

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

HOUSING AND HEALTH SERVICES
COORDINATION COUNCIL MEETING

Via GoToWebinar

January 19, 2021
10:00 a.m.

COUNCIL MEMBERS:

BOBBY WILKINSON, Chair
DONI GREEN, Vice Chair
SUZANNE BARNARD
SUZIE BRADY
MICHAEL WILT for DAVID DANENFELZER
REV. KENNETH DARDEN
DIANA DELAUNAY
HELEN EISERT
JENNIFER GONZALEZ, PhD (absent)
MICHAEL GOODWIN
CLAIRE IRWIN (absent)
DONNA KLAEGER
DERRICK NEAL (absent)
BARRETT REYNOLDS

ON THE RECORD REPORTING
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P R O C E E D I N G S

1
2 MR. WILKINSON: Good morning. Welcome to this
3 meeting of the Housing & Health Services Coordination
4 Council. Let's start by asking the members of the council
5 that are present to introduce themselves and who they
6 represent.

7 MS. GREEN: Good morning. This is Doni Green.
8 I'm with the North Central Texas Council of Governments.

9 MR. DARDEN: Good morning. Pastor Darden for
10 Housing and Health Services Coordination Council.

11 MS. KLAEGER: Hello. This is Donna Klaeger.
12 I'm with Klaeger Consulting, and working with community
13 resource centers.

14 MR. REYNOLDS: I'm Barrett Reynolds. I'm as
15 myself.

16 MR. GOODWIN: Mike Goodwin, a governor
17 appointee for the development side.

18 MS. DELAUNAY: Good morning. Diana Delaunay,
19 Coordinator Council for the Housing and Health Services.

20 MR. HARRIS: Good morning. Blake Harris, Texas
21 Veterans Commission, Director of Veteran Health
22 Department, where we have our Homeless Veterans Program.

23 MS. EISERT: Good morning. I'm Helen Eisert
24 with Health and Human Services Commission, in the Office
25 of Mental Health Coordination.

1 MR. WILT: Michael Wilt, Texas State Affordable
2 Housing Corporation.

3 MS. BRADY: My name is Suzie Brady. I'm also
4 with HHSC, with Adult Mental Health Programs.

5 MR. WILKINSON: All right. I think that's 10,
6 so we have a quorum. Excellent.

7 Jeremy, do the good webinar housekeeping,
8 please.

9 MR. STREMLER: Yeah, of course. So this is, of
10 course, mostly for everybody attending and watching the
11 meeting from the general public. Your screen -- and our
12 panelists -- your screen should look similar to this.
13 This slide should be on the left-hand side of your screen,
14 and then you'll have your control panel on the right-hand
15 side.

16 On that control panel is where you'll adjust
17 your audio. If you select phone call, it will give you a
18 phone number to dial in. Computer audio, of course, will
19 use your computer settings and microphone for you to
20 participate.

21 You also have a questions box below that, where
22 you can enter any questions or comment that you might have
23 for the council. Also, I advise, if you're having
24 problems hearing, to use the sound check feature on the
25 top of your control panel to make sure that all your

1 settings are working properly.

2 Just a reminder, if you are calling in, should
3 you get disconnected for some reason, to wait a minute or
4 two before calling back in, because it will take the
5 system a minute to realize that you're no longer connected
6 to the webinar with your phone.

7 For those watching the meeting and potentially
8 wishing to participate with public comment or questions
9 over any of the items that are discussed here at the
10 meeting today, please be sure to use the raise-your-hand
11 feature on your control panel.

12 That way we know that you want to say
13 something. We can unmute you and allow you participate in
14 the conversation. Should you not want to speak out loud,
15 you're more than welcome to enter questions into the
16 questions box, and I can then read them aloud for the
17 council to respond to, or if you just want to provide
18 comment to something that is presented today.

19 And then also note that there will be a
20 recording and transcript of this meeting that will be
21 posted on the TDHCA website in the coming weeks, once
22 that's available.

23 MS. KLAEGER: Jeremy, this is Donna. I have
24 lost my video, so I can't see anything, and I'm trying to
25 get back in. I just wanted to let you know I can hear you

1 but I can't see you.

2 MR. STREMLER: Okay. But we can still hear and
3 see you. So --

4 MS. KLAEGER: Oh, great. Oh, well. Thank you.

5 MR. WILKINSON: Well, first order of business,
6 approval of the October 13, 2021 meeting minutes. I trust
7 you've all been able to see them. Any adjustments to
8 them?

9 (No response.)

10 MR. WILKINSON: If not, I'll entertain a
11 motion.

12 MS. KLAEGER: So moved. This is Donna.

13 MR. WILKINSON: And second?

14 MR. GOODWIN: Mike Goodwin, second.

15 MR. WILKINSON: Thank you, Mr. Goodwin. All in
16 favor, say aye.

17 (A chorus of ayes.)

18 MR. WILKINSON: Any opposed?

19 (No response.)

20 MR. WILKINSON: All right. The ayes have it.

21 FEMALE VOICE: If it unmutes in time to say,
22 aye. A little slow.

23 MR. WILKINSON: No worries. Next up, we're
24 going to get an update from Brooke on the Texas Rent
25 Relief, CARES Act, and ARPA funds.

1 MS. BOSTON: Great. All right. So at the last
2 few times we've met, I went through, you know, all of our
3 pandemic programs. So in the interest of brevity, I'm not
4 going to do the whole list anymore, but I'm just going to
5 focus on a few key updates.

6 The first of those is that, with our CDBG,
7 Community Development Block Grant, funds, you may recall,
8 we've been doing a variety of different activities. The
9 last program we rolled out was a Community Resilience
10 program, which was focused on non-entitlement areas, so
11 basically small metro and rural Texas.

12 We released a NOFA in October, and applications
13 were due today, actually. Funds allow communities to
14 address gaps in their ability to prepare, prevent, and
15 respond to COVID or another pandemic by improving their
16 public facilities, and that can include, you know, medical
17 care facilities, social services, emergency housing.

18 So the goal is to increase the communities'
19 ability to have long-term resiliency in response to future
20 outbreaks. You know, some of the examples could be
21 homeless shelters, health clinics, medical facilities,
22 domestic violence facilities, senior centers, and then we
23 also are allowing mobile response units.

24 So we hope to take awards for these to the
25 March Board meeting, and that will be very exciting. That

1 will be our last set of contracts with CDBG.

2 The next program I just wanted to update you on
3 is Texas Rent Relief. That's the one were we had about
4 \$2 billion of rental assistance funds. We operated a
5 statewide program. We stopped taking applications in
6 early November because funds had pretty much run out.

7 We are down to just about 20 million, so a
8 really tiny portion of that original amount, and we're
9 using those -- we haven't used those yet, because we're
10 processing appeals and we want to make sure, when we hit
11 appeals that we are in a position to grant, that we can
12 actually fund them.

13 We have asked Treasury to reallocate funds to
14 us from other providers who aren't using theirs, but so
15 far they have not done so. Each time they offer an
16 opportunity to request reallocated funds, we are always
17 going to, you know, put our name in the hat and make some
18 requests.

19 But Treasury has let us know we shouldn't, you
20 know, hold our breath, thinking we're going to get very
21 much. So clearly that program is a huge success. I just
22 wish we had more to keep helping people with more money.

23 Also correlated with that program is the
24 Housing Stability Services Program. It's set up totally
25 differently. It's not for rental assistance, but it came

1 through the same original funding source. And with that
2 one, that program is not over.

3 The initial portion of the funds we funded a
4 series of contracts and service providers. And then with
5 these funds, we provide funds to local communities or
6 nonprofits, for them to provide eligible Texans with a
7 variety of services to help households maintain or obtain
8 stable housing, and it could be anything from legal
9 services, outreach services, shelter, community services,
10 onsite services out of permanent supportive housing
11 property.

12 There are two allocations of these HSS funds.
13 The first, as I said, is fully contracted, and they have
14 until September to spend their funds, of this year. The
15 second pot of that we're using in three ways.

16 The first is, we're providing another contract
17 with the Texas Access to Justice Foundation. They're kind
18 of, you know, the centralized source for pro bono legal
19 aid across the state. And we have given them an initial
20 contract from our first allocation, and they're doing a
21 great job providing legal services to low-income Texans,
22 so we're going to fund them again.

23 And then we're also going to fund Texas
24 Veterans Commission again. We had funded them initially
25 out of the first portion. And I know -- I think there's

1 been some really great energy happening with Blake and his
2 team and our folks, and so we're going to fund that
3 activity again.

4 And then the big chunk of that second
5 allocation is that we released a NOFA for 84 million for
6 kind of that whole spectrum of services, and nonprofits
7 were eligible to apply.

8 We released that on November 12. The
9 applications were due on January 7. We received just
10 under 80 applications asking for more than 196 million.
11 So it's definitely oversubscribed. And we plan to take
12 those awards to our March Board meeting as well. So two
13 big chunks of contracts coming up, which is really
14 exciting.

15 Another program that I know I've mentioned
16 previously to you guys and has had some great movement
17 recently is the HOME ARP Program. This is about 130
18 million of HOME funds, but they're kind of HOME-ish. They
19 look like a little bit of a hybrid between HOME and ESG.

20 Last week our Board approved a draft plan for
21 how we would spend the HOME ARP funds. That plan is now
22 out for comment. The plan focuses the funds primarily on
23 capital investment in both rental housing and non-
24 congregate shelter.

25 The comment period for the plan is from the

1 14th of this month to the 31st. You can submit comment in
2 writing, but we also are having two public hearings.
3 Jeremy can forward you guys information about that
4 afterwards, if you'd like. You may have already gotten a
5 listserv about it.

6 The last couple things: we also have a
7 Homeowner Assistance Fund. This was really big; this was
8 about 840 million. It's similar to the Rental Program in
9 that it's channeled through Treasury, but of course, it's
10 focused entirely on homeowners, and it helps them with
11 mortgage payments, reinstating delinquent loans, doing
12 loan modifications, and other similarly related
13 activities.

14 We've initiated a pilot program that is
15 beginning to assist household, but because Treasury hasn't
16 approved our plan yet for that program, we're limited in
17 what we can really do so far, so we're eager to get that
18 approved.

19 And the last thing I wanted to mention is the
20 EHV Program, the Emergency Housing Voucher Program. We've
21 executed agreements with two continuums of care, which is
22 part of HUD's requirements associated with those funds.
23 We've executed with the Waco CoC -- or it's called Heart
24 of Texas CSC -- and with the Texas Homeless Network
25 representing the Balance of State CoC.

1 They're going to each be generating referrals
2 and providing services while we handle the voucher side of
3 things. We anticipate that by the deadline not all of the
4 vouchers we were allocated can be used by those two CoCs,
5 and so we are planning to reach out to several other PHAs
6 to try and partner with them to direct our vouchers to
7 kind of go where they see the need.

8 We had looked initially at trying to see if HUD
9 would just kind of reallocate our vouchers to other Texas
10 PHAs, but because they were not willing/able to do that,
11 we're doing it kind of through a contracting approach,
12 because we don't want to see them lost to Texas, of
13 course.

14 And with that, I'm happy to answer any
15 questions.

16 MS. GREEN: Brooke, this is Doni Green. I've
17 got a couple of questions. So with Texas Rent Relief
18 funds being fully obligated, I know some local governments
19 actually budgeted a portion of their CARES Act funds or
20 maybe American Rescue funds to rent relief initiatives.

21 Do you all have any information about programs
22 that may be funded by those local jurisdictions?

23 MS. BOSTON: There is a website that has --
24 it's a National Clearinghouse, and it has every program
25 that received any ERA --

1 MS. GREEN: Uh-huh.

2 MS. BOSTON: -- which would include all the
3 locals. Now, that wouldn't be those who set up rental
4 assistance with funds other than ERA, but that --

5 MS. GREEN: Okay.

6 MS. BOSTON: -- is one source that has
7 centralized information.

8 MS. GREEN: Excellent. Yeah. I'd love to see
9 that link. And then second question: your staff has been
10 incredible in doing webinars for us, you know, as Texas
11 Rent Relief was rolled out.

12 I'm wondering if somebody from TDHCA might be
13 able to do a brief webinar on these different programs
14 that are in the works. I know we continue to receive the
15 calls from folks who are looking for rental relief, and
16 it's becoming more difficult to, you know, give folks good
17 referral information.

18 MS. BOSTON: Yeah. You know, we're happy to
19 come and present to whoever you'd like us to. I'm a
20 little hesitant to present on other people's rental
21 programs only because --

22 MS. GREEN: Sure. No, no, no, no. It would
23 just be only those that are under your purview.

24 MS. BOSTON: Okay.

25 MS. GREEN: But I think if -- you know, if you

1 can share a website where folks can get information about
2 other agencies, there would be value in that as well.

3 MS. BOSTON: Certainly, yeah. We could do
4 that.

5 MS. GREEN: Okay. Fantastic. What I would
6 like to do is have our housing navigator, Marty Mascari,
7 follow up with you and see if maybe we can invite all of
8 the ADRC housing navigators, and you know, maybe some of
9 our agency partners as well.

10 MS. BOSTON: Okay. We're happy to do that.

11 MR. GREEN: Wonderful. Thank you.

12 MS. BOSTON: Yeah.

13 MS. EISERT: Hi, Brooke. This is Helen Eisert
14 with HHSC. I just had a quick question about the
15 Homeowner Assistance Fund. You mentioned that TDHCA was
16 initiating a pilot program to begin assisting households.
17 I just was curious what the pilot was about.

18 MS. BOSTON: Bobby, do you want to answer?

19 MR. WILKINSON: Yeah. It's with our current
20 master servicer, so Idaho HFA. And so it's really a --
21 it's like our own portfolio. And so we started there.
22 Then we also are doing a -- you know, a back taxes one in
23 Hidalgo County, to give some geographic diversity.

24 And then we were signing up a few more master
25 servicers, Lakeview and Freedom Mortgage, I think. And

1 so -- Lakeview does TSAHC's, for instance. And so we're
2 limited to 10 percent of the total for the pilot.

3 MS. EISERT: I'm probably showing my ignorance,
4 but what's a master servicer? I don't know what that is.

5 MR. WILKINSON: It's the -- you know, on our
6 mortgage program, we don't service them ourselves. Right?

7 It's another entity that the mortgage dollars get sent to
8 and then passed along. I'm actually not very well versed
9 in explaining it. So --

10 MS. EISERT: That's okay.

11 MS. BOSTON: Yeah.

12 MS. EISERT: It's a third party that's doing
13 the mortgage?

14 MR. WILKINSON: Right.

15 MS. EISERT: Right. Okay.

16 MS. BOSTON: Yeah. The thing like when you
17 make your monthly mortgage payment, you're getting that
18 from a particular company, and they're the ones who handle
19 all your escrow and all of that. That's rarely ever the
20 exact same entity who gave you your loan.

21 MR. WILKINSON: Right.

22 MS. EISERT: Right.

23 MS. BOSTON: It's passed off to this kind of
24 servicing company.

25 MS. EISERT: Got you. Okay.

1 MS. BOSTON: Yeah.

2 MR. WILKINSON: So we're not doing a lot of
3 advertising, you know, like we did with Rent Relief,
4 because, one, it's just a pilot and we don't want to get
5 slammed, and it's going to be a little slower moving even
6 when we get approval.

7 We did have a call with Treasury yesterday, and
8 I think we'll be approved within a couple weeks, and then
9 it'll start growing. We're -- you know, there'll be like
10 an online portal for anyone to apply. And then we're also
11 having a lot of physical intake centers, people that need
12 a little extra help, and we're funding a bunch of housing
13 counselors as well. So it's not just mortgage assistance.
14 It's kind of package.

15 MS. EISERT: Yeah. Thank you.

16 MR. DARDEN: Yes. Mr. Darden. I'd like to
17 try -- is there a particular contact number for the
18 Homeowner Assistance Funds?

19 MR. WILKINSON: We do have an 800 number. I
20 don't know if the call center is up and running yet, but
21 we'll get that to you, and the website and all kinds of
22 information.

23 MR. DARDEN: Okay. How would you get that to
24 me? Is --

25 MR. WILKINSON: Jeremy is going to email you.

1 MR. DARDEN: Okay, okay.

2 MR. WILKINSON: We'll send it to everybody.

3 MR. STREMLER: Yeah. Once I collect all the
4 information for it, I'll send an email out to the council
5 with all this information including the National
6 Clearinghouse for existing ERA programs as well.

7 MR. DARDEN: Thanks a lot.

8 MS. BOSTON: Jeremy? All right. That was it?

9 MR. WILKINSON: Yeah. Anything else for
10 Brooke? That's a lot of programs we're winding down,
11 starting up. Still big COVID money for us.

12 MS. BOSTON: Thank you

13 MR. WILKINSON: Let's move on to Item 3.
14 Spencer is going to give us an update on the Section 811
15 Rental Assistance Program.

16 MR. DURAN: Thank you, guys. Spencer Duran,
17 the 811 Program Director. I was going to mostly just
18 focus on a recap of our 2021 activities, and then if
19 anybody has any specific questions about any of the
20 program areas, then we can kind of explore some of those,
21 so the specific topics.

22 But in general, you know, 2021 was a big year.
23 I was hoping that we had -- one of our goals was to fully
24 commit our second grants. We have two grants, FY '12 and
25 FY '13. We fully have committed all of the funds from the

1 FY '12 grant, and we're really close to committing all the
2 funds under the FY '13 grant, so we just need a little bit
3 more move-ins until we hit that.

4 But yeah, committing our funds is kind of our
5 number-one goal. So right now we are, you know, working
6 with HUD on that third grant. We were awarded the funds,
7 but the contract is -- it's a lot different.

8 They threw a lot of stuff in the new
9 cooperative agreement that -- it's a really -- it may
10 create a lot of differences between our first two grants.
11 And we already have all these properties that have signed
12 up for the program.

13 And so basically it would amount to us kind of
14 changing the rules on them after they've committed to the
15 program. So it would be things like it would have to go
16 to an annual audit that is above and beyond what our
17 Compliance Division already collects.

18 It would require physical inspections every two
19 years rather than every three years. So you know, we're
20 still the best state. We've housed more people, we've
21 committed the most amount of funding. And the key to that
22 success was making 811 PRA as close to the Treasury Tax
23 Credit Program as possible, so to kind of keep it more
24 Treasury and less HUD.

25 But all that is to say that we're working with

1 HUD. They have a lot of new staff in place with the new
2 Administration, and we'll work with those new staff to get
3 the third grant contract kind of -- I don't know -- all
4 our differences resolved soon, hopefully.

5 I also want to mention that our Damage Fund --
6 we paid out almost \$11,000 to six different households.
7 And so our Damage Fund, you know, will pay for damages
8 done to units by 811 tenants, whenever they move out or if
9 there's something that happens in the unit, like if
10 there's a kitchen fire or something like that, we can pay
11 for those damages.

12 We also have done two Barrier Busting payments.
13 We're really trying to focus on marketing and outreach on
14 the Barrier Busting Fund to try get a little bit more
15 traction.

16 There's a lot of interest, but you know,
17 leveraging that Barrier Busting Fund to get someone into a
18 unit, it's a new activity for everybody involved, but I
19 think that we're going to get it figured out.

20 I also have -- I think basically our biggest
21 thing was trying to rebalance our referrals. So we've
22 done a really good job this past year of engaging with the
23 Texas Department of Family and Protective Services to
24 serve youth and young adults with disabilities aging out
25 of foster care. That's been a population that was, you

1 know, lagging behind.

2 You know, 90 plus percent of our referrals are
3 through the local mental health authorities, which is
4 awesome, but we want to make sure that we're not leaving
5 behind people exiting nursing facilities and people
6 exiting foster care and other institutions.

7 So yes. We've trained -- I don't know --
8 probably 30 additional referral agents this year that
9 represent managed care organizations. Mostly it's
10 Superior Health Plan. I want to give a bit shout-out to
11 Superior; this year, they've done a great job, and also
12 DFPS.

13 So yeah, so we get our third grant under our
14 control, and we already have the properties lined up.
15 We're just waiting for money, and once we have the
16 funding, we know we have the properties, and then we'll
17 be, you know, pulling down from our, you know, 2,000-
18 person wait list to start putting people into units as
19 quickly as we can.

20 Okay. So not much of an update, just a little
21 recap. Does anybody have any questions?

22 MS. GREEN: Yes. Spencer, this is Doni Green.
23 Can you remind me what the Barrier Buster Fund does?

24 MR. DURAN: Yeah. So there's a lot of good
25 information on our webpage. But basically, yeah, if

1 someone gets denied by a property -- you know, so once you
2 get your rental assistance, like your Section 8 voucher or
3 your 811, you know, Rental Assistance, you know, you've
4 still got to get through that landlord hurdle, and so this
5 helps people overcome their rejections due to rental
6 history, credit, and things like that.

7 MR. WILKINSON: Like a bribe. Right?

8 MR. DURAN: So yeah. Well, it's -- the whole
9 thing is all about, you know -- our properties wouldn't be
10 at the table if we weren't, you know, giving them
11 incentives in the first place.

12 So yeah, so if you get rejected, give us a copy
13 of that rejection letter from the landlord and then we
14 will review it and then we'll attach, you know, an offer
15 to make a payment. And then they'll accept that payment.

16 So that kind of rebalances their risk assessment of that
17 applicant, and so it can kind of tilt that risk
18 assessment, you know, slightly, you know, in favor of the
19 household.

20 Then that would kind of lower their perception
21 of risk for that family.

22 MS. GREEN: So Spencer, what might that fund be
23 able to do in the event that a landlord is rejecting an
24 applicant because their income is less than two and a half
25 times the rent?

1 MR. DURAN: Well, the cool thing about 811 is
2 you don't have to have an income. So this Barrier Busting
3 Fund is only for 811.

4 MR. GREEN: Okay. Uh-huh.

5 MR. DURAN: So there's no --

6 MR. GREEN: Yeah.

7 MR. DURAN: -- income requirement for 811.

8 MS. KLAEGER: This is Donna Klaeger. I have a
9 couple of questions. So if no income is required, so
10 homeless people can apply for it? One question. And
11 second, where are these facilities located?

12 MR. DURAN: Sure. Yeah. So the majority of
13 our families are exiting homelessness. And a lot of
14 people, you know, they have SSI or Social Security or
15 Supplemental Security Income, but when you're --
16 sometimes, that dollar amount on your SSI letter isn't,
17 you know, actually what your upcoming SSI or SSDI income
18 is going to be.

19 So it's really helpful to not require an
20 income, because we don't even really have to scrutinize
21 that, you know, what your income is today, because we know
22 it's going to increase in the future. But we have, I
23 think, 150 properties.

24 They're not facilities; they're mainstream
25 apartment complexes that are scattered all through the

1 state of Texas. And maybe, Jeremy, could you add this to
2 your list? I can send you a link to our webpage that
3 has -- we have a very simple Google map that shows, you
4 know, a red dot if the property waiting list is closed,
5 and a blue dot if the property waiting list is open.

6 And there are, you know, properties throughout
7 the eight largest metro areas of the state.

8 MR. WILKINSON: Spencer, are they all tax
9 credit properties?

10 MR. DURAN: No, but 99 percent of them are.
11 There are a few exceptions. The local one here in Austin,
12 the AHA, Accessible Housing Austin, property, that's a
13 multifamily direct loan, maybe some HOME money. Their
14 capital stack is like 20 deep -- but there's no tax credit
15 in there.

16 MR. WILKINSON: Okay.

17 MR. DURAN: Yeah. Most -- yeah. It wasn't
18 incentivized in the QAP for many years, but then we also
19 had some incentives through a multifamily direct loan.

20 MR. WILKINSON: So we took it out of the QAP
21 because, I guess, we had a enough supply, we thought, to
22 match our funding source, but --

23 MR. DURAN: Yes.

24 MR. WILKINSON: -- if we need to turn that on
25 again at some point, we might do that as well.

1 MR. DURAN: We can have that conversation. So
2 what's interesting -- I'll stop talking here in a second,
3 but HUD has a ton of money that's been appropriated to
4 them.

5 So HUD is sitting on a ton of money, so we
6 expect to see more funding come out for 811 PRA. I don't
7 know if anybody is, you know, jumping to go back into the
8 QAP or anything, but HUD will be releasing money. So
9 yeah, we should figure out how we're going to respond to
10 that.

11 MR. STREMLER: There was one question that came
12 to the questions box, and I'm not sure if it's 100 percent
13 related to Spencer and maybe some to what Brooke spoke
14 about, but some to what Spencer spoke about.

15 The question is from Tanya Lavelle, and it's:
16 is the program to incentivize landlords to accept vouchers
17 going to continue?

18 Which Spencer, you spoke to on your Barrier
19 Busting Fund. And Brooke, I can't remember if there was
20 any money from CARES Act that went towards any type of
21 Section 8 acceptance.

22 MS. BOSTON: Yeah. We used a portion of some
23 extra Section 8 admin that we received to do those
24 incentives for our voucher holders. Like the assistance
25 program is already over, so it was pretty short-lived, but

1 it was good while it lasted, to let us do those
2 incentives.

3 But other than that small one in Section 8 that
4 was tied to existing vouchers, and Spencer's, we aren't
5 doing any other programs like that that I'm aware of.

6 MR. WILKINSON: All right. The next item is
7 going to be Review of the definition of Service-Enriched
8 Housing. And Jeremy is going to coordinate this.

9 MR. STREMLER: Yeah. So the Council -- in the
10 invite that you got for this meeting, you should have
11 gotten a copy of what the current 10 TAC 1.11 definition
12 of Service-Enriched Housing currently is, which everyone
13 who's on the Council, as of about, I guess, four years
14 ago, helped mold that final definition.

15 So I wanted to send it to you ahead of time so
16 you could have a chance to look at it. This is more of,
17 you know, if anybody looked at it and really thought they
18 had something that they wanted to comment, to make a
19 change or an update, more than welcome to speak about it
20 now, if you'd like.

21 Otherwise, really this is to ask all of you to
22 take a look at it. Come the April meeting, you know, we
23 can discuss any changes that the council may want to make
24 or not make. Not making a change is also okay. It will
25 still go out for public comment to the general public, and

1 then go through the normal rule adoption process.

2 Should multiple people contact me between this
3 meeting and the next meeting, we may have a -- you know,
4 form a small committee to talk about it more. But
5 otherwise it's open for review and, you know, for any
6 changes that y'all might want to make.

7 So if anybody has any changes now, you can
8 bring it to the table, or we can discuss further in April
9 after people have more time to think about it, if they
10 feel any changes need to be made.

11 MS. BOSTON: This is Brooke. And I would just
12 mention that, you know, we're definitely allowed to not
13 make changes, so if everyone also thinks it's fine as is
14 based on the work that you've done, maybe just shoot
15 Jeremy an email that you think it's okay as is.

16 We still have to kind of go out for a process,
17 but the way that process looks under the Texas Secretary
18 of State requirements and with the Texas Register, this is
19 kind of a little bit different. We basically just kind of
20 say, we think there's a continuing need to exist, but
21 we're not going to change anything, and then that kind of
22 goes out for comment as an unchanged rule.

23 MR. WILKINSON: All right.

24 MS. BOSTON: So don't feel like you have to
25 play with it if you don't need to.

1 MR. WILKINSON: Yeah. And, Brooke, we're just
2 doing this because it's been four years, and we're
3 supposed to do this with all rules every four years.
4 Right?

5 MS. BOSTON: That's exactly right. Yeah.

6 MR. WILKINSON: Not that all agencies do it,
7 but we're good about it.

8 MS. EISERT: Just to clarify -- this is Helen
9 Eisert. So just email Jeremy if we have any suggestions?
10 Okay.

11 MR. STREMLER: Yeah. Email me either way,
12 whether you have a suggestion for a change or that you
13 don't think that there is a change necessary.

14 MR. GOODWIN: I've got to ask a dumb question.
15 Can you give me the date that the email was sent that had
16 that information? -- because I got three recent emails and
17 none of them had any attachments.

18 MR. STREMLER: It should have been in the
19 original meeting -- the second update of the meeting
20 invite. But I can send it out again after the meeting,
21 just so everyone has it.

22 You know, I'll send it out not in a meeting
23 invite, because I know attachments to those sometimes get
24 weird. But I'll send it out again so everyone has it for
25 review between now and April.

1 MR. GOODWIN: Yeah. I appreciate it. Because
2 I got, like, three meeting invites, and all they did was
3 talk -- told how to sign on and what your settings were,
4 but they did not have attachments on the ones I got.

5 They may have fallen off, coming out of your
6 office.

7 MR. STREMLER: Okay. Yeah. No worries. I
8 will send it out to everyone again as well so that
9 everyone has it to look at.

10 MR. GOODWIN: Wonderful. Thank you.

11 MR. STREMLER: And then before we move to the
12 next item, I got a -- I think Marilyn Hartman had a
13 question for Spencer on Section 811.

14 So Spencer, if you're still there? I believe
15 you are.

16 MR. DURAN: Yes.

17 MR. STREMLER: Marilyn, I've muted you. You're
18 self-muted. If you'll unmute yourself, you can ask that
19 question.

20 (Pause.)

21 MR. STREMLER: Marilyn, try to -- yeah, there
22 you go.

23 MS. HARTMAN: Spencer, I just wanted to know:
24 when you get the next grant, how many of the 2,000 people
25 on your wait list do you expect to be able to house?

1 MR. DURAN: That's a great question. When we
2 originally applied, I think we were projecting that -- so
3 we got the maximum amount of money; I think it's
4 8 million.

5 But rents have risen so quickly since we
6 originally applied, we're going to be able to house like
7 maybe literally, half as many people as we were expecting
8 to. So I think our new projection is down to like 150
9 families, 140 families, probably.

10 MS. HARTMAN: That leads to a lot of people not
11 getting housing then?

12 MR. DURAN: Yes, absolutely.

13 MS. HARTMAN: Thanks.

14 MR. WILKINSON: Yeah. Next item, Jeremy is
15 going to give us an update on our Biennial Plan and
16 Report.

17 MR. STREMLER: Yes. This is another item that
18 is more of a FYI than anything we're going to need to
19 discuss right now. So every two years our Council is
20 required to create a Biennial Plan and Report. Just
21 giving the update that I'm starting to work on this,
22 provide updates.

23 So there may be a few of you, depending on
24 parts of that plan, that might need -- I might send some
25 paragraphs to you that are just updates on your state

1 agency and information you might need to provide. So just
2 be aware of that.

3 It's nothing long, nothing complicated. Those
4 little updates are relatively short. And by the April
5 meeting we will have a draft of that for your review,
6 because then we will need to finalize and have a vote by
7 the July meeting so that it can then be submitted to the
8 proper legislative authorities that we have submitted our
9 report for the council.

10 So just wanted to give you an update. You
11 know, there may be -- again, there may be a few of you
12 that I sent an email to from state agencies to update some
13 state agency information, and then everyone else will get
14 to see a draft of that by the next meeting so that
15 everyone can just have a look at it and see if there's
16 anything, you know, egregious that they feel needs to be
17 changed.

18 But otherwise, just wanted to let you know that
19 that's getting started, and to be on the lookout for that.

20 MR. WILKINSON: Any questions for Jeremy?

21 (No response.)

22 MR. WILKINSON: All right. Jeremy, again, next
23 up, we're going to talk about our projects.

24 MR. STREMLER: Last one, I promise. So this is
25 just going back; I want to mention the last couple of

1 meetings. You know, I was working on compiling, you know,
2 a little list of the service-enriched housing in the state
3 that is not already identified somewhere else.

4 So for example, we have our TDHCA 811 Program,
5 something that will be in the email that goes out to
6 everyone is a link to the 811 page. You'll be able to
7 see, as Spencer said, where everything is at, and a list
8 of those properties.

9 So far -- let me show you what we've got here.

10 Let me know if you can -- can everyone see this Excel
11 document? Okay.

12 So this is kind of the collection of properties
13 gotten so far that are not necessarily related to other
14 lists. And this is from HUD. There's additional 811
15 properties, and then 202 properties, as well as all of the
16 TDHCA LIHTC Supportive Housing properties.

17 I put these in here because, while they are on
18 the property inventory list on our website, that of course
19 is mixed in with the thousands of other properties that
20 are also on that property inventory list.

21 There is a tab here for unknown, just the way
22 HUD denotes these properties. It is unclear if they are
23 811 or 202. The assumption is they could potentially be
24 both, which is why they do not denote one or the other on
25 these properties.

1 But that's kind of the list we have so far.
2 You know, I know, as we talked about at previous meetings,
3 you know, what other types of properties could be listed
4 here, and, you know, we opted to not add things from local
5 public housing authorities or institutions like that,
6 because those authorities and municipalities keep their
7 own lists, and they're very localized.

8 So you know, seeing that information, someone
9 on the, you know -- in El Paso doesn't necessarily need to
10 what's available from a local public housing authority in
11 Houston, because they're not in that geographic location.

12 So providing those very detailed lists that are already
13 kept by other entities in a very detailed way seemed
14 unnecessary, because these items specifically are not
15 necessarily listed in other places. So that's kind of
16 where that's at.

17 Again, you know, open to any suggestions on
18 obviously a better way to present this information, if
19 anyone has any suggestions for that. But that's kind of
20 what that list is looking like that falls into that
21 definition of service-enriched housing that we have right
22 now, currently, in that rule.

23 So I'm open to any suggestions anyone might
24 have on how to present this information a better way, if
25 anyone has any suggestions.

1 MR. WILKINSON: Maybe an explanation of what
2 the 202 versus an 811 property is, for -- and how would
3 someone access this? Is this a link in our website?

4 MR. STREMLER: Yeah. So the idea would be to
5 put it onto the website, maybe the HHSCC page, or -- and
6 then, yes, yes, we can definitely provide, you know, a
7 definition of what those properties -- the difference
8 between them might be and specifically who might be
9 eligible for that type of property.

10 So that way there's a little bit more
11 information, of course, on that document as well.

12 MR. WILKINSON: Any questions for Jeremy?

13 (No response.)

14 MR. WILKINSON: All right. Then, moving on,
15 Helen Eisert, Senior Housing Policy Advisor, Office of
16 Mental Health Coordination, is going to give us an
17 overview of the work, she's overseeing.

18 MS. EISERT: Yeah. Can you guys hear me --

19 MR. WILKINSON: Yeah.

20 MS. EISERT: -- before I start jumping in.

21 MR. STREMLER: Yeah.

22 FEMALE VOICE: Yeah.

23 MS. EISERT: Yeah. So I have been at the State
24 since 2018 and held a couple of different jobs there, but
25 right now, what I am -- that's weird. My second monitor

1 just went off. That's bizarre.

2 So right now, I work for the Office of Mental
3 Health Coordination as a Senior Housing Policy Advisor,
4 and so Jeremy asked me to talk a little bit about some of
5 the work that I do.

6 And I wanted to give a little context on OMHC,
7 which is what we call the Office of Mental Health
8 Coordination, and what they do as well. So OMHC works
9 with external stakeholders at different levels -- local,
10 state, federal levels -- and shapes policy development and
11 develops recommendations for services or programs needed
12 to close gaps in the mental health system.

13 The part of OMHC that I'm in is the Stakeholder
14 Engagement and Strategic Planning arm of OMHC, which
15 oversees two key committees that you may have already
16 heard about, and I think TDHCA is part of, the Statewide
17 Behavioral Health Coordinating Council and the Behavioral
18 Health Advisory Committee.

19 The Statewide Behavioral Health Coordinating
20 Council oversees the implementation of the Texas Statewide
21 Behavioral Health Strategic Plan -- it's kind of a
22 mouthful -- which outlines a coordinated effort to address
23 behavioral health gaps in services and systems.

24 The Behavioral Health Advisory Committee
25 provides consumer and stakeholder input by making

1 recommendations regarding the allocation and adequacy of
2 behavioral health services and programs within Texas.

3 So the groups that I work with directly -- I'm
4 the liaison for the Behavioral Health Advisory Committee
5 Housing Work Group, of which Marilyn and Tanya Lavelle,
6 both who had questions today, are on this Housing Work
7 Group.

8 The role is to make recommendations to the full
9 BHAC and HHSC around increasing housing opportunities and
10 support services for people with mental health conditions.

11 This Housing Work Group also helped develop the Housing
12 Choice Plan, which is not released yet, but hopefully will
13 be soon.

14 It's a stakeholder-led roadmap for a statewide
15 approach to addressing gaps in housing and support
16 services and policy in Texas. And the Housing Work Group
17 is currently developing recommendations based on the
18 Housing Choice Plan for people with mental health
19 conditions.

20 I also facilitate a group called the Housing
21 and Health Collaborative. It's a group that's made up of
22 managed care organizations, key external partners, like
23 the Texas Homeless Network, Disability Rights Texas,
24 different groups. TDHCA is part of this as well. And the
25 group was originally part of a two-year technical

1 assistance opportunity through the National Academy for
2 State Health Policy, or NASHP.

3 And when that technical assistance ended, this
4 group continued to want to meet and work on action items
5 and projects that we're working on, so we've done multiple
6 collaborative data projects, looking at health outcomes as
7 it relates to housing, as a social determinant of health.

8 We've helped develop multiple data sharing agreements and
9 MOUs to foster cross-sector housing projects.

10 We're currently supporting capacity-building
11 for local mental health authorities to increase access to
12 housing opportunities. And we also support pilot projects
13 focused on helping people leave institutions and move into
14 the community.

15 So the mission of the Housing and Health
16 Collaborative is to expand housing opportunities for
17 Texans with disabilities and older adults typically served
18 by the HHS system through data collection and
19 dissemination, resource connection and collaboration among
20 internal and external stakeholders.

21 Another group that is new that started in FY
22 2022, in September is an internal HHSC work group called
23 the HHSC Housing Learning Collaborative, and it provides a
24 space for the exchange of knowledge on housing programs,
25 agency-wide, the promotion of evidence-based and promising

1 practices for different populations, and mutual technical
2 assistance to HHSC staff involved in housing-related
3 programs and policies.

4 So some of the projects I'm working with in
5 2022, FY 2022, I've started -- I've worked with Suzie in
6 the AMH Program's Housing Team. We're doing housing
7 listening sessions in the first part of 2022, with the
8 local mental health authorities.

9 And that -- we've done about five, I think --
10 six so far, out of 39, so we've got a ways to go, but it
11 has been awesome so far and so much fun. There's two
12 primary goals of the listening sessions, and the first is
13 to understand to what degree an LMHA, a local mental
14 health authority is involved with housing.

15 So providing actual housing, owning or leasing,
16 funding sources for that, providing support services
17 specific to housings, like housing navigation and
18 employment support tied to housing, et cetera, and the
19 quality and degree of housing partnerships in their
20 community.

21 And it's also the goal of the listening
22 sessions to inform housing learning communities that are
23 supposed to start later in FY 2022. And so I'll just jump
24 into that. There -- we received some funding. We were
25 awarded some Money Follows the Person funding to do a

1 housing project that's focused on technical assistance to
2 the mental health authorities.

3 And so we're working with UT Health San Antonio
4 to develop some online training modules for supportive
5 housing case managers on how to help people with mental
6 health conditions obtain and use their housing voucher and
7 maintain their housing.

8 You know, it seems odd that you would need
9 training modules for that, but if you have ever tried to
10 work with somebody that has serious mental illness
11 actually access their voucher and use it, you know that it
12 is -- can be very complex, and there's a lot involved.

13 And so we're hoping to get some training to the
14 folks that are actually doing that work at the local
15 mental health authorities. And then UT Health San Antonio
16 will also be developing a two-day, in-person or virtual
17 boot camp to support housing case managers in helping
18 people obtain and maintain housing.

19 And then we will be launching two different
20 learning communities for the local mental health
21 authority. One will be for the case managers doing the
22 direct service -- supportive housing services, and then
23 one will be for the staff at the LMHAs that are doing
24 systems-level work to increase housing opportunities for
25 people with serious mental illness.

1 So that's a recap of the projects I'm working
2 on and kind of what's up. Does anybody have any questions
3 about that?

4 MR. STREMLER: There is one question. Marilyn
5 Hartman has her hand raised.

6 Marilyn, you're unmuted. You can go ahead and
7 ask a question.

8 MS. HARTMAN: Oh, I'm sorry. I didn't have a
9 question. It thought --

10 MR. STREMLER: Oh.

11 MS. HARTMAN: -- I put my hand down.

12 MR. STREMLER: No worries.

13 MR. WILKINSON: Helen, you do a lot. It's
14 impressive.

15 MS. EISERT: It's fun.

16 MR. WILKINSON: I didn't know about all the
17 other work groups and internal and all. That's really
18 cool. Any other questions for Helen? There's a lot
19 there.

20 MS. BRADY: Helen?

21 MS. EISERT: Yes, Suzie?

22 MS. BRADY: Help me. Besides the boot camp,
23 which will be either virtual or in person, when you talked
24 about one for the case managers doing direct service and
25 others for the people doing systems-level work, what were

1 those going to be?

2 MS. EISERT: Those are the learning
3 communities.

4 MS. BRADY: The learning communities. Okay.

5 MS. EISERT: Yes.

6 MR. WILKINSON: If there's no further questions
7 for Helen, now will be the time where we accept public
8 comment.

9 FEMALE VOICE: Did you actually say when the
10 April meeting will be on?

11 MR. WILKINSON: April 20.

12 FEMALE VOICE: Okay.

13 MR. STREMLER: And let's see. It looks like,
14 Marilyn, you have your hand raised again. Did you have
15 public comment?

16 MS. HARTMAN: Yes. Well, yes. Marilyn
17 Hartman. I just want to go on record that I find it very
18 disappointing that we never do have enough affordable
19 housing in this state, and I'm a strong advocate for
20 people with severe mental illness, and that is one group
21 that we certainly are not serving enough. Thank you.

22 MR. WILKINSON: Suzanne Barnard is -- I don't
23 think I got you at the beginning, so welcome, Suzanne.

24 If there's no other -- further public comments,
25 our next meeting is April 20, and then future meetings

1 date for 2022 can be found at the bottom of the agenda.

2 Thanks, everyone, and this meeting is
3 adjourned.

4 (Whereupon, at 10:53 a.m., the meeting was
5 adjourned.)

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C E R T I F I C A T E

MEETING OF: Housing and Health Services Coordination
 Council

LOCATION: Austin, Texas

DATE: January 19, 2022

I do hereby certify that the foregoing pages,
numbers 1 through 42, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by the Texas Department of
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DATE: January 26, 2022

/s/ Adrienne Evans-Stark
(Transcriber)

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