Housing and Health Services Coordination Council Meeting

Wednesday, July 12, 2023

10:00AM

at

221 E. 11th Street

Austin, Texas 78701

Bobby Wilkinson (00:00):

Good morning, everyone. It's 10:04 (AM). So welcome to the Housing and Health Services Coordination Council. Let's start with a, I'm the chair, Bobby Wilkinson and let's start with kind of going around the table and everyone and introduce themselves and call roll that way.

Doni Green (00:20):

Doni Green, North Central Texas Council of Governments.

Diana Delaunay. (00:23):

Hi, good morning, Diana Delaunay.

Amber Morrison (00:26):

Hi, good morning. Amber Morrison, proxy for Dr. Blake Harris, Texas Veterans Commission.

Suzanne Barnard (00:32):

Suzanne Barnard. I'm the Director for Community Development Block Grant programs at TDA.

Helen Eisert (00:38):

Helen Eisert with Health and Human Services Commission.

Jeremy Stremler (00:42):

Jeremy Stremler. I'm the administrative support for the council.

Alisha Burke (00:47):

I'm Alisha Burke. I'm with the West Central Texas Disability Resource Center.

Bobby Wilkinson (00:54):

Any other members on the phone? Okay, so we definitely do not have quorum, so we will not be approving any minutes today. So, let's start with the legislative update from Michael Lyttle.

Michael Lyttle (01:17):

Thank you, Bobby. The 88th regular session is over. Thank the Lord. With a lot of hard work for this agency, but I think ultimately, at least for TDHCA, things came out pretty well. As it relates to the council and some of the legislation that was passed. The couple things to mention, TDHCA has two new funding streams that deal with transitional type housing or housing for veterans. One of them is we are going to receive about $800,000 over the biennium for a transitional housing pilot program that addresses the needs of homeless veterans. And the bill just, or the language in the budget just says four areas of the state. So, we're still trying to figure that out, what four areas we're going to be administering these funds. We're talking to the author of that budget provision along with our legislative and leadership and governor's office and still working that out. But that's one new funding stream. And then the other one,

Bobby Wilkinson (02:28):

Let's talk about that one a little bit more. So, okay, what we're thinking is maybe just the cities with the highest populations of homeless veterans, the four tops, so the four biggest metros. If anyone has any other ideas, we happy to hear it. It's just a hundred thousand a year, right? For each, roughly. Right. It's 400,000 a year.

Michael Lyttle (02:48):

Yeah.

Bobby Wilkinson (02:49):

Divided by four, so it wouldn't do much. But for a small organization that maybe just has a kind of house boarding situation or could have, maybe they could build a couple units, it’s GR, so it doesn't come with all the federal strings. So, it's an interesting new thing that it's just slipped into the budget, how that happens sometimes. You can't say no to veterans, right? Don't, sorry, go ahead, Michael.

Michael Lyttle (03:16):

Speaking of interesting, the other one is that we received a million dollars over the biennium to provide what's labeled Youth and Young Adult Homeless Housing and Services in Fort Bend County. Sometimes the legislature will put these little items in there that are meant for a specific organization. This is an example of that. We're working with the legislative budget board to find out who it is specifically. So

Helen Eisert (03:49):
Yeah, that's pretty specific. Fort Bend County,

Michael Lyttle (03:51):
I'll Just leave it at that, but technically it's for homeless housing and services, so it's a good thing. It's a million dollars that wasn't there before for those purposes. Just a couple of things to mention. There was actually, it ended up not being a lot of affordable housing bills that got passed, but the two biggest ones, and Bobby, feel free to jump in at any point if I'm missing something. State housing tax credit was created through House Bill 1058. This will give us not a lot, roughly about two and a half million every year in the tax credit cycle to use towards affordable housing. We're working on now on purposes for what those limited funds will do, perhaps it'll help us do some deeper targeting and reaching some lower income brackets, or it could be used as another source of equity for

developers bridge loan, something like that. Bobby, anything else worth mentioning on that one?

Bobby Wilkinson (04:55):

Nope. I mean, it's new. Other states have been doing it, see how it goes. It has a sunset after four years that the last time we can give 'em out is 2029. So, it's kind of like a pilot for the state. We'll see how it goes. Maybe we could expand it and extend it. Maybe it'll die, but exciting.

Michael Lyttle (05:15):

The other bill that I wanted to mention, well, two other real quick things. Our sunset date got extended to 2029. It was in 2025. And also, the Texas State Affordable Housing Corporation who was up in 2027. They've been moved back to 2029 as well. So, both of our agencies at this point will begin our reviews in about five years. And then the other thing to mention is a large reform bill for public facility corporation, affordable housing, and what's referred to as PFCs, you probably, if you followed the news during session it, it's been in the news a lot. There was a lot of concern from the legislature and others that PFC housing deals were not providing the benefits that the tax write-offs for these deals were providing, that there was an inequity there. So, the legislature passed a very strong reform bill that provides a lot more specific targeting of lower income households if a public facility corporation is going to do affordable housing. And so, I think that's good in the sense of there could be some population groups that this council cares about that that could be served through that. And again, it's basically taking those type of housing deals and focusing them on lower income households. And these provisions didn't really exist before. So, if you're going to get a tax write off or a hundred percent write off of your taxes, if you're a housing deal, you're going to have to provide a lot more lower income units in your developments. So that Bobby--

Bobby Wilkinson (07:10):
Quick question,

Stephanie Thomas (07:11):
Can I just ask you how low is lower?

Michael Lyttle (07:15):
Well, not as, probably as low as us housing types would like to see. There are percentages set at 60, 50 and 30, kind of like the tax credit program. There was language actually that came out of the house that would've pushed that down even further, which would've been great for those 30% and below households that we have trouble serving traditionally for our programs. But

as it is, I'm sort of describing generally, but the bill that was passed takes it breakdown, like the tax credit program.

Stephanie Thomas (07:58):
Thanks. Yeah.

Michael Lyttle (07:58):
Sure, sure. Anything else, Bobby that I'm missing?

Bobby Wilkinson (08:03):
No, just elaborate on that. It was kind of a fight between the development community that was like, it's just a tax break. That's the only subsidy. There's no tax credit equity or anything else. So, you can offer so much affordability, but just doing some 80% AMI units, which is what was happening before, sometimes the one of these deals would be done and the rents wouldn't even change. They would buy an existing market rate that was just happened to be charging 80% AMI because it was a B class apartment or whatever, and then all of a sudden, they're not paying taxes. And so, with the reform bill, these deals might be harder to do, but at least we'll have transparency, and we get kind of yoked into it where we have an oversight role where these public facility corporations will have to report to us on these deals and put it on our website. And so, we won't be physically inspecting them like tax credit units. They're not in

our portfolio, but we have this minor oversight role in the code.

Michael Lyttle (09:07):

That's really all I had. I was going to see if anybody else had any other questions I mean there were other things that got passed that may be of interest to you. But in terms of at least trying to think about housing and the HHSCC here, that's what I come up with.

Doni Green (09:23):

The bill to have you all evaluate 211.

(09:25):

<crosstalk>

Michael Lyttle (09:36):

We got to break from that. We worked, Bobby worked really hard on trying to educate the author of that bill and their staff. Look, you need to understand what the council is and what the limitations are and hopefully won't see that specific bill again.

Bobby Wilkinson (09:57):

Because they agreed to amend it to put the review at the Health and Human Services Commission, right?

Michael Lyttle (10:04):

Correct.

Bobby Wilkinson (10:04):

But then it, it didn’t even pass then?

Michael Lyttle (10:07):

Yeah.

Bobby Wilkinson (10:07):

Right. Okay.

Michael Lyttle (10:09):

And I know our friends from HHSC when initially got filed, called us up and said, Hey, what's this?

(10:16):

<laughs>

(10:16):

And I said, don't look at us. We had nothing to do with that. I don't know.

Doni Green (10:23):

Too busy evaluating parks.

Michael Lyttle (10:26):

Exactly. So yes. Thankfully that didn't go anywhere.

Bobby Wilkinson (10:35):

Thanks, Michael. Thanks. Next up an update on the 811 Project Rental assistance program from our leaving us director, Spencer Duran.

Spencer Duran (10:43):

Thank you. Thank you, Bobby. Yeah, this is my last HHSC meeting. So yeah, thank you all. This has been a great group to report out to over the years and hold us accountable for a program that's not very well understood outside of the disability community. So, thank you guys for always trying to hang with us and give us guidance as we go. So, thank y'all for that. So just usually what I do with these is just kind of hit the high points about overall numbers and performance of the programs. But I want to also introduce on the phone is Bill, are you on the phone?

Bill Cranor (11:27):

Yes, I am.

Spencer Duran (11:28):

Hey, Bill, I just want to introduce, so the incoming 811 director is going to be Bill Cranor. So, thank you for joining us today, Bill. Bill's been doing this almost as long as I have, so we're super excited to have a nice transition for Bill to come in. And Bill has a ton of experience in regulation of project-based rental assistance. And also, I think that he is literally the best 811 person in the country when it comes to figuring out the HUD regulations for the program. Because we don't have code of federal regulation. We have some notices, and we have the NOFA that was published and that's it. There's not a big regulatory environment. So, I think that Bill's great. Bill, do you want to say anything?

Bill Cranor (12:27):

No, just that I'm looking forward to it. And I think a lot of you know me and those that don't know me, I look forward to meeting and working with.

Spencer Duran (12:38):

And thank you, Bill, also on the call. Justin, are you there?

Justin Merrill (12:43):

Yes, I am.

Spencer Duran (12:44):

Hey, so Justin, we have Justin Merrill, who is our newest 811 asset, coming in to focus on property compliance. So, we now have an 811 compliance staffer. So, with 150 properties and 80 of those properties having tenants, we've kind of created this visiting regulatory, it's a lot of work.

(13:17):

<laughs>

(13:17):

It's wild. So, the amount of compliance monitoring just on 811 alone is a huge burden. And so, Justin, do you want to say hi? Do you want to say anything?

Justin Merrill (13:32):

Yes, thanks. I appreciate the opportunity to work more closely with 811 programs. Spencer has been amazing to work with, and I've worked with Bill too, and they're both amazing. So, I appreciate all of their support in giving me all the information I need. So yeah, thank you.

Spencer Duran (13:51):

Yeah, thank you. Thank you, Justin. And Justin also has a ton of experience in project-based and also HUD, or I'm sorry, and also TDHCA like tax credit and other non-HUD multifamily programs. So, he also has that ability to look at the blended nature of 811 because it's HUD and non-HUD programs kind of squished together. So, it's kind of a unique skillset out there. So, Justin, thank you so much for coming. So that kind of gets us to the numbers. So, some of our struggles have been on property compliance and having property compliance errors that have led to tenants not having their income re-certified, or we just really need to invest in property training and compliance. So that's what we're doing. So just hit some of the high points. We're at 432, currently housed on 811. That's up about 10 from last time we met. I think we've sort of stuck at 430. We have money for more, but all of our committed units are occupied by other families. So, we're just waiting on that slow natural turnover of units to occur before we can put 811 families in there.

Bobby Wilkinson (15:19):

Spencer, do you need more units?

Spencer Duran (15:22):

I don't think so. I think that we will have that conversation in the near future. HUD is going to be putting out a new NOFA or NOFO, they call them now, a new NOFO Notice of Funding Opportunity. Yeah, that's the new word. Yeah. Yeah.

Megan Sylvester (15:36):

There's a byzantine story about why they changed the name--

Spencer Duran (15:38):

Oh, love to hear that. So, HUD has, so through all these continuing resolutions over the years. HUD got money through all of those CRs, and they've never packaged that money up into NOFOs. So, they're sitting on tons of money, and we know that they're going to be putting out opportunities soon. So, I would love to have that conversation in future.

Bobby Wilkinson (16:06):

At any time before the governor signs the QAP December 1, we can slip it in and--

(16:12):

<laughs>

Spencer Duran (16:15):

Well, I mean, that's a huge statement, so I just really want to pause and say thank you for that. I really, that's a huge thing. So, every successful state with 811, and we're still the best, by the way, you have to have the QAP, there's no capital component. There's no natural incentive. So, the only states that are being successful with this program have had that type of leadership investment to put points in the QAPs.

Bobby Wilkinson (16:48):

Not really popular with the development community.

Spencer Duran (16:50):

No, not at all.

Bobby Wilkinson (16:51):

But you know, got to put the money to work.

Spencer Duran (16:52):

I really, that's that actually. That's a really significant thing you just said. So, thank you for that support. And of course, it pays competitive. We can match market rent or the other tax credit rents, we can pay, whatever. So, it's very compatible. It's just clunky, I guess you could call it. Okay. So, we're at 432. We have healthy demand. We got 1700 people on the waiting list. Yeah. Are there any specific questions about 811?

Bobby Wilkinson (17:25):
Oh, behind?

Spencer Duran (17:26):
I'm sorry.

Stephanie Thomas (17:27):
Is there still an issue of people coming out of nursing homes being down on the list?

Spencer Duran (17:35):
Yeah, so if you could hear on the phone Stephanie's question, has there been an issue with people exiting nursing facilities not being served as well? And the answer is yes. We've definitely struggled with that. So, we're currently at 6% of our overall population being people who are exiting nursing facilities, and we're working a lot on that. So, we've put the preference in place. We're training referral agents that are part of managed care organizations. And so, we're trying really hard. I think a lot of the things that I've heard is that there's a lack of attendant care workers out there. So, we may have a housing subsidy ready for that household, but they're

still stuck in the nursing facility because they're community-based services aren't there. And so that's one aspect. But so that's on our side is the timeliness of when someone's ready to relocate. It's hard to match that because they imagine you're getting out of a nursing facility or other institution, you know, have to have your attendant care worker. You have to have, I don't know, your bedding, your services you need, maybe you need a new wheelchair. All those things are logistically hard. And so, when that person's ready to go when we happen to have a vacancy is super tough. So, Caitlin is our waiting list lead. She has a lot of good ideas about how to fix that. It's just a big challenge. The cool thing about a section eight voucher is you get to have your voucher and go house hunting, but the bad thing is you got to negotiate landlord by landlord. But with 811, we already had the landlords on the hook, but it's a fixed number of units and vacancy. So yes, 6% is not where we want to be. We're still at 90% being people with serious mental illness. So, we're open to any ideas about how to fix that.

Stephanie Thomas (19:48):
One thing I would say is that they're doing 504, they're redoing the regulations for 504 at HUD right now, and they're asking about problems people getting out, and I would love it if you could comment on those. And they're due really soon. They're due the 25th of July.

Spencer Duran (20:12):

Okay. We'll look into that. Thank you.

Stephanie Thomas (20:14):

But it's questions, so it's kind of easier to comment.

Spencer Duran (20:17):

Yeah, it's not just open-ended,

Stephanie Thomas (20:19):

Right, You can say whatever you want. Yeah.

Spencer Duran (20:22):

Okay, great.

Doni Green (20:23):

The age restriction rules out a lot of nursing home residents.

Spencer Duran (20:26):

We've heard that.

Doni Green (20:28):

Folks and facilities that I know, we've had people on the wait list and when they've been offered a 811 unit, they just turned

60 and are no longer eligible after two year wait. And that's a heartbreaker.

Spencer Duran (20:46):

Yeah. What I was pointing out is a non-elderly disabled program.

Bobby Wilkinson (20:52):

Is that federal, the 60-year code?

Spencer Duran (20:54):

Yeah, it's in the statute, but I think it, in my just personal opinion, it's kind of due for a cleanup bill. So, I don't know. So, if somebody wants to take that, because in theory there are other programs for people who are, I guess.

Doni Green (21:12):

There are, but they all

Spencer Duran (21:13):

Exactly.

Doni Green (21:13):

They have the same two, three year wait list. So, it's not as if

Spencer Duran (21:16):

Yeah,

Doni Green (21:18):

There’s an apartment around the corner if you turn 62.

Spencer Duran (21:21):

Exactly. And they are also siloed, the service array, the provider’s disability world is not senior world, so it's completely different kind of universe of players. Any other 811?

Bobby Wilkinson (21:35):

So, what are the populations that have preference now?

Spencer Duran (21:39):

So, the preference populations are exiting institutions. So that's nursing facilities or institutions for people with developmental disabilities, and then also the youth, youth with disabilities who are aging out of the foster care system. So those populations.

Bobby Wilkinson (22:01):

All equally preferred?

Spencer Duran (22:02):

Yeah, we do. Equally, we would be open to doing something. We haven't really had any two simultaneous preference applications hit our desk at the same time, you know.

Bobby Wilkinson (22:17):

And how did we get to 90% local mental health authorities were just on the ball or?

Spencer Duran (22:23):

Yes. Yeah. Yes. Housing is so natural to them. It's already kind of in their service array as a, yeah. So, they're just already ready to go.

Doni Green (22:36):

And Spencer, there's also some state funding to pay those service?

Spencer Duran (22:40):

Oh yeah.

Doni Green (22:40):

Historically there has been, yes. To pay those people, whereas you don't have that sort of same thing,

Bobby Wilkinson (22:45):

Like their own navigators or whatever. Okay.

Spencer Duran (22:48):

Exactly. Yeah. Housing navigation is native to them. Yeah, There's, yeah, that's probably the best way to look at it. But yeah, so we have almost 400 households being served that are serious mental illness. So, we've been a success in that regard. But I think that the disability advocates who are mostly folks who are part of ADAPT and other organizations, those advocates were for people who are interested in deinstitutionalization. So, the program that they advocated for hasn't really been the program that we've manifested as practitioners, so I totally get it. But we are serving people who have disabilities. Permanent housing is super rare for a lot of people below 30%. So, we're doing good things, but we have an equity issue. Yeah.

Tanya Lavelle (23:56):

Hey, Tanya Lavelle, disability rights, Texas. I was interested, where are you seeing the biggest wait lists? Which parts of the state?

Spencer Duran (24:04):

That's a great question. Caitlin, are you on the call? I would imagine we can definitely give you the actual numbers, Tanya.

I'll make a note to do that, but I'm sure it's the largest urban area. Yeah,

Tanya Lavelle (24:20):

My assumption was it urban areas, but I didn't know if it was kind of smaller, your Brownsville areas kind of lower, or Abilene and Austin,

Spencer Duran (24:32):

Some of our top performing, because again, our program is only as good as that referral environment. And some of our top performers are probably San Antonio, Houston, just by volume. Is it Life Path in the DFW area as well?

Tanya Lavelle (24:54):

Collin--

Spencer Duran (24:55):

Collin, yes.

Tanya Lavelle (24:55):

--McKinney.

Spencer Duran (24:58):

Yeah. But yeah, so let me make, get you that list.

Doni Green (25:03):

But haven't you stopped taking applications? So, the wait list,

Spencer Duran (25:07):

That's a good point.

Doni Green (25:08):

Won't reflect the demand.

Spencer Duran (25:10):

Right, right. So, what Doni's talking about is we've actually closed a lot of waiting lists as well. So, the waiting list is not really evidence of demand anymore because we have people just waiting forever, forever, forever. So, we just decide to cap those waiting lists. So that's a good point. So, I'll go--

Doni Green (25:33):

So at least you know where there are wait lists. Right?

Spencer Duran (25:34):

Yes, yes. We can give you some good info.

Doni Green (25:38):

Thank you.

Spencer Duran (25:38):

Yeah. Okay. I can go on and on and on. So yeah,

Bobby Wilkinson (25:46):

If there's nothing else on 811, let's move on to the emergency housing voucher update also for Spencer.

Spencer Duran (25:51):

Okay, cool. So, thank you again, Bobby. Yeah, so the emergency housing voucher program, it's a section eight program, and it's other public indigent housing, which is another part of HUD that's different than 811. So, it's been a learning experience for me personally. So not as a housing finance agency, but us as a housing authority. HUD allocated 798 vouchers to us originally that are Section eight vouchers, specifically for people experiencing homelessness or people who are exiting homelessness, and then people who are veterans or survivors of domestic violence, things like that. So, it doubled the size of our housing authority immediately. And it also requires partnerships with continuum of care organizations. That's also new for us, for our PHA at least. So, the performance so far. So again, keep that number in mind. 796 or 798 is our number that we were allocated. So, Texas Homeless Network, we're at 250 housed Tarrant County, we're at 49 housed and Heart of Texas, which is the Waco area. We're at zero. But that was our slowest, our most recent kind of start. So, I'm not worried about them. We have hundreds of households that have been referred to us. So, I think that generally speaking, I think we have enough referrals to absorb our voucher allocation. So, I don't think that referrals is the problem anymore. I think it's really just taking those referrals, screening them, and then those local COCs doing that really hard work of recruiting landlords that accept Section eight vouchers that are willing to lease to an eligible family that's experiencing homelessness or a survivor or a veteran. So, we're at 299, total housed out of 798, so that's less than 40%. A lot of other PHAs have already finished their activity, but we designed our program to be hard. So, like we said, we want to serve rural areas, we want to serve areas that are underserved. So, we've done that. I think that we designed a program that it was meant to be hard, so we're not at any risk of losing our vouchers. So, HUD put a new notice out. So even though we're at 40% lease up at HUD, even just a couple weeks ago, put a new notice out that made it clear that we're not at risk of losing our vouchers. So just want to make sure that's clear. We would obviously like to be going faster, and we would love to be at a hundred percent with all of all 800 housed and all of that, but we're still at 40%. But all of our fundamentals, I think, are good. The referral pipeline is good. The COC partners are good. It's just finding landlords that are willing to take the voucher is tough and time consuming. But our cumulative lease up line is vertical, so it's looking good. Okay. Any questions?

Megan Sylvester (29:38):

No, but I just want to add something from Michael didn't present the PFC bill. One of the things they did is that those properties now have to take vouchers.

Spencer Duran (29:49):

Cool.

Megan Sylvester (29:49):

So that is something,

Bobby Wilkinson (29:52):

It would be all vouchers, right?

Megan Sylvester (29:54):

I don't think so. I think it just says section eight vouchers would, I could be mistaken.

Bobby Wilkinson (30:01):

Would these count?

Megan Sylvester (30:02):

Yeah.

Bobby Wilkinson (30:02):

Okay.

Megan Sylvester (30:03):

Because they are section eight vouchers. They're just like a VASH. It's a Section eight voucher.

Bobby Wilkinson (30:09):

Is it? It's just, yeah. Okay. That was my next question.

(30:10):

<laughs>

Helen Eisert (30:17):

What's the deadline of when you have to have people housed by,

Bobby Wilkinson (30:21):

I don't know.

Helen Eisert (30:22):

I thought it was December 23

Spencer Duran (30:23):

Year. Okay. Helen asked the question, when's the deadline? It's funny. It's so ambiguous. Okay, so there's a deadline on when someone moves, let's say we house somebody and then they move out. We can't recycle that voucher after September 30th, 2023. Okay. So, it’s a transitional, an attritional deduction after that right? But we can lease up new vouchers into the future. My estimate is 2030. Megan probably has an opinion. Or maybe

Megan Sylvester (31:00):

HUD’s been a little unclear on this point. Originally, they said 2026. Oh. But now they've being a little wishy-washy. But how they booked it, so when you get funds from the federal government, all funds typically have a seven-year clock on them. But then there's a way to book it that even if the legislation passed, if you didn't issue it until the next fiscal year, it goes in the next fiscal year's books. So, I think they, they're, and because they did this program in waves, they made an initial allocation and then they made another one. And I think they even made a third one. But I think they're hard to argue that it's third one that should control the timeframe where you have to refund return the funds to treasury. But I don't know if they have a list.

Spencer Duran (31:53):

Yeah, and this kind of a point about the public facility corporation, even though they're not hitting 30 and below a voucher will, so a voucher is a way to buy down the rents effectively. And so, I think that if I was a housing navigator, I would definitely want to know where those PFC developments are in my service area. And I would want to approach those landlords if my job was to try and get voucher holders housed.

Megan Sylvester (32:25):

And I will say that it doesn't, like the PFCs that are already on the books are not subject to this.

Spencer Duran (32:31):

Ahhhh!

Megan Sylvester (32:31):

It's just kind of going forward after a certain date. And that date's a little confusing. Depending on--

Bobby Wilkinson (32:36):

--they played with making it retroactive. And it didn't end up the end?

Megan Sylvester (32:39):

It Didn't.

Bobby Wilkinson (32:40):

Okay.

Megan Sylvester (32:41):

I just Wendy and I are discussing bill this afternoon, so it's kind of like, I'm pretty sure it didn't make it in.

Spencer Duran (32:47):

Gotcha. Well, cool. That's another tool. Yeah. Cause we just need landlords that are willing to accept the vouchers.

Bobby Wilkinson (32:53):

Or forced to.

Spencer Duran (32:54):

Or forced to. I just want 798 to go away, so I don't really care how that happens. Okay. Any other questions or?

Doni Green (33:05):

Yeah, where are you going?

Spencer Duran (33:06):

Sure. Okay. I'm going to go to the Technical Assistance Collaborative.

Doni Green (33:12):

Yeah.

Spencer Duran (33:13):

So, they're known to TDHCA, they are known to the state, they're known to HHSC, they're kind of the lead technical assistance and research organization for the disability housing sort of space. Is that what you, I guess, yeah. So, I'll start in September. So, my last day at TDHCA will be at the end of, or at the very beginning of August. So, I have a good overlap with Bill. And then I'll have kind of a

Megan Sylvester (33:46):

Vacation.

Spencer Duran (33:47):

Vacation.

Bobby Wilkinson (33:50):

Aren't you moving states?

Spencer Duran (33:51):

So, I will eventually. So, our plans, so all my family's moved to.... My wife's family has moved to Oregon and Washington State. So, I'm the only, we're the only Texans kind of remaining. They all left us behind. So, it's a remote job. And so, my wife also works for the state. So, our plan is for her to hit her 10 years and maybe move on after that. I'm not too sure. So, she has a little bit more time left. But yeah, so I'll be here in Texas for the foreseeable future, but that's the long-term plan. Yeah.

Bobby Wilkinson (34:30):

Nice.

Doni Green (34:31):

Exciting.

Elizabeth Yevich (34:31):

That 10 years is a good segue. This is Elizabeth Yevich, director of the Housing Resource Center. And for those of you who don't know, this council well has always had administrative support. So provided by Housing Resource Center staff, Jeremy Stremler is the person now. And 10 years ago, when Spencer first arrived at TDHCA, he landed in the Housing resource center. So, he cut his teeth here long before section 811 was a glean, well, I guess it was a little grit in somebody's eye at that point. So, he started out in the housing resource center. And Spencer, you've done a fabulous job. We're going to miss you very much. Bravo. And all the best for the future.

Spencer Duran (35:09):
Sure. Thank you, Elizabeth. Thank you for hiring me.

(35:11):
<laughs>

Bobby Wilkinson (35:16):
Alright, next up, have Jeremy's going to give an update on HUD CPD programs timeline?

Jeremy Stremler (35:22):
Yes. Jeremy Stremler, Housing Resource Center manager, and the HHSCC council coordinator. And just also, one thing we didn't touch on with EHV is the program is now going to move under our single-family homeless program. So, somebody from that division will be here in the future to give updates on the program moving forward. So, it won't stay under Section 811 as well as,

Megan Sylvester (35:46):

Yeah, all of our, it's not just this program that's moving the Section eight program as a whole. Yeah. Is moving to under Abby.

Jeremy Stremler (35:53):

Yes.

Jeremy Stremler (35:53):

Yes. So, someone from that division, whether it's Abby herself or one of the individuals in her division will be here to talk about EHV at future meetings. Just so everyone's aware. We're not just going to stop talking about it.

Doni Green (36:07):

Wait, so is Andre still Working with you?

Jeremy Stremler (36:09):

Yes. Yeah, he's moving underneath Abby.

Doni Green (36:11):

Okay.

Elizabeth Yevich (36:11):

So that means Abigail will have all the HUD programs.

Doni Green (36:14):

I got it.

Elizabeth Yevich (36:15):

It makes a lot of sense. It makes a lot of sense.

Jeremy Stremler (36:17):

Yes. But moving on to this item about the HUD CPD program's timeline. Michael Wilt asked about this at the last meeting because it is confusing why there's three state agencies to operate five programs. And he was wondering how that came to be, why that is. So, this is just a little, first, a description of what the programs are and what they do. And then the second page is a timeline of how all of these programs ended up at TDHCA, Texas Department of Agriculture and Department of State Health Services. And so just a kind of general overview of this timeline. Of course, before 1991, TDHCA did not exist. TDHCA was created and CDBG, HOME and ESG were all given to the Texas Department of Housing and Community Affairs. And then the first allocation of HOPWA in 1992 was given to back then it was all Texas Department of Health. DSHS was under that. It's always been there. It's always lived there. It was never part of our agency. And then CDBG got moved in 2002 to the Office of Community and Rural Affairs, 2006 because we also was brought up

CDBG DR funds because TDHCA was involved in that for a fair amount of time.

Bobby Wilkinson (37:41):
Disaster recovery.

Jeremy Stremler (37:41):
Disaster recovery funds. So, 2006, of course there were all of our major hurricanes, Rita, Katrina, Ike, TDHCA was the primary deliverer of those disaster recovery funds. And ORCA, TDRA is, which it was renamed to administered non housing funds. 2009 ORCA was renamed to Texas Department of Rural Affairs. And we were still collaborating with TDRA on CDBG and DR funds. And there's a little blurb about ESG just because ESG went, the name was changed and there was a little bit more umph, given to ESG funds in 2009. And in 2011, CDBG DR funds disaster recovery funds were moved from TDHCA to the GLO and TDRA was transferred to the Texas Department of Agriculture. So that's how they kind of all ended up in different places. And in 2016, the federal government created a housing trust fund out of administrative fees from the GSEs, which are Fannie, Freddie Mac and Fannie. Fannie Mae. If I, yeah, you did. Yeah. Okay. I was good. I always swap those words around cause they get, and so 2016 was the first, when they kind of issued funds, we didn't really get any funds for a couple more years after that. But that's when

they first assigned. And the governor assigned the housing trust fund to TDHCA. We call the National Housing Trust Fund because of course the state of Texas already operates a housing trust fund. So, we didn't want to get them confused. So, this is the National Housing Trust Fund. And the state level one is now called the Texas Housing Trust Fund. We've workshopped some different names on that one for a while. But we've settled, we've settled on Texas Housing Trust Fund for the foreseeable future. And that's kind of how all these programs ended up here. And Michael Wilt was really asking, because there are a number of states where all these programs do live in one place. It is a little bit unique on our end that they are in multiple places, but we have no control over that. We are told and we do. So that's kind of how they ended up here. Wanted to give everybody this little fun rundown the timeline. I'm hoping to pass it off to someone in Michael's division, our creative communications person, and maybe make it look a little bit better than just words on a piece of paper. Put it up on the website so that I can stop being asked all these questions about it. And so, we'll hopefully get that up sometime soon. This will go up relatively soon. Then we'll have a better visual hopefully in the not too different future of it. That way that general information is out there for everybody. In case you forget, you can go and you can find it. If someone asks you like, hey, I know you do work with

TDHCA why are all these programs at different places have an answer for that question. But yeah, any questions about that?

Elizabeth Yevich (41:02):
Is Michael Wilt--

Michael Wilt (41:03):
Hey, Jeremy, this is Michael Wilt. I'm on the phone. I just want to say thanks for providing all that.

Jeremy Stremler (41:07):
Yeah, of course Michael. And it'll go, of course the, it'll also be on the meeting materials on the HHSCC page as well. And I will also send it out to all of you later this afternoon. Cause I know there are obviously some folks on the phone, members on the phone that aren't here in person to receive this. So, I'll send it out to everybody. So, you have a digital version and it'll go under the HHSCC page, and it will end up on what we call the housing resource center plans and report page, which is where all of these HUD documents live to provide that description if anybody happens to find themselves on that page.

Bobby Wilkinson (41:45):
Are there any other states that have it, that have programs divided like that?

Jeremy Stremler (41:50):

I mean, there very well could be, but

Megan Sylvester (41:52):

There are some states that have CDBG separate.

Jeremy Stremler (41:56):

I think that's the primary one.

Megan Sylvester (41:58):

That's more common, I don't know anyone that has so many.

Bobby Wilkinson (42:03):

Right?

Jeremy Stremler (42:03):

Yeah. Cause HOPWA is separate specific. I mean, HOPWA, obviously, the HOPWA program operates a lot of housing related programs just for a specific population. And so, a lot of states do have their HOPWA program in their housing agency. But I think in 1992, I can't even think of who was governor at that point.

Megan Sylvester (42:25):

And I think it's in support Of,

Jeremy Stremler (42:27):

Makes sense.

Megan Sylvester (42:27):

to have their HUD funded housing CP programs with their tax credits. And then about half of them don't. Right? They have it in a separate, more like an economic, that's the most common place for these programs to live. It's not with the housing finance agency, it's with the economic economic development.

Jeremy Stremler (42:50):

I think the primary one that I know of that is California. They have a million state agencies, but there's one that operates all their federal programming and then their CPD program, housing programs. And then they have a separate agency that operates their federal tax credit and state housing tax credit programs. They're two different agencies.

Megan Sylvester (43:10):

And Colorado's like that. There's several.

Elizabeth Yevich (43:13):

I say I think it's Colorado’s.

Jeremy Stremler (43:13):

But yeah, we are relatively unique in the fact that we have multiple agencies involved because all these programs obviously are governed under one document that we take the lead on creating and putting together and submitting to HUD to approve, to actually receive these funds, these appropriated funds from the federal government. So that makes it a little difficult. We send out documentation to multiple agencies to get edits back and review and figure out what's going on. And then we take the lead on submitting that information to HUD and making sure everything's in order.

Elizabeth Yevich (43:50):

We work very closely with Suzanne Barnard who just left. Yes. And the person who signs all of these is usually Bobby's,

Bobby Wilkinson (43:56):

Right?

Jeremy Stremler (43:56):

Yeah.

Bobby Wilkinson (43:58):

Yeah, I think as far as NCSHA, the only state I know that has CDBG is Georgia. Most of them don't.

Megan Sylvester (44:09):

If there's one that's separate, it's usually that one. Yeah. And usually, those states usually have all of their block grants together. So, they'll have their social security block grant and their community services block grant and their CDBG, and they kind of have an office of block grant assistance or something similar to that.

Bobby Wilkinson (44:26):

I'm the only one that has CSBG that I know of in that group.

Megan Sylvester (44:29):

Yeah, that's pretty unusual for it to be with the housing finance.

Jeremy Stremler (44:32):

Yep.

Bobby Wilkinson (44:34):

Okay. Any questions for Jeremy on history? I noticed there wasn't a lot of whys.

Jeremy Stremler (44:43):

No. And you know, I will say there's not a lot of, I can't really find a lot of documentation on that.

Bobby Wilkinson (44:50):

Of course, not, you would've needed to be in the room.

Jeremy Stremler (44:51):

Yeah, so I think some of these, anecdotally there were things that were happening that caused things to be moved around, but things like why the Texas Department of Commerce and the Texas Department of Housing were smashed together and randomly community affairs was thrown over too. Who knows? Right. There were too many. But eighties, nineties, there were way too many state agencies. We know, obviously from our friends at HHSC, they got combined. They've been combined multiple times now from early 2000s.

Helen Eisert (45:28):

Every 10 years.

Jeremy Stremler (45:28):

2010s, yeah. They keep smooshing 'em down to make less, they would say administrative burden because obviously somebody has to keep track of all these different agencies. And it might be a little easier if they're all smooshed into just a few places theoretically. But yeah, I think.

Helen Eisert (45:47):
Just wait 10 years, it'll change again. That's what everything, it takes about a decade and then something, we're gonna do this now--

Jeremy Stremler (45:54):
Eventually HHSCC is just going to be all state agencies in one or we're all going to be.

Megan Sylvester (46:00):
Acquisitioned. It's funny.

Jeremy Stremler (46:02):
But yeah.

Bobby Wilkinson (46:03):
Thanks Jeremy. Appreciate it. I think that is it for our listed items. Now is the time for public comment. Anyone in the room? Anyone on the phone have it here? All right. Going once, going twice? Our next meeting will be October 18th, 2023. And in this room, we're, we're always going to meet physically now until there's another pandemic or whatnot, or unless there's a statute

change on open meetings in our organization being subject to it or whatnot. I think virtual makes sense for groups like this, but we don't have that luxury. And that's it.

Jeremy Stremler (46:56):

I will say probably one more thing, something we also had brought up at previous meetings. There will be somebody from HHSC to talk about Medicaid and housing. We brought that up kind at the last meeting. We had questions about that. Claire connected me with somebody who couldn't make it to this meeting but will be at the October meeting. They may also be a new member of this council.

Helen Eisert (47:19):

Who is that? Veronica?

Jeremy Stremler (47:20):

Yeah. It's unsure. I've heard through the grapevine. She will be, but I've not received official communication from HHSC that she will be. But she'll be here to talk about Medicaid and housing and Medicare and

Helen Eisert (47:32):

Well, and just a heads up, this will be my last meeting. So, I accepted another position in HHSC with women's health programs.

But I think what I'll do is set a proxy until someone can be appointed. The only catch is she lives in Brazoria County, so I don't know if there's travel stuff, but she's not in town.

Jeremy Stremler (47:54):

Okay.

Elizabeth Yevich (47:56):

Congratulations.

Helen Eisert (47:56):

So, I'll email you guys. Thank you. I'm excited.

Jeremy Stremler (48:01):

That's awesome. Cool. Yeah, you told us you were leaving before and you still showed it back up here, so we're not going to count you out yet.

Helen Eisert (48:08):

Yeah.

Bobby Wilkinson (48:11):

Okay. Good seeing everyone. And we're adjourned. Thank you. Thank you.