now. I got a magic marker. Excuse me. I have a
19 Sharpie. Don't want to violate any copyrights. Okay.

20 Imagine the City of Dallas. You have got the
21 Downtown Center on the northern reaches. You have got a
22 number of suburbs like Plano and Addison and Carrollton.
23 And then largely, in South Dallas and East Dallas in the
24 closed-in areas, you have got some areas of higher
25 poverty, lower income.

1 They also happen to be areas of higher
2 minority concentration. For a variety of reasons over
3 many years of administering the tax credit program, the
4 financial incentives and the scoring incentives resulted
5 in the developers seeking these credits choosing to
6 develop disproportionately more credits in this area
7 south and east of Downtown Dallas than they did in these
8 higher income, lower poverty, predominantly Caucasian
9 suburbs.

10 Now, one of the things that was a really big
11 driver of that economic choice of applicants was what we
12 call the 30 percent boost. The 30 percent boost
13 effectively allows -- allowed someone who was in a
14 qualified census tract, or QCT -- and that is a census
15 tract that is typified by lower income, higher rate of
16 poverty; they're certified.

17 If you were developing in a QCT, you got to
18 access the 30 percent boost, which basically meant you
19 got 30 percent more credit. You got 30 percent more
20 money. Home run. Okay. A big financial incentive to
21 develop in those areas.

22 In 2008, Congress enacted the Housing and
23 Economic Recovery Act or HERA. And it authorized us to
24 offer that boost in other areas besides QCTs. But it
25 only authorized it on the 9 percent credits. It did not

1 authorize it on the 4 percent credits.

2 So still, there is a very strong economic
3 incentive to do 4 percent deals in those areas. Our
4 Board has determined that one of the areas where we are
5 going to use the boost on 9 percent credits are on what
6 we call higher opportunity areas. These are areas that
7 are characterized by lower rates on property, higher
8 incomes and to me, a really impactful thing, better
9 schools; high-quality schools, especially as determined
10 for the elementary schools.

11 We call these HOAs in our usage, okay. Now,
12 since HERA, we have been using those kinds of tools to
13 diversify the giving of tax credits. But shortly after
14 HERA was enacted, we were sued in Dallas by a group
15 called the Inclusive Communities Project, or ICP.

16 ICP is a non-profit and its mission is to
17 assist black families in accessing housing with higher
18 opportunity. Lower income -- I mean, lower poverty,
19 higher income, better access to high quality schools,
20 better access to proximity to jobs, and other amenities.
21 So ICP said, well, since you are putting more of your tax
22 credits down here in higher poverty areas than you are in
23 the higher income suburbs, you are adversely impacting
24 our ability to serve our clients.

25 They sued us in Federal court; Judge Coutora's

1 [phonetic] court up in Dallas. And at the trial court
2 level, they won. We appealed it. We took it to the
3 Fifth Circuit. And the Fifth Circuit reversed and
4 remanded, sent it back to the trial court.

5 I won't bother you with the legal
6 technicalities. But that gave us an opportunity to
7 petition the Supreme Court of the United States of
8 America for a writ of certiorari, and that basically
9 means, we are asking the Supreme Court to look at this
10 issue.

11 And the specific legal theory on which the
12 Court had found that we were discriminating was called
13 disparate impact. They said you may be administering
14 this program in a non-intentionally discriminatory
15 manner.

16 But at the end of the day when we look at the
17 impact of it, you are putting more housing in high
18 minority concentration areas, and less housing in
19 predominantly Caucasian areas. That is racial
20 discrimination. It was a result of disparate impact;
21 non-intentional racial discrimination.

22 And they ordered us to develop what they call
23 a remedial plan. Being measured over at least five
24 years, and perhaps to carry out longer. And under the
25 remedial plan, they said, we want you to write a QAP that

1 will change this outcome. We think you could have done
2 it before. But we are ordering you to do it now.

3 When we write our QAP, a lot of it is set out
4 in statute. You go to our governing statute, Chapter
5 2306 of the Texas Government Code, Section 6710, you will
6 see what we call the top eleven scoring items or the top
7 ten. We also sometimes call them, above the line.

8 They are things like financial feasibility,
9 level of support as measured by neighborhood
10 organization, input as measured by letters from
11 representatives. As measured by resolutions from local
12 government. As measured by contributions of development
13 funding. As measured by location in disaster areas.

14 All of these different kinds of factors, they
15 are the top eleven scoring items. The Attorney General
16 has issued an opinion that says, we can't change those
17 top eleven. They always have to be the top eleven. And
18 they have to be in that order.

19 But then also under our code, under 6725, we
20 have the authority, or is it 6730? 6725 or 6730.
21 Anyway, we have got the authority to issue what we call
22 below the line scoring items. Those are lesser amount
23 scoring items that, frankly, often get into really
24 determining who gets the credits and who doesn't.

25 I think it is safe to say that in most areas,

1 most applicants get all of the available points in the
2 top eleven. They get letters of support. They get
3 neighborhood organization support. They get local
4 funding. They get all of that stuff.

5 So what really is going to make or break a
6 deal are often below the line items. I am not saying
7 that an above the line item can't make or break a deal;
8 it can. But there are some real nuance below the line.

9 The end or remedial order that the court
10 approved, we have what is called the opportunity index.
11 If you look at the types of deals, general population
12 deals, elderly deals, those are our two basic types of
13 deals.

14 You look at the characteristics of the
15 location, are they in the top quartile of income and
16 poverty? Are they in the next quartile, in the third or
17 the fourth? You look at the schools. You look at all of
18 these opportunity-related, site-specific characteristics.

19 And people who are in the top quartile can get
20 the maximum amount of points under that item. Last year,
21 we were seven points. Now, a deal that is competing or
22 it is in a QCT is not able to claim --

23 FEMALE VOICE: David, could you please put
24 your phone on mute? Please do not put it on hold. You
25 can put it on mute. Thank you very much.

1 MR. IRVINE: Okay. If you are competing in a
2 QCT, you are not going to be able to claim quite that
3 many points.

4 The way that you claim the maximum points in a
5 QCT is by being part of a concerted revitalization plan,
6 especially where your local government has said, this is
7 the deal that we favor as the one deal that we highly
8 prioritize as a revitalization deal. And typically,
9 those deals are going to be able to get almost as many
10 points on that item as somebody used for a high
11 opportunity top quartile deal, but it is going to be one
12 less.

13 So the QAP has a built in incentive to do more
14 higher opportunity deals. It does not give the same
15 incentive to elderly deals that it does to general
16 population.

17 You think about it. You are serving elderly
18 because elderly are an exclusive population. That also
19 means that you are not serving households with children
20 and you know, other folks. Where elderly persons can
21 live in general population deals. And one of the things
22 that we look at is, the proportionality.

23 Let's say that you have got 20 percent of your
24 housing serving the elderly. But let's say the elderly
25 only make up 10 percent of the income-eligible

1 population. Well, if you have got that kind of mismatch,
2 you have disproportional or disproportionally overserve
3 the elderly.

4 Which means, by reverse implication, you are
5 not adequately serving other protected classes. So we
6 are insanely obsessed with protected classes and, you
7 know, we don't just look at the issue of, are you serving
8 a black population versus a Caucasian population. We
9 don't just look at -- are you serving this income level
10 versus this income level, elderly versus you know, non-
11 elderly.

12 You have got to look at all of the protected
13 classes. Interestingly enough, people get really spun up
14 on the elderly issue, and age as a protected class. And
15 so at least for Fair Housing purposes. So what we have
16 got right now is a QAP that is very location oriented.

17 When you identify a spot where you want to
18 compete, you want to maximize your points in that spot.
19 And so you are going to look at your demographic
20 characteristics of that QCT. You are going to want to
21 make sure that it scores as high as possible on the
22 opportunity index.

23 But we have also put in other scoring criteria
24 that are very important as well. The HOA criteria on low
25 poverty, high income and good elementary schools. You

1 can get additional points for high quality middle
2 schools, and high quality high schools. We have other
3 things that are considered in our QAP.

4 We have competitive point items. And then we
5 have point items that are necessary to meet threshold
6 criteria.

7 We can't even do a deal, for example, unless
8 it is within, I believe, it is a mile and at least six
9 specific community assets. Things like, you know, a
10 police stations and good restaurants and, you know,
11 community centers and those kinds of things.

12 FEMALE VOICE: Public transportation?

13 MR. IRVINE: Public transportation, I do not
14 believe is one of those specific proximity requirements.
15 It is interesting that you bring up public
16 transportation, because I think that is of a whole lot of
17 interest to this group. And you know, we have recently
18 been developing our 811 program, which is a program to
19 assist certain populations that are exiting certain types
20 of care facilities, moving in the general population, in
21 the general community.

22 And one of the concerns is, that an awful lot
23 of folks need access to public transportation. And what
24 we are trying to balance is, we fully understand that.
25 We love and respect people that like public

1 transportation.

2 On the other hand we want everybody to have a
3 choice. And you know, there are situations where a
4 person with disability might specifically choose to live
5 in an area that doesn't have public transportation. It
6 is going to depend on personal circumstances.

7 There are also obviously people who really
8 want to be near public transportation. So what we want
9 to have is maximum choice. One of the things that we
10 specifically wrestle with all of the time is if you made
11 access to public transportation a scoring item in the
12 QAP, what is the effect of that under our remedial plan?

13 And unfortunately, it almost drives at a
14 disincentive to reward proximity to public
15 transportation, because historically, public
16 transportation lines have been more heavily slated to
17 more urban settings, often low income settings, and
18 without equally accessed higher income sectors of the
19 community.

20 Now, for example, here in Austin, I know there
21 is a -- you know, it takes probably ten miles to cross
22 what is viewed as the Westlake area. There is only one
23 bus line feeder.

24 I mean, it is not just robustly served by
25 public transportation. Whereas, you get into more

1 central areas, up and down Lamar or South Congress, some
2 maybe the east/west borders, there is a lot more robust
3 public transportation. So that is something where we are
4 always looking for an opportunity to kind of harmonize
5 those concepts.

6 Quite honestly to me, our greatest hope of
7 harmonizing those concepts is likely more to be through
8 the Supreme Court where we hope that the Supreme Court
9 will strike down the concept of disparate impact as a
10 cause of action on this governmental program. And free
11 us up to get out of the remedial situation and offer
12 point incentives for all different types of housing.

13 I mean, I think we all as a matter of good
14 public policy, we always want more choice. I think it is
15 just a basic fact of life; people who have choice have
16 better outcomes.

17 But on the other hand we want to take
18 advantage of the existing resources within the
19 communities. And for people who need those resources, we
20 want them to be able to live close to them. So that is a
21 tough, tough issue.

22 Anyway, the way that it all works is, there is
23 a large community of people who are consistently applying
24 for and reapplying for tax credit developments.

25 They have a lot of very sophisticated

1 consultants who run the numbers on every single census
2 tract in the state. And they will tell you a deal over
3 here will score 132 points, and a deal over here will
4 score 127.

5 They can do that. They will often pair up
6 with specific syndicators, bankers, lawyers, investors
7 and so forth. It is a pretty well-developed community.

8 If you want to look at that community, it is
9 real easy to go to our website. Go to our tax credit
10 page. If you have trouble navigating it, shoot me an
11 email. I will be glad to send you back a link.

12 But we can show you our log, that shows who
13 has got deals, and who has the deals and where they are
14 active. If you want to build up linkage, we think that
15 one or more goes out, that is a really great opportunity.

16 One thing that I think is also important --
17 okay. It is a very big pot. It is a half a billion
18 dollars or more, piece of pie, the 9 percent program. We
19 allocated. We got Texas and we have divided Texas up
20 into 13 service regions.

21 We have got one here in Austin. Got one down
22 there in Houston. We have got one up there in Dallas,
23 and in the Valley. These service regions all over the
24 state; they cover the entire state.

25 We ran a formula that is based on population

1 and certain other factors, like poverty level, housing,
2 the accuracy of housing solutions in those regions, and
3 so forth. We create this regional allocation formula.
4 And that drives a certain number of dollars to each of
5 those regions.

6 Each one of those regions is broken up into
7 two parts; an urban subregion and a rural subregion. So
8 for example, you might have had Houston down here, and
9 it's defined as the urban region. And then you have got
10 surrounding counties that are there in Region 6 that are
11 deemed to be rural.

12 The definition of urban and rural is actually
13 not as simple as, say, in Houston. What you do is, is
14 you start with your major Central Metropolitan
15 statistical area, and then wherever you have communities
16 of a certain size, 25,000 and over that are contiguous,
17 you keep going out as long as you have got contiguity.

18 So the tentacles of a large city spread out
19 pretty far and they tend to be urban regions. And
20 everything that is not in an urban region is then a rural
21 region.

22 Regardless of the funding formula, every rural
23 region gets at least half a million dollars in credit,
24 which is enough to do one reasonable sized deal. That is
25 a lot of slices of pie. That is 26 slices.

1 Take another slice for the non-profit set-
2 aside, at least 10 percent of our deals have to go to
3 qualified non-profits. We have a set-aside for what are
4 called at risk deals. These are deals that have federal
5 subsidies that are at risk of losing those subsidies.

6 And then we have the USDA set-aside. And that
7 is a predominantly rural set-aside for deals with certain
8 types of USDA assistance. So we have cut this one piece
9 of pie 29 ways. So it gets really competitive.

10 And a typical region, we are probably going to
11 have as much as three to one oversubscription. Three
12 times as many people wanting credits as are going to get
13 credits. It is a process that is always running. It is
14 always on one phase or the other.

15 January 1, we began with preapplications.
16 That is basically where you tell us what your deal is,
17 where it is going to be, what its general characteristics
18 are. You get five points for doing the preapplication.

19 Because the benefit of the preapplication is
20 that it tells your competition, okay, I understand that
21 Ann Markson wants to do a deal, you know, and that
22 particular place in the San Antonio area, and I
23 understand if I want to come in and compete, I'm
24 competing with that specific location. So I can assess
25 whether I want to spend the 20- to \$50,000 that it takes

1 to put together a tax credit application or not.

2 So the preapp process begins right around the
3 new year. It runs up until March 1st when the full
4 applications come in. Then during the scoring, we go
5 through evaluating them. We go through underwriting
6 them. We make sure that their deals are feasible.

7 We come up with staff recommendations, scoring
8 notices. We have appeals. People say, I disagree with
9 you. Why didn't you allow me those points. Very
10 contentious. We have a challenge process.

11 Basically everything we do gets put on our
12 website, so that your competition can look at it and say,
13 they say they got three points for that. I can prove
14 they weren't entitled to them. We go through evaluating
15 all of those challenges.

16 And then by June and July, it is really
17 starting to come together. And at our last July meeting,
18 we award the credits. People who have received awards
19 have until early fall to execute commitment.

20 And then they have to do a carryover by year
21 end. That basically means that they are queued up. They
22 are synched up with the IRS, ultimately, to claim the
23 credits, but they are not really going to be claiming
24 them until a carryover future tax year.

25 So that is the way that the process works. It

1 is phenomenally complex. I have given you literally a
2 101 take on it. I can promise you there is a 201 and 301
3 all the way up to about a 1501.

4 But at the end of the day, it is pretty
5 simple. You are going to put together affordable housing
6 that is going to serve a specific identified population
7 sector with specific control grants, specific dedicated
8 amenities and services.

9 People get credit and get points for offering
10 different types of amenities and services. You are here
11 to bring it all together. You are going to make your
12 funding all come together and happen.

13 You are actually going to build it. You are
14 going to place it in service. And then you are going to
15 run it for 30 years in a compliant manner. We are going
16 to monitor the daylight out of it. We are going to be
17 there at least every three years to inspect it, and be
18 sure that you are maintaining the property and you are
19 living up to the deal you committed to.

20 If the deal you committed to turns out to be
21 more profitable than everybody thought, good for you.
22 This is a very lucrative business. Developers earn
23 significant fees for doing these things.

24 It is also a very risky business, because if
25 things turn against you, if you have unanticipated

1 repairs, you have still have to make them; you have got
2 to dig into your pocket and pay them. If the market
3 turns against you and you can't charge the rents you
4 anticipated or you don't lease up, you still have to
5 service your debt and continue to make your payments.

6 You still have to maintain the property. We
7 are going to monitor tenant eligibility files. We are
8 going to do annual compliance monitoring; we're going to
9 require annual reports and certifications.

10 You know, you are into something that you are
11 going to be dedicating a lot of very technical
12 professional resources to managing. And I think that as
13 we continue to refine and expand and better understand
14 how supportive housing fits into that, we want to make
15 sure that it's responsive and it's substantive.

16 We want to make sure than when you say you're
17 providing services, you are not just putting out a
18 brochure rack saying you can go get service from this
19 source. We want to make sure you actually provide real
20 services.

21 You know, our approach on accessibility has
22 been very aggressive, frankly. We have got a fantastic
23 statute, Texas law, that provides for what we call
24 visibility standards for all of the construction that we
25 fund. We look for 504 compliance. We also now adopted

1 the 2010 standards. So we are looking for leading-edge
2 accessibility. We think that is really important.

3 We are all about Fair Housing and non-
4 discrimination. So if anybody gets jacked around at one
5 of our properties, give us a call. We will make an issue
6 of it. So I am also glad to say that Laura DeBellas is
7 here.

8 And one of the things that the Department has
9 done, we have created a fair housing team that is 100
10 percent engaged on fair housing issues, including issues
11 that are of unique importance to the disability
12 community. And we are trying to put out really good
13 materials. We will be doing a release here, by Thursday,
14 of the fantastic new fair housing web page.

15 We are really serious about fulfilling the
16 vision of giving Texans choice and making our communities
17 all that they can be. Questions?

18 MR. GOODWIN: I just have two comments. It
19 doesn't matter what you do; you're going to be wrong,
20 because somebody is not going to like it.

21 MR. IRVINE: I know that.

22 MR. GOODWIN: But -- and I would also opine
23 that a major portion of your lawsuit was not the result
24 of TDHCA actions per se. It was the result of you
25 following regulations and laws issued by the IRS and HUD,

1 and you were forced into those activities. And all of a
2 sudden, you get sued for what the federal government
3 requires.

4 That's a personal opinion, having watched the
5 requirement for taking the people who will least likely
6 apply, but put the housing in areas where they will least
7 likely be built. And that NIMBY, in spite of -- I will
8 say, buying a councilman, the neighborhood associations
9 are going to fight you all the way, when you go into
10 those.

11 So you have got a hard row to hoe. And I
12 think TDHCA does a super job of what they are doing. I
13 think you are fighting an uphill battle, but I think the
14 results of what you do and what your staff do are super.
15 That is from a developer standpoint.

16 MR. IRVINE: Well, I very much appreciate
17 that. And we are pretty scrupulous about following the
18 law. Anybody who comes to one of our Board meetings and
19 watches our Board deliberate an appeal or a challenge or
20 a waiver, they are real sticklers for the law.

21 And you know, just on a closing personal note,
22 I don't want any part of Texas to feel that we have
23 forsaken them. We are really here to serve all Texans.
24 Thanks.

25 It is a lot to soak up. If you have follow-up

1 questions, you know how to reach me. I am always
2 thrilled to probably put you in touch with somebody who
3 is smarter than I am.

4 MS. RICHARD: Tim, did you want to mention
5 public comment before we move on to the --

6 MR. IRVINE: Public comment? We don't want
7 any public comment.

8 (General laughter.)

9 MR. IRVINE: Certainly, public comment is
10 welcome at this meeting, any time. Anybody has anything
11 to say, just make sure you identify who you are and what
12 your name is, who you are speaking for, and come up to
13 the table, so that the court reporter can get your name
14 and the information on the record.

15 Also, our Qualified Allocation Plan is out for
16 public comment right now. It is on our website. It is
17 also in the *Texas Register*. If you have comments, feel
18 free to send them in.

19 We go through a very extensive effort every
20 year to consider every single public comment carefully,
21 openly and respond to it in writing. So we welcome
22 ideas.

23 MR. GOODWIN: Question. Terri, are you
24 consolidating comments from the Committee? Because you
25 circulated the QAP. And I know some people sent you back

1 things about take a look at this, or --

2 MS. RICHARD: I haven't received any comments
3 about the QAP. So I think those go into our info@. I
4 mean, I would be happy to do that. But I think, Tim,
5 isn't that correct, we need it -- to make it official, it
6 needs to go through the info@?

7 MR. IRVINE: That is the preferred way. Yes.

8 MS. RICHARD: Yes. And then I think we do
9 have public comment, Tim.

10 MR. IRVINE: Yes. And Robin LeoGrande, for
11 housing for adults with IDD.

12 MS. LEOGRANDE: My name is Robin LeoGrande.
13 And I am with an organization in North Texas called
14 Community for Permanent Supported Housing. This is Irene
15 Niemotka. She is vice president in our organization.

16 And I would like to share with you this
17 morning the informal report on the neighborhood housing
18 pilot in the Dallas-Fort Worth area. This is a pilot
19 program that was part of our effort and our non-profit
20 charity to ensure that adults with intellectual and
21 developmental disabilities have appropriate housing when
22 their parents are no longer able to care for them.

23 And we have collaborated with the Dallas
24 Housing Authority and DADS as well as families in our
25 community who are struggling with where their adult

1 children with intellectual and developmental disabilities
2 are going to live. Our mission, the mission for
3 Community for Permanent Supported Housing is to
4 collaborate with community partners to create housing for
5 97,000 people up in North Texas who will need this
6 housing at one point or another.

7 These are not people who are in the State
8 living centers. These are people who are currently
9 living at home with their families.

10 And our participants in that program, as I
11 said, were a group of families who were very passionate
12 about where their children will be living. And we were
13 able to access funding for subsidized rent for these
14 individuals through the Dallas Housing Authority Section
15 8 project-based housing assistance payment contracts.

16 There is a schedule in there that shows you
17 where we are working. And then I wanted to show you on
18 Slide 7, in particular, the results of that program, of
19 this private effort.

20 There were a lot of meetings held with
21 communities over the past several months. And if you
22 look from top to bottom, you will see -- well, across,
23 you will see the meeting dates, potential owners,
24 potential Medicaid service providers, potential private
25 service providers, and other people who attended. And

1 you will see across time, if you look down the rows,
2 there was a decrease in the number of people interested
3 in this effort.

4 And to some degree, that is expected, because
5 people are information seekers. And as we go, we get to
6 the point where they have to write a Request for
7 Proposal, there are fewer people who are interested in
8 this effort.

9 Well, as a matter of fact, at the end of the
10 day, there were only two people who presented proposals
11 to the Dallas Housing Authority. One is a private
12 provider of services for these adults with intellectual
13 and developmental disabilities. And one of the proposals
14 had no Medicaid waiver or supportive services attached to
15 the program, which is questionable, how they will be able
16 to support people with intellectual and developmental
17 disabilities in their homes.

18 On page 8, if you go through some lessons
19 learned here, and I wanted to point out a few things
20 here. I am not going to go over all of these. Because
21 you can certainly do this at your own leisure.

22 But in particular, under the housing item, the
23 second bullet, families are willing to invest in a
24 housing option. There was not a lack of people who were
25 interested in down payments on homes, insurance and

1 homeowner responsibility for their loved ones. So
2 parents were interested in purchasing homes for their
3 adult children to live in.

4 The immediate tenants had parents who were
5 over 50 years of age and wanted to transition before
6 their lives get cut short. On the services side, the
7 most significant need for these families is attendant
8 care, to ensure the safety of their loved ones. And in
9 fact, no attendant care was available for the families
10 who requested this project for their families.

11 So we do have an issue of how to address
12 attendant care in homes where these adults are not living
13 with their families. And on the Slide 9 is what changes
14 are needed. And the most significant change here is to
15 establish a budget to address payment to Medicaid waiver
16 or managed care providers for that attendant care, so
17 parents can move their children out of their homes, and
18 into homes of their own before they pass -- die.

19 And one of the other changes that are needed
20 is that in order for us to continue to be successful with
21 this pilot program, we need a pilot budget to fund
22 attendant care for the ten homes that we are looking at
23 for this housing effort.

24 I have on the next page, a statement from
25 Community for Permanent Supported Housing that I am going

1 to read. I am going to read it. And in the back of this
2 document are the actual comments from the people who
3 participated in this activity, that you are free to read
4 at your leisure.

5 I hope that you will see the absolute
6 imperative need for more support for people with
7 intellectual and developmental disabilities who want to
8 transition away from their family homes into more
9 independent living. And I would like to be able to
10 contact all of you to understand your perspective of this
11 issue over the next short term. Thank you very much.

12 MR. IRVINE: Appreciate it. Questions?

13 MS. GREEN: Yes. Robin, I am not clear on the
14 issue. So the families who are looking at housing
15 options for their children, they were receiving attendant
16 care services?

17 MS. LEOGRANDE: No. They were not.

18 MS. GREEN: They were not receiving them.

19 MS. LEOGRANDE: No.

20 MS. GREEN: So there is nothing about the
21 residential setting per se that is interfering with
22 accessing the tenant services. Correct? Are the
23 children on HCS interest lists, or --

24 MS. LEOGRANDE: They are all on Medicaid
25 waiver interest lists.

1 MS. GREEN: Interest lists.

2 MS. LEOGRANDE: Some of them have HCS funding.
3 But the pilot program is not conducive to using that
4 funding in these specific homes, because of regulations
5 around how those homes are defined.

6 And other people on Medicaid waiver programs,
7 such as Texas Home Living, General Revenue and CLASS do
8 not have attendant care as part of their funding package,
9 as part of their service package. And it is becoming an
10 issue, that that is the case. Because these parents need
11 to move their children out of their homes and into more
12 independent living situations.

13 MS. GREEN: So what is the policy? The issue
14 is that the CMS-qualified residents --

15 MS. LEOGRANDE: I think it has to do with CMS-
16 qualified residents. And the way HSC defines homes, that
17 service providers manage.

18 MS. GREEN: Okay.

19 MS. LEOGRANDE: Yes.

20 MS. GREEN: I wonder if Community First Choice
21 can you tell much about that. I have read the proposal
22 for Community First Choice. Yes. Because I know that
23 attendant, isn't that one of their three or four
24 habilitation attendant B- yeah.

25 MS. LARKIN: Habilitation attendant services

1 are part of the package. But in terms of whether or not
2 that would accommodate this model or not, I don't know

3 MS. GREEN: Yes. That might be something to
4 look into. Because so many families are stuck on this
5 linking interest. In Texas Home Living opened up -- from
6 our timely access. Although that is not the silver
7 bullet.

8 MS. LEOGRANDE: Right. And now, we see
9 parents. We have parents who are dying. We have
10 parents -- there is suicide murders, with parents with
11 disabilities and their children, because they don't
12 believe that there is enough care that will be given to
13 their children when they die. And there are parents who
14 are leaving their children home alone when they die;
15 parents who are leaving their children down at the
16 Bridge, because they can't handle their children anymore;
17 parents who are being -- who are just in questionable
18 situations and need the support of our community to move
19 these people out into places of their own, so that they
20 can die in peace.

21 It is a real, real situation. And as a matter
22 of fact, I spoke with one of the housing -- one of the
23 planning managers in Fort Worth a few months ago, and he
24 said, this is the next social issue for the City of Fort
25 Worth, where these people will be living when their

1 parents are no longer able to care for them.

2 MS. GREEN: So the vision is to have a certain
3 number of consumers who are living under the same roof,
4 not related --

5 MS. LEOGRANDE: Right.

6 MS. GREEN: -- and able to access services.
7 So is the vision that there would be homes what would
8 accommodate any number of people? Are you looking at --
9 no more than four --

10 MS. LEOGRANDE: Well, this project is three
11 people on Medicaid waiver or four people who are not on
12 Medicaid waiver.

13 MS. GREEN: Okay. Because I know that once
14 you have four --

15 MS. LEOGRANDE: So that is just --

16 MS. GREEN: And a lot of times, there are
17 assisted living regulations that come into play.

18 MS. LEOGRANDE: And that, in itself, is not a
19 good model for people to want to live where they want to
20 live. It gets to the whole issue of the Olmstead Act,
21 and how do we ensure that people are living where they
22 want to live, and getting the services where they need
23 it; not creating situations that fit into a service
24 model, but the service comes to the people. And that is
25 all part of this issue.

1 But right now what we are concerned about is
2 that there are families interested in this housing, and
3 there are not enough attendant care or no attendant care
4 funds to help these families make this transition from
5 them being the attendant care provider, the parent, to a
6 situation where people are living on their own with
7 appropriate attendant care as needed.

8 MS. GREEN: Yes. Let me forward you some
9 information about Community First Choice. I would love
10 to hear whether it might -- chip away at least one piece
11 of that issue.

12 MS. LARKIN: I would also like to offer,
13 Robin -- I know that you have are going to be meeting
14 with the folks from DADS, myself included, later this
15 afternoon. But yesterday, the subcommittee of the Senate
16 Bill seven IDD redesign committee on -- there is a
17 subcommittee specific to housing. And I would very much
18 like to connect you into that, as well.

19 MS. LEOGRANDE: Well, I went to the first
20 meeting several months ago.

21 MS. LARKIN: Uh-huh.

22 MS. LEOGRANDE: And unfortunately, after
23 talking with the subcommittee chairman, I was not invited
24 back, and I don't know why, whether it was an oversight
25 or not. But we are certainly interested in being engaged

1 in that activity.

2 MS. LARKIN: I will help make sure that you
3 are in that loop --

4 MS. LEOGRANDE: Thank you.

5 MS. LARKIN: -- because this issue came up
6 yesterday in terms of trying to accommodate the needs of
7 people who are currently in the community.

8 MS. LEOGRANDE: And right now, we have a pilot
9 program where we do have an interested group of people.
10 We have found money; we are able to pump \$2.3 million
11 into the North Texas community, if we can get these
12 pilots implemented.

13 MR. IRVINE: Okay. Linda Litzinger would also
14 like to comment.

15 MS. LITZINGER: Good morning. I am Linda
16 Litzinger. I am just currently speaking for myself. If
17 I would just like to have this thought in.

18 It is not very B- in 2005, in the State
19 Judiciary Committee, a bill was passed that if a person
20 is referred to adult protective services in ten counties
21 in Texas, ten counties, which, if you look at the
22 population on the [inaudible] website, it is 57 percent
23 of Texas. And then some surrounding counties also use
24 the probate courts. Williamson uses Travis's.

25 So when we looked at the population of the ten

1 counties and the surrounding counties that use those ten
2 counties' probate courts, it came out to be two-thirds of
3 the population of Texas.

4 What happens is, a person might be left on a
5 bridge -- I am going to use your example -- and their
6 name is sent to APS, and APS has been instructed by this
7 bill to just send the name over to the probate court.
8 And nobody looks at the person to see what is the least
9 restrictive environment.

10 The probate court gives a professional
11 guardian to the adult. And that guardian has up to 96
12 wards, and they have so many people to visit each month
13 that they tend to institutionalize them all together.

14 To me, that is a really sad thing, and I think
15 we need to look at what is happening, and how that could
16 be solved by really good housing before the parents die.
17 Thank you very much.

18 MS. RICHARD: Tim, I know that we have Anna
19 here from DSHS. And I know the group was really wanting
20 to hear an update. Would it be permissible to adjust the
21 agenda so we could let her go?

22 MR. IRVINE: Sure.

23 MS. RICHARD: Is everyone okay with that?

24 MS. SONENTHAL: I'm sorry. We have an
25 emergency meeting at our -- I have to leave in about

1 eight minutes.

2 MR. IRVINE: Then you've got eight minutes.

3 MS. SONENTHAL: Okay. Thank you guys. So is
4 everyone familiar -- I don't know a lot of you, and I
5 know some of you are very familiar with the rental
6 assistance program. But can I -- would it be helpful if
7 I gave an overview of what it is? They don't know.

8 MR. IRVINE: Go for it.

9 MS. SONENTHAL: Okay. So basically, last
10 session, two years ago, we were awarded \$10.8 million
11 specifically for the local mental health authorities to
12 administer rental assistance and utility assistance to
13 people who are homeless and mentally ill that are already
14 in their services. So it is specifically for their
15 population that they are serving.

16 How that rolled out was kind of a rapid
17 rehousing model, if you will, so there's longer-term
18 assistance for a year, and then shorter-term assistance
19 for about three months. That is all very flexible,
20 depending on a person's need.

21 And they can move from long term to short
22 term. They can stay longer than a year, depending on
23 their need. The goal is, you know, for people to get on
24 their feet and not remain in homelessness.

25 And so it went really well the first year, FY

1 >14, and most of the dollars were expended. I had gotten
2 to do a lot of site visits and met people who utilized
3 the dollars; people who are on their feet now that just
4 needed some short-term assistance here. And so a lot of
5 them didn't start serving, I would say, until I don't
6 know -- February or March or even April, just getting
7 those long-term people in.

8 And so we are going to really start seeing the
9 effects of it, the longer-term people who are moving on.
10 And we document everything in one of our forms that the
11 LMHAs send to us quarterly. And so it will be good.

12 The first one comes out November 20, and so we
13 will see kind of that more of the long term; the people
14 who have been in the housing for a year and what is going
15 on with them. And we've added two new local mental
16 health authorities.

17 And then two of the ones that were there that
18 last year are kind of finishing out their use of the
19 dollars. They weren't able to, I guess, expend it as
20 much as they thought that they were. And so we added to
21 that, had a greater need. And so we are excited about
22 that.

23 And I am providing technical assistance with
24 them to really get them off the ground. And there is
25 over 1,700 people that were served in FY >14, which is

1 really great.

2 And I have heard nothing but good things from
3 the local mental housing authorities, like we need this.
4 This is important. People are really benefitting. So
5 that's kind of my update. I have got about four minutes
6 for questions. Anyone? And I mean, you are always
7 welcome to email me if you would like to know any more
8 about that.

9 MR. IRVINE: Looks like you will be early to
10 your next meeting.

11 MS. SONENTHAL: Thanks. Oh, something I
12 didn't mention is something I am going to be working on.
13 I am also the PATH State contact. Are you guys familiar
14 with PATH? Sure. So I manage that grant, and really
15 working with the PATH providers and referring, especially
16 the ones that are at the local mental health authorities,
17 but referring those people that they have been working
18 for years, you know, to get them into housing.

19 MS. RICHARD: Do you want to tell the acronym
20 again, just for those --

21 MS. SONENTHAL: Projects in Assistance for
22 Transitioning from Homelessness or to housing from
23 homelessness. I should know this; it's something that we
24 were joking about.

25 I just started training with them last week.

1 And I am like, what is the H? Like, what is the acronym?
2 Because we just say PATH all of the time. So does anyone
3 have any questions about it? Yes?

4 MS. LAVELLE: Tanya Lavelle, Easter Seals,
5 Central Texas. I know about the PATH rental assistance
6 program. Have any of the LMHAs been sort of been getting
7 feedback on ways that they would like to see the program
8 improved or changed in any way?

9 MS. SONENTHAL: Some of them have, yeah. I
10 just got an email recently, that I haven't gotten to yet.
11 But he was wondering about technical assistance. So a
12 lot of the -- they all kind of became TBRA providers and
13 were kind of excited about that.

14 And there isn't as much funding and they are
15 kind of having -- which is great, I guess, because that
16 means that the funding is being utilized. But yes. So
17 they are having -- they are wanting technical assistance.

18 So what I can speak to that is I just got some
19 great information at the Texas Homeless Network
20 conference about -- from CSH. And I have a toolkit on,
21 you know, getting that housing authority to have a
22 preference. Many of them don't have a relationship with
23 their housing authority.

24 Many of the housing authorities don't have a
25 preference. And so we're going to hopefully be providing

1 tools to them to get those relationships especially kind
2 of coordinated; outside staff really be providing
3 trainings for them to communicate with those that are in
4 their community. And so, I mean, I am going to be
5 looking at that.

6 But yes, a few of them have been asking
7 questions more recently about just ways -- yes. And
8 giving ideas of ways things can be improved or things of
9 that nature. And so we are always open to ideas and open
10 to feedback from any of you on what you think could help
11 with this process.

12 MR. IRVINE: Thanks.

13 MS. SONENTHAL: You are welcome. I have to
14 leave. I'm sorry.

15 MR. IRVINE: Terri, we'll go back to you for
16 2-1-1.

17 MS. RICHARD: Okay. Now, I just -- you all
18 have a paper copy of the 2-1-1 report that we had
19 contracted with Texas State University to do an
20 evaluation of the 2-1-1 system. And so I gave you a
21 paper copy of that report, and an electronic copy of that
22 report. We will be posting that to the website in the
23 not too distant future.

24 I just wanted to -- if you haven't had a
25 chance to read it, I'll venture all of you want to know

1 every word of it. But I just wanted to give you a few of
2 the takeaways; their recommendations.

3 First of all, I know that one of the things
4 that they did highlight was that Texas does have a very
5 robust 2-1-1 information referral system. And while
6 there is always room for improvement, it is a good
7 system.

8 They looked at two, three, four other states.
9 And compared to other states, our 2-1-1 takes more than
10 twice as many calls. I think it is more than all of the
11 other states put together. So taking a huge number of
12 calls every year.

13 And they use sort of a hybrid system, so it is
14 a central database that they contract out with 25
15 regional call centers who can then access any local
16 resources in the area. But the main recommendations that
17 they came away with, that I wanted to just highlight
18 quickly is, the online clearinghouse.

19 And I know Katie and Spencer have come and
20 talked to you all before about using our real choice
21 system to change rent dollars, to add sort of a one stop
22 search for housing and services for people with
23 disabilities on the 2-1-1 website. Just recently, they
24 revamped that 2-1-1 website. And so the search button
25 that we previously had on the home page, which was just

1 one click, has been removed.

2 And so one of the recommendations that Texas
3 State made was, to put that button back on the home page.
4 There is one right now that is up at the top of the bar
5 of that home page. That is for people with mental
6 illness.

7 Their recommendation is to put that search
8 function, that we use some of our real choice systems
9 change rent money on that website. One of the other
10 things they recommended was a consistent methodology for
11 entering state funding programs.

12 So one recommendation, and this was a pretty
13 huge recommendation that might take a lot of thought to
14 implement, but that if any programs receive state
15 funding, that they be required to be added to the 2-1-1
16 website.

17 Right now, you are asked if you want to be on
18 the 2-1-1 -- listed on the 2-1-1 website. You can say
19 no. Even if you are a local mental health authority or a
20 local authority, you can say, no. We don't want to be on
21 there. And so one recommendation was to look at
22 programs, if they receive any state funding, that they
23 would be required to be listed on that, on the 2-1-1
24 website. So that definitely has some policy
25 implications. The other thing that they did

1 in their report was really look at need, compared to the
2 number of their call volume. And in different areas.
3 And one of the things that they -- that appeared, that
4 could be an issue, was that they are not consistent
5 marketing.

6 So they recommend the State do a statewide
7 marketing plan so that all of the different call centers
8 are marketing in the same way, consistently. So that
9 people know about the 2-1-1 website.

10 They also recommended that DARS do a follow up
11 assessment of the 508 compliance of the website itself,
12 to look at accessibility. So those were sort of the big
13 takeaways that they had.

14 They also had some recommendation to do some
15 additional research. For example, being able to follow
16 up with someone to find out, did they receive the
17 assistance they were looking for? Was it helpful?

18 Were they given, you know, resources that they
19 couldn't get in touch with. Or those kind of things. So
20 they had some recommendations to do some follow-up,
21 follow-up research.

22 We did get -- well, we did get a great deal of
23 data. We really wanted more data. We wanted more raw
24 data. And that was, being able to work with HHSC and the
25 IT department to get some raw data instead of summary

1 data.

2 So there was some additional research that we
3 could do if that is something that you all wanted. So I
4 wanted to kind of highlight that. I encourage you to go
5 back and read the report.

6 Any questions about 2-1-1 evaluation before I
7 move on? Anybody?

8 (No response.)

9 MS. RICHARD: Okay. Like I said, we are
10 planning to post that soon. So the other thing I wanted
11 to switch to were the videos.

12 And so I think I sent out an email to all of
13 you that we now have a Service-Enriched Housing button on
14 the TDHCA home page. And when you click on that, you can
15 go see all ten of the videos that you all helped to make
16 happen. And so I just want to encourage you all to
17 access those.

18 And then we put together with the help of some
19 of my colleagues a pretty robust way to now launch that.
20 So how do we get the word out, that these resources are
21 available? So I also put that in your packet.

22 We are talking about emailing, and listserv-
23 ing and Tweeting and Facebooking and all of those kinds
24 of things. But also, looking to those of you,
25 particularly with the agencies. But actually, all of you

1 with your own constituents. Ways that you can link to
2 the videos from your website.

3 And you will use the videos for any kind of
4 educational opportunities. So we at TDHCA have a long
5 list of folks that we work with. So we talked about
6 being able to send that out. But I know DADS, DARS, I
7 know everyone has a list of constituents in listservs
8 that you all send out.

9 So this plan just basically laid out where we
10 want to, and who we want to reach out to. And so if
11 anybody -- any other thoughts on ways to disseminate that
12 information, and launch the videos, I would be glad to
13 include that. If not, we plan to start rocking and
14 rolling and sending out notices, and let people know the
15 videos are there.

16 And at any time, if you come up with ideas of
17 organizations or different things you want us to do, we
18 are sure open to other ways to disseminate them. Does
19 anybody have any other thoughts or ideas on launching
20 those videos?

21 (No response.)

22 MS. RICHARD: Have you all had a chance to
23 look at them?

24 MR. IRVINE: Yes.

25 MS. RICHARD: Okay. Great. Great. All

1 right. If there is no other thoughts, if you have any
2 thoughts, just feel free to send me. Okay. Great.

3 MR. IRVINE: And now our featured
4 presentation, Kate Moore's update on the 811 program.

5 MS. MOORE: All right. Good morning
6 everybody. I am Kate Moore, Section 811 Manager. So we
7 have been updating you all on the 811 program. I am
8 going to give you an update of what is going on recently.

9 We have had a lot -- we have been very active.
10 And so one of the main things that Tim touched on is that
11 we, in our draft 2015 QAP there are points being proposed
12 for participation in the 811 program, for those
13 applicants that meet the 811 criteria.

14 And so for instance, we are not a statewide
15 program. We are only in seven MSAs. So you have to be
16 in one of the seven MSAs in order to qualify for those
17 points.

18 Because of being in the draft QAP, we held a
19 roundtable September 30th. So it was heavily attended.
20 I would guess between 100 and 150 folks were there that
21 were mainly developers that were maybe applying in the
22 next round.

23 We did have our Health and Human Service
24 partners that helped us give presentations about what the
25 811 program is, and what they can expect. There was a

1 lively conversation, I would say during the few hours
2 that we spent together.

3 Some main themes of what we heard were
4 concerns about the requirements of the program. So that
5 was not unexpected. It is a HUD program. We have
6 concerns about some of the program requirements as well,
7 but they are coming along with the program.

8 And so they had questions, and then they had
9 concerns about having to comply with those. And then
10 also, some concerns about support from the service side.
11 So you know, there was concerns about how are we going to
12 deal with problems in the middle of the night, with our
13 811 tenants? Things like that.

14 So I would say those are the two main things
15 that we heard. But I think it was good. It was a really
16 good opportunity for us to educate the development
17 community, particularly about the 811 program B- went
18 into a lot of details. So I am really pleased that we
19 were able to do that.

20 I am really excited that we have the
21 opportunity to have these points in the QAP. So I think
22 all in all, considering all of that, it was a very good
23 thing.

24 So there's that. And the QAP is out, as Tim
25 mentioned, for public comment. And so I am sure that the

1 811 will be a part of that discussion. We are also in
2 the middle of creating manuals.

3 So we will have all of our training manuals
4 finalized in the next couple of months. So we were
5 creating training manuals for owners, property managers,
6 referral agents on the service side, service coordinators
7 on the service side. Every person that is playing a
8 major role, and that is with Council funds. So thank you
9 very much for that.

10 We have released a Request for Proposal. One
11 of the burdensome parts of this program is TRACS, which
12 is a computer-based system that HUD is requiring us to
13 use.

14 We are new to it at TDHCA. It is required by
15 HUD for project-based voucher programs. And this is our
16 first project-based voucher program at the Agency.

17 And so we are releasing an RFP to see about
18 possibly hiring a vendor to help us with the TRACS duties
19 and also to potentially help our properties who may be
20 new to TRACS duties as well. So that closes in a few
21 weeks. Let's see.

22 We have been meeting regularly with our Health
23 and Human Service agencies. So right now, we are meeting
24 monthly to implement the program. So that includes DADS,
25 Department of State Health Services, Department of Family

1 and Protective Services, HHSC, did I get everybody? I
2 think that is it. So we have been meeting regularly to
3 implement the program.

4 We were updating the Disability Advisory
5 Workgroup. We did that on August 26th, on progress of
6 the programs. I think that is pretty much my highlights.
7 Questions?

8 MR. IRVINE: Please go look at the website and
9 QAP, the way the scoring item is constructed. And if you
10 have got comments, let's hear them.

11 MS. MOORE: Yes. And that is a good thing,
12 too. I should have mentioned that we have a new 811
13 program website. So if you are interested in learning a
14 lot more about 811, really, there is more information
15 than you probably ever want to read.

16 So we put the entire cooperative agreement,
17 which is hundreds of pages up on the website. So that
18 gives you all of the details of the program. So I
19 encourage you to check that out, too. And up on there,
20 which is also out for comment right now, for us, is the
21 existing property criteria that you may be interested in
22 learning more about.

23 So right now, in the QAP, the way it is
24 written is, if you do not want to place your 811 points
25 on your new deal, they are applying for your new deal,

1 and you want to place it on an existing property that you
2 maybe have in your affiliates portfolio, and it meets our
3 criteria, we will allow you to do that. And so we have
4 developed what is that criteria.

5 And so that was part of what we discussed at
6 the roundtable. And so I think it would be really great
7 to get your feedback on that as well. And so that is our
8 811 website.

9 MR. GOODWIN: Let me ask two quick questions.

10 MS. MOORE: Yes.

11 MR. GOODWIN: For an existing site, if you
12 were to apply, do the 504 requirements of, say, an 811
13 then apply to the entire site, or only to the 811 use?

14 MS. MOORE: My understanding is that they
15 apply to the entire site. They have to be 504 compliant.
16 And we have put in there, in our draft existing criteria
17 that only properties that are compliant with 504 can --

18 MR. GOODWIN: The concern there is, under
19 Section 504, a modification request must be funded by the
20 landlord. Under the rest of the world, if it is not a
21 modified unit, the tenant is allowed to modify their
22 unit, as long as they don't modify it in such a way that
23 it cannot be returned to regular service when they
24 vacate. And so that would be a potentially huge hit on
25 the existing unit if the non-811 units now had to come

1 under 504 reorganization.

2 MS. MOORE: Do you know the answer to that,
3 Tim? If the whole property would be subject to --

4 MR. IRVINE: I would think the whole property
5 would be.

6 MS. MOORE: I would think so too.

7 Yes. On the phone, I'm sorry. Go ahead.

8 MS. SYLVESTER: Kate, this is Megan.

9 MS. MOORE: Oh, Megan. Perfect person to
10 answer this question.

11 MS. SYLVESTER: The answer is that no, it
12 wouldn't apply to the entire property, but that for our
13 tax credit portfolio, it applies to the entire property
14 anyway. And that would be the same as a [inaudible]. It
15 applies to the entire property anyway. We couldn't use
16 new requirements for properties with [inaudible].

17 MR. GOODWIN: So under tax credits, if you
18 have pure tax credits only, the landlord is required to
19 pay for modifications?

20 MS. SYLVESTER: Yes.

21 MS. SYLVESTER: If you have a tax credit
22 property that was awarded after 2001, and -- or as
23 reflected in your LURA. There were some years when you
24 got voted points for being 504 compliant. But not -- but
25 there's not a lot of properties like that; mostly it is

1 the post-2001 ones.

2 MR. IRVINE: Those are all, of course, subject
3 to the financial and reasonableness exception. Right?

4 MS. SYLVESTER: Correct. I mean, it's the
5 same determination that you make under 504 in a person
6 [inaudible] or some other federal --

7 MR. IRVINE: Any other questions?

8 (No response.)

9 MR. IRVINE: No.

10 MR. GOODWIN: Are you going to give the next
11 report?

12 MS. MOORE: Uh-huh.

13 MR. GOODWIN: Are you going to give the next
14 one, too?

15 MS. MOORE: I don't know. So we did apply for
16 funds. That was due in May for the 2013 round of funds.
17 And we applied for \$12 million again.

18 We have heard rumors that we should find out
19 in October, but then I have heard rumors that maybe by
20 the end of the calendar year, they are going to announce.
21 So stay tuned.

22 MR. IRVINE: So it is October on the HUD
23 calendar. Okay.

24 MS. MOORE: Thank you.

25 MR. IRVINE: Great. You know, it is

1 interesting, about a year ago, when we were adopting the
2 old QAP, we had an 811 scoring item. And I was the bad
3 guy that pulled it down at the Board meeting, because I
4 was concerned that we weren't ready to go on the 811
5 program, since we had not executed an agreement with HUD
6 yet. And we continue to push that string.

7 So but I think that you are probably very
8 optimistic that we are going to get some conclusive
9 action from HUD one way or the other imminently. And it
10 is time to tee this thing up and make it work.

11 So cool. Thanks, Kate. Okay.

12 MS. DeBELLAS: It's me.

13 MR. IRVINE: Fair Housing.

14 MS. DeBELLAS: Another TDHCA person.

15 MR. IRVINE: Laura DeBellas.

16 MS. DeBELLAS: My name is Laura DeBellas. I
17 am at TDHCA also. And I am actually our Fair Housing
18 team lead.

19 I just wanted to come and kind of introduce
20 myself, and talk a little bit about what we do as the
21 Fair Housing team. I haven't had an opportunity to do
22 that in public yet. But I wanted to make sure that I had
23 an opportunity to say hello, in person.

24 We actually, there is two of us on the Fair
25 Housing team at TDHCA. It is myself and my boss, Cameron

1 Dorsey, who is the Deputy Director of Multifamily Finance
2 and Fair Housing. This team was created back in May.

3 And we actually have been working very
4 diligently since to pioneer efforts related to Fair
5 Housing across the Agency on things that are particularly
6 related to looking at the work that was determined as
7 necessary in the AI, as action items. And we are
8 creating action steps under those items to try to work to
9 mitigate barriers to Fair Housing choice across the State
10 and in the TDHCA programs.

11 So part of my work is about making sure that
12 records are kept across the Agency. And that is
13 something we have created a new database to do, to try
14 and help us to always have those things in a centralized
15 location.

16 So we have been working with all of the
17 different program area divisions, and taking information
18 about what they are doing and what their plans are, and
19 what they are working on particularly in relation to the
20 AI. Which is now the analysis of impediments, sorry. We
21 use this word a lot. So the Phase 2 analysis of
22 impediments document.

23 So we spearhead a lot of those efforts. We
24 are actually looking at policies across the agencies, in
25 various programs, that we will discuss and highlighting

1 different things that are important to our efforts.

2 A good example of that is our tenant selection
3 criteria rule and our affirmative marketing rule, which
4 are revised rules that are operating through our
5 Subchapter F for compliance rules, that are part of our
6 uniform multifamily rules. Those also are up for public
7 comment.

8 So please take a look at those as well. And
9 if you have thoughts on how those might affect tenant
10 populations that you work with, please let us know. We
11 are accepting comments on both of those, currently.

12 MS. LARKIN: Tenant selection and what was the
13 other one?

14 MS. DeBELLAS: The other one is affirmative
15 marketing.

16 MS. LARKIN: Thank you.

17 MS. DeBELLAS: We also are going to be
18 presenting to our Board on tomorrow, the 9th, a draft
19 tenant brochure which is meant -- which is intended to
20 try to get more information to tenants about programmatic
21 rights in affordable housing programs that TDHCA
22 monitors. And so that is something we have been really
23 diligently working on as well.

24 Because some of the things, like the Housing
25 Tax Credit responsibilities of owners for properties

1 awarded after 2001 are not as clear as I think you would
2 like them to be. And making sure that people are aware
3 that these things exist in a way that can be handed out
4 to people.

5 We are also working on external and internal
6 training efforts. So you will see me if you go to any of
7 those implementation workshops and things like that. And
8 I have been attending the roundtables as well.

9 Some of our external trainings that may be of
10 interest, we worked with the Emergency Solutions Grant
11 program on their implementation workshop recently to
12 develop a training module on Fair Housing. It was very
13 well received. It answered a lot of questions.

14 And we have been getting a lot of dialogue
15 about that particular training that we have been excited
16 to have happening. It has given us an opportunity to
17 release it down with some of our ESG folks and make sure
18 they understand their obligations under Fair Housing as
19 well.

20 We are also doing internal training
21 initiatives with our program areas to let them know what
22 we are doing as a Fair Housing team. And also, to let
23 them know more information about how the Fair Housing Act
24 applies, how Section 504 applies, and all of the other
25 related Fair Housing laws and those sorts of things.

1 So this is an effort we are taking very
2 seriously, and we are trying to move across everything to
3 make sure that the word is out. Even if you go into our
4 lobby these days, you will notice a Fair Housing presence
5 in our lobby. We have actually gone ahead and used some
6 Fair Housing posters that we have proudly displayed
7 there.

8 We are trying to kind of bring it in a lot of
9 different facets, you know, to TDHCA and externally. We
10 also have a state agency workgroup; we've been part of
11 that.

12 For federal state recipients, or state
13 recipients of federal funds, that receive assistance for
14 housing. And so we have been working to try and talk
15 about things like streamlining complaints and things like
16 that.

17 One of the things that we are very proud of as
18 well, that Tim kind of tipped our hand, but that's okay,
19 is the website. Our website, we have been working very
20 diligently on creating a very large new section of Fair
21 Housing for our website.

22 And it is extremely expanded. I would
23 encourage you go to out and take a look once it becomes
24 live. We are going to announce it at our Board meeting
25 on the 9th, tomorrow. So it's tomorrow. Looking forward

1 to it for some time. And so it is something that I
2 really encourage you to also think about how you might
3 want to get out the word about it.

4 It is very extensive. It has sections for
5 renters. It has sections for owners. It has sections
6 for local engagement, and things like that. It also has
7 a very clear how-to-file-a-complaint direction page. I
8 am very excited about that page.

9 I think it is going to do a lot for helping
10 people understand how to file a complaint and when to
11 file a complaint. So please check that out. Feel free
12 to send it out to everyone and anyone that you think may
13 have an interest in that.

14 We are going to announce it through our
15 emailed listserv. And I would let you know that you can
16 join our listserv, or if you are already on one of our
17 listservs, you can actually edit that list to include the
18 Fair Housing listserv. And I encourage you to do that,
19 because that will probably be our primary means of
20 releasing information about things like this.

21 I think that kind of rounds out my efforts.
22 Do you have anything you want to add?

23 MR. GOODWIN: If you haven't done so I would
24 recommend to you to establish a relationship with the
25 National Affordable Housing Management Association. It

1 has generally have been HUD people, but they also are
2 strong in the tax credit world now.

3 And they had a committee that does nothing --
4 and this is, I will say, a national committee, because
5 they are generally the owners and agents -- that does
6 nothing but concentrate on Fair Housing. And twice a
7 year, they are in the Washington office of HUD on Fair
8 Housing.

9 They publish at least two books for use by
10 site people that go through the Fair Housing questions
11 and the responsibilities for both HUD properties and tax
12 credit properties. And they would love to have a
13 relationship with a state agency that you know, would be
14 another source to get the word out.

15 MR. IRVINE: The only comment I would add is,
16 fair housing is not just TDHCA's responsibility or the
17 Agriculture Department's responsibility. It is Texas'
18 responsibility.

19 And to the extent that anybody has anything
20 that impinges on Fair Housing, something great that you
21 are doing that we need to take credit for, or something
22 where you think we need to be a little more focused and
23 do a better job, we really welcome the opportunity to
24 coordinate that, and put it into the State of Texas
25 response. So --

1 MS. DeBELLAS: Yes. Please contact me. Okay.

2 MR. IRVINE: Kate has.

3 MS. MOORE: Thanks for letting me stand back
4 up here. I should have mentioned something. So we
5 anticipate releasing an online forum.

6 I don't know if anybody has ever participated
7 in TDHCA's online forums. It is essentially a section of
8 our website that we post opportunities for people to make
9 public -- to make comments. And things, certain things
10 that we want feedback on. And so mainly ours are related
11 around the QAP.

12 But some things like existing criteria that I
13 talked about. Criteria for existing properties is going
14 to be out there. And we would like -- it is an
15 opportunity to -- just another way to provide feedback to
16 us. It is helpful and useful for staff.

17 So that will be going out in a listserv.
18 Which is one of the main ways that we communicate to the
19 public, an email blast essentially out to folks. So you
20 will see that.

21 But I just wanted to give a heads up. And we
22 would love for folks to look at all of that, and give us
23 feedback on all of those items. Thank you for letting me
24 stand back up.

25 MR. IRVINE: Okay. Terri, do you want to talk

1 about projects and related budget?

2 MS. RICHARD: Sure. At the last Council
3 meeting, there was discussion about how -- what kind of
4 projects and how you might want to spend the Council
5 money for this next -- current fiscal year, actually.
6 Because --

7 MR. IRVINE: We are in it.

8 MS. RICHARD: This fiscal year money will have
9 to be spent by August of 2015. And so I just put
10 together a couple of ideas, just to get the discussion
11 started. Things that came up in biennial plans.

12 Just to have another housing and services
13 partnership academy. Do some online training
14 opportunities, which there is a number of opportunities
15 that I know I am going to be participating in. I know
16 Doni, you have mentioned training area agencies on aging.
17 So taking advantage of those kinds of opportunities.

18 One of them is the Texas Association of
19 Information and Referral Services. So I actually am
20 going to be going to participate in that conference, and
21 disseminating housing information at that conference.

22 Another suggestion, this was Tim's suggestion,
23 is scholarships for Council members, agency staff to
24 attend things like the National Rural Housing Conference
25 that is going to be coming up in 2014. So discussion

1 about using Council money to see if anybody wants to
2 participate in those, since I know that was one of the
3 goals.

4 One of the TAC recommendations was to expand
5 the service-enriched housing in rural areas. So that
6 seems like that might be appropriate. And then the other
7 idea was to do some additional research, as I mentioned
8 earlier, about 2-1-1.

9 So those were just some things I put together
10 to start the discussion. And so now I will let you all
11 take it. What are your thoughts?

12 MS. LARKIN: What is the budget?

13 MS. RICHARD: It is about \$130,000.

14 MS. LARKIN: So you are saying that it is
15 about \$130,000 that we need to spend by August 31, 2015.

16 MR. IRVINE: Well, there's no penalty for
17 giving it back to the State.

18 MR. GOODWIN: We'll just make a big doughnut
19 buy.

20 MS. GREEN: I think the academies are a great
21 investment. How much does it cost to sponsor an academy?

22 MS. RICHARD: I can't remember. I mean, I
23 looked at one thing that went -- and I think that might
24 have been just a little bit high, it depends on how we do
25 it.

1 MS. MOORE: Yes. I mean, the last academy
2 paid for some people to attend. You know, it depends
3 on -- it paid for some consultants to help organize the
4 academy.

5 So I think it would depend on what state staff
6 would do versus what you were paying somebody to do. And
7 then also, if you were paying for people to be able to
8 travel, which is a real expense.

9 MS. RICHARD: You do quite a few stipends,
10 particular for people with disabilities. So yes.
11 Ballpark number, I mean -- I think it is fair to say that
12 we can do it within the \$130,000.

13 MS. MOORE: Yes.

14 MS. RICHARD: Maybe that would be a fair thing
15 to say.

16 MR. IRVINE: Cool. To get your thinking
17 processes started and maybe as we prepare materials for
18 the next meeting, we could put out some more particular
19 information about some cost ranges for some of these
20 things.

21 Then maybe by our next meeting, we can be
22 firming this kind of stuff up so that we have a good full
23 half year to utilize the funds.

24 MS. GREEN: I think that the academies are
25 really effective at engaging local communities and making

1 them commit to action plans.

2 MS. BAGLEY: Yes. I like that idea a lot,
3 too.

4 MS. GRANBERRY: Me, too. I think we just need
5 to have -- if we can have a cost range associated with
6 each thing and be able to prioritize where we think it is
7 going to best be used.

8 MS. RICHARD: Okay. So thoughts on maybe to
9 get a little better numbers. Some of my questions were,
10 and this is assuming I am going to be doing this. At
11 least help with some of this.

12 So where -- the location. The last one was in
13 the Dallas-Fort Worth area. So to help me kind of get
14 some more cost estimates, thoughts on location?

15 MS. GRANBERRY: It is always easier for staff
16 to attend something locally. It is easier and cheaper to
17 attend something.

18 MS. BAGLEY: In Austin.

19 MS. GRANBERRY: And Austin is very central to
20 the entire state. That would be great.

21 MS. BAGLEY: And if Austin didn't work for
22 some reason, you know, Houston.

23 MS. RICHARD: Okay. Other thoughts on that?

24 (No response.)

25 MS. RICHARD: Okay. Other thoughts? Assuming

1 that there would be additional monies to have some left
2 over for the academy? Any ideas?

3 (No response.)

4 MS. RICHARD: Going to the conference, rural
5 housing?

6 MS. GRANBERRY: Yes. I would prefer to see
7 people go to additional training and education rather
8 than more research on the 2-1-1 system.

9 MR. IRVINE: Yes.

10 MS. RICHARD: Okay.

11 MS. GRANBERRY: Personally. I mean, training
12 opportunities, education opportunities, information
13 sharing is more important than that research.

14 MS. RICHARD: Okay. Other thoughts?

15 MR. IRVINE: I have an actually bizarre
16 thought that is not from my agency perspective. It is
17 more from the perspective of a parent of a young adult
18 with a disability.

19 And that is, that our programs are great.
20 They are impactful. They are wonderful. They are
21 arcane. They are complex. They are opaque. It is
22 impossible for most users to navigate. It is just really
23 hard.

24 And I don't know if within the structures that
25 we operate, if it is even remotely possible. But one of

1 the things I have often wished was that somebody would
2 just step back from it all, and say, give me a
3 harmonized, organized structure for how programs work.
4 And let's fit everything into that structure.

5 TDHCA, we run a bunch of complex programs, but
6 at the end of the day, they are all either about single-
7 family housing, multifamily development or community
8 services. That is the way we are organized.

9 And at least a person gets directed into the
10 basic area of service that they need. And they can
11 quickly engage with somebody who understands their
12 situation and can help move them with greater specificity
13 into the right program.

14 My gosh, if it were just that much easier to
15 access, it could be wonderful. And I don't know if that
16 is something that we could afford or approach or if it is
17 even remotely reasonable or workable. But you know --

18 MS. GREEN: But I think that is consistent
19 with the mission of the Aging and Disability Resource
20 Center where you would have trained individuals who would
21 work with people with disabilities and families and
22 caregivers and regardless of disability or income, or
23 type -- would help somebody navigate through the system.

24 MR. IRVINE: I am not talking about the
25 navigation piece, because once you have found a person

1 that really understands the programs, I think that there
2 are people who can help you navigate them. I am talking
3 about a broader, higher level architecture that would
4 help you connect with that navigator.

5 MS. GREEN: Okay.

6 (Pause.)

7 MR. IRVINE: Question?

8 MS. GREEN: I am just trying to envision how
9 that might work.

10 MR. IRVINE: Well, my son has a dozen
11 classmates that we stayed in touch with over the years.
12 They all have fundamentally the same disability set.
13 They are all under different programs dealing with
14 different criteria and different aspects. There is no
15 commonality.

16 MS. RICHARD: What might it look like?

17 MR. IRVINE: I don't know.

18 MS. RICHARD: Okay.

19 MR. IRVINE: Just thought of it from a
20 hierarchical organization.

21 MS. RICHARD: Okay.

22 MS. BAGLEY: Well, maybe if you can put some
23 costs around the academy and have some idea what's left,
24 and we can talk to you in detail about this. That would
25 be better, easier. Okay.

1 MS. RICHARD: I'm kind of looking at Kate.
2 And I know if we wait until January, trying to put an
3 academy together in six months might be --

4 MR. IRVINE: Yes. That would be a stretch.

5 MS. RICHARD: So maybe I could do something in
6 between Council meetings? Is that cool?

7 MR. IRVINE: Uh-huh.

8 MS. RICHARD: So okay.

9 MR. GOODWIN: I would ask you to get with Tim
10 and synthesize what he just said and get it out to
11 everybody to think about and see if we can't come up with
12 some thought process on how that might happen.

13 I don't have the same issues he does, but I
14 can imagine trying to open the door, and what you see is
15 about 17 or 18 [inaudible]. How do you bundle so that it
16 is not so frightening, and that there is a pathway or at
17 least a guide to get started down the path.

18 I think that would be a huge -- that would be
19 equivalent to what 811 has done. It would be a huge
20 benefit to the affordable housing program.

21 MS. GREEN: And I think there are systems that
22 have been designed to help people get to the right
23 programs and agencies and resources.

24 Again, the ADRC is one response to help people
25 navigate. The benefits checkup is a web-based tool that

1 will gather information on, you know, income and
2 disability and generate a list of programs and services.

3 I have seen pictorials that have been so
4 overwhelming that, you know, I don't find that helpful.
5 It's like my brain hurts just looking at it, and I work
6 with these programs.

7 MR. IRVINE: Yes.

8 MS. RICHARD: I have seen that too. The whole
9 enrollment process.

10 MS. GREEN: You have got your Medicaid, you
11 have got your non-Medicaid, you have got Title III. You
12 have got --

13 MR. IRVINE: Yes. When you are developing a
14 business, it's you have a need, you can tell me in one
15 simple sentence what your need is, I have a product or
16 service that meets that need.

17 I would like for the opportunity to operate
18 more like a business, because ultimately, we are all
19 consumers. We are paying for this.

20 MS. GREEN: That is kind of the 2-1-1 design.

21 MR. IRVINE: Exactly.

22 MS. GREEN: You don't have to use the taxonomy
23 or the funding source --

24 MR. IRVINE: Exactly. Yes.

25 MS. GREEN: -- the DRG, to get started.

1 MR. IRVINE: Right.

2 MS. RICHARD: All right. Well, I will get
3 with you on that.

4 MR. IRVINE: Okay.

5 MS. RICHARD: And get with Kate.

6 MR. IRVINE: Anything else for the next
7 meeting? Assignments?

8 MS. RICHARD: One thing we wanted to throw out
9 was whether you wanted to start a little bit later, to
10 allow people who travel --

11 MR. IRVINE: Yes.

12 MS. RICHARD: Anybody?

13 MR. IRVINE: We were thinking of starting,
14 whether we might start these at 11:00 and run to 1:00 or
15 10:30 to 12:30. Anybody have any strong -- anybody have
16 trouble getting here for this time?

17 (No response.)

18 MR. IRVINE: Hearing none, we will keep it the
19 same.

20 MS. RICHARD: Okay. Good. All right.

21 MR. IRVINE: So when is our next meeting?

22 MS. RICHARD: January 8th, I believe it is.
23 January 8th.

24 MR. IRVINE: Well, happy Veterans Day, happy
25 Halloween, happy Thanksgiving, happy New Year.

1 MS. GRANBERRY: So Terri, I think it's right.
2 I mean, if we don't vote on something until January, and
3 then you try to plan that in six months, it is going to
4 be very tight. So we are going to get permission ahead
5 of time to be able to give you direction to go forward
6 with?

7 MS. RICHARD: That is what I was proposing. I
8 will just send out some information and then ask for
9 feedback electronically.

10 MS. GRANBERRY: Okay.

11 MS. RICHARD: Get consensus electronically. A
12 voting button or something. There are ways to do that.

13 MS. GRANBERRY: Great. Thank you.

14 MR. IRVINE: The only thing I want to add is
15 that we collectively send our love to Paula Margeson and
16 thank her for her incredible service. And we look
17 forward to her return to Texas.

18 MS. RICHARD: Thanks everyone.

19 Thank you, David, Megan.

20 (Whereupon, at 11:45 a.m., the meeting was
21 adjourned.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

C E R T I F I C A T E

MEETING OF: Housing and Health Services Coordination
 Council
LOCATION: Austin, Texas
DATE: October 8, 2014

I do hereby certify that the foregoing pages,
numbers 1 through 80, inclusive, are the true, accurate,
and complete transcript prepared from the verbal
recording made by electronic recording by Nancy H. King
before the Texas Department of Housing and Community
Affairs.

10/13/2014

(Transcriber) (Date)

On the Record Reporting
3636 Executive Ctr Dr., G-22
Austin, Texas 78731