

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING & HEALTH SERVICES
COORDINATION COUNCIL

PUBLIC HEARING

ON

DRAFT HOUSING AND HEALTH SERVICES COORDINATION COUNCIL
2014-2015 BIENNIAL PLAN

Suite 210
REACH Resources Center on Individual Living
8625 King George Drive
Dallas, Texas

Monday,
June 23, 2014
1:17 p.m.

BEFORE:

TERRI RICHARD, HHSCC Coordinator

ON THE RECORD REPORTING
(512) 450-0342

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P R O C E E D I N G S

1
2 MS. RICHARD: Good afternoon. Today is
3 Monday, June, 23, 2014. I am Terri Richard with the
4 Texas Department of Housing and Community Affairs, and
5 I'd like to welcome all of you to the public hearing in
6 Dallas for the Draft Housing and Health Services
7 Coordination Council 2014-2015 Biennial Plan.

8 This document may be found from the following
9 website: www.tdhca.state.tx.us/hhsc/biennial-plans. A
10 paper copy can be requested by contacting the Housing
11 Resource Center at P.O. Box 13941, Austin at 78711-3941.
12 Or you can just give me a call. My number is 512-475-
13 2953.

14 Representatives from the Department are here
15 to receive comments from stakeholders and the general
16 public regarding the plan. The hearings give the public
17 an opportunity to give input into the plan prior to
18 submission to the Office of the Governor and the
19 Legislative Budget Board, and we do that on August 1 of
20 2014 this year.

21 The plan includes an overview of the council,
22 who they are, what they do, definitions of service-
23 enriched housing, the importance of service-enriched
24 housing, we talk about council activities, there's a
25 section on the overview of the State of Texas

1 Comprehensive Analysis of Service-Enriched Housing
2 Finance Practices final report, and council
3 recommendations for the 2014-2015 biennium.

4 This is the third biennial plan that we will
5 be submitting since the creation of the council in 2009.
6 What we tried to do with this plan was to take a broader
7 look at service-enriched housing, not only here in Texas,
8 but also in other states, six other states.

9 What the council chose to do was to contract
10 with the Technical Assistance Collaborative to identify
11 best practices in six other states and the council
12 focused their plan on three of the recommendations that
13 came out of that report. You'll also see more in this
14 plan about services, in particular additional resources
15 from the legislature and from additional funding
16 opportunities that Texas has taken on.

17 I do have a few administrative reminders. If
18 you've not already done so, please take this opportunity
19 to silence any communication devices. For anyone
20 interested in speaking, we'd like to ask you to fill out
21 a witness affirmation form, and those are right over
22 there on the table, and then note the topic that you wish
23 to discuss. If you haven't already completed one,
24 they're right over there on the table. Also, as you
25 speak, please provide your name and who you represent if

1 you represent at anyone.

2 As a reminder, we are here to accept public
3 comment and we will not be responding to questions today
4 about the plan. The comment period for the biennial plan
5 began last Friday, June 13, and it's going to run through
6 this Friday, June 27. Any comment that's received at
7 this public hearing will be considered official public
8 comment for these documents.

9 The Housing and Health Services Coordination
10 Council was authorized by the 81st Texas Legislature in
11 2009, based on recommendations of the Legislative Budget
12 Board. The council includes 17 members. The executive
13 director of the Texas Department of Housing and Community
14 Affairs serves as the council chair, and then there are
15 eight members appointed by the governor, and eight other
16 members that are state agency representatives. The
17 council meets quarterly, in January, April, July, and
18 October. TDHCA staff provides clerical and advisory
19 support to the council.

20 And I'd like to now introduce Paula Margeson.
21 She is one of our members, and just ask her if she has
22 anything she's like to add or say.

23 MS. MARGESON: Well, I think it might help
24 just to clarify that the council has three main purposes:
25 one of them is to try to identify barriers to service-

1 enriched housing, and one of them is to try to facilitate
2 the creation of more service-enriched housing in Texas,
3 and then the last one is to coordinate and educate the
4 various state entities about each other's work and how
5 that could tie into service-enriched housing.

6 So that's what we're mandated to do, so this
7 plan kind of summarizes what we've done in a two-year
8 period and the recommendations that we're making that
9 will come out of that and what we'll be working on, say,
10 for the next two years.

11 And I wanted to make sure that everybody
12 understands what service-enriched housing is. Service-
13 enriched housing is housing where some services are
14 available to the residents.

15 It's multifamily housing, so that would mean
16 like apartments, for example, where more than one family
17 lives and there's more than one unit, and those complexes
18 or those facilities have some services attached to them
19 that could be on-site or they could be off-site, and
20 they're linked together. Like, say, REACH could link
21 with a housing complex that wanted to have service-
22 enriched housing and we would provide services, specified
23 services.

24 Typically what might happen would be -- and
25 Terri, you can correct me if I'm wrong -- what happens is

1 a developer might want to build some housing and the
2 state maybe gives him some tax incentive money to help do
3 that, but in turn, he has to agree that he will provide
4 for or arrange for the provision of some services in
5 exchange for getting that tax incentive and maybe some
6 other considerations. What he has to give back is that
7 the people that move in there, number one, some of the
8 units will have a little bit of a reduction in rent, not
9 like Section 8, not that much, but some reduction in rent
10 for lower income residents, and they would have some
11 services. So, say, there would be maybe
12 a couple of vans available to take people to doctor's
13 appointments or to the grocery store a couple of times a
14 week, that kind of thing. Maybe they would provide one
15 light meal a day, like maybe a breakfast buffet. Maybe
16 they would provide an on-site library, or a visiting
17 nurse that came and did routine things once a week,
18 something like that. So it's housing arrangements that's
19 been enriched with some services.

20 And typically, for the sake of this council,
21 we are talking about two populations that could benefit
22 from this: that would be people with disabilities and
23 older people who often also have disabilities. So that's
24 our target population that we're trying to address and
25 make available more service-enriched housing for people

1 with disabilities and older people. So does that help a
2 little bit?

3 MS. STEWART: And they're not required to
4 access the services but they're there if they want to.

5 MS. MARGESON: Exactly, yes. You don't have
6 to take part in those services, they're just there if you
7 need them and you want them.

8 So that's just kind of a little background
9 prior to the release of the plan, and what we really
10 wanted to hear is your comments about the plan, where we
11 are today and what we've done to date, and where we're
12 going for the future.

13 MS. WILLIAMS: Well, how does that look as far
14 as mixing the housing together, people with disabilities
15 and non disabilities living in the complex, but yet there
16 are services available for those who want to use them.
17 Is it going to be available for everybody, that van to
18 the store, everyone that lives in the complex?

19 MS. RICHARD: There's lots of different
20 models, and so I think it depends on the property,
21 whether it's going to be available to everyone or just
22 people with disabilities. But there's different models
23 and it depends on what supportive services that they are
24 going to provide, and there's an array of those services
25 that they select which ones they're going to provide when

1 they apply for our housing tax credits.

2 MR. SAUNDERS: (Speaking from audience.) The
3 funding, is it the State of Texas or is it federal
4 government, or what?

5 MS. RICHARD: Service-enriched housing can be
6 funded a number of ways, and some is with state and some
7 with federal dollars.

8 MR. SAUNDERS: But originally it was the state
9 government is what it does. Right?

10 MS. RICHARD: The council is made up of some
11 state agencies, that's correct, agency representatives.
12 It's mostly the health and humans service agency
13 representatives.

14 MR. SAUNDERS: But what I'm trying to find out
15 is who's going to be in charge? Is it state or federal
16 government?

17 MS. RICHARD: Who's going to be in charge?

18 MR. SAUNDERS: Yes.

19 MS. RICHARD: It kind of depends on which
20 initiative or which project or program that you're
21 talking about. So the Housing Tax Credit Program, for
22 example, that's a Texas Department of Housing and
23 Community Affairs, but it's a federally funded program.

24 So that particular program that Paula was
25 talking about, the housing tax credit properties, that's

1 federally funded. That federal money, though, goes
2 through a state agency, which is the Texas Department of
3 Housing and Community Affairs. We are the housing
4 finance agency here in Texas, so that federal money goes
5 through our agency.

6 MR. SAUNDERS: Okay. So you're a state agency
7 then. Okay. The State of Texas is notorious for short-
8 changing the elderly. Having said that, I have a Section
9 8 apartment and Section 8 in Texas, again, it's been
10 closed for years. How are y'all going to handle the
11 problems of the elderly? There is no more open housing,
12 at least the Dallas-Fort Worth area. How are you going
13 to handle that?

14 MS. RICHARD: Well, I think that you bring up
15 an issue that a number of people, not just in Texas, but
16 across the nation are bringing up. There is a huge need
17 for service-enriched housing, and one of the things that
18 the council is trying to do is to make more service-
19 enriched housing available, so those are some of the
20 things that we're trying to do.

21 But it is a national problem and I appreciate
22 your comment about seniors and being short-changed. I
23 think that there are opportunities like this and like the
24 Department of Aging and Disability Services also has
25 public hearings. They just released their state plan on

1 aging, and so I would just encourage you to continue to
2 participate and bring up the need, and I think it is a
3 huge issue.

4 And I know the U.S. Department of Housing and
5 Urban Development recognized that there's a need.
6 They're trying to do some things to increase
7 availability. Like one of the programs that we applied
8 for some grant funding, and that's something we talk
9 about in the plan is the number of federal funding
10 opportunities that Texas has taken advantage of to try to
11 help increase those services and housing.

12 So one of them is the Section 811
13 demonstration program that's going to be offering rental
14 assistance to an additional 350 or so individuals, and I
15 know there's some opportunity there; then there's also
16 other opportunities.

17 I know Texas Department of Housing and
18 Community Affairs has also applied for additional
19 funding, and we haven't heard yet whether we're going to
20 get that additional funding. If we do, though, that's
21 going to be an additional 600 people that might be able
22 to get help with their rent.

23 But that's the whole purpose of the council is
24 to try to work with the state agencies, the federal
25 agencies, the private, the nonprofits, to try coordinate

1 how we can leverage the scant resources that are out
2 there to be able to benefit people with disabilities and
3 aging adults.

4 MR. SAUNDERS: Apparently there's very few
5 people out there, because the last time Dallas Housing
6 had an opening for Section 8, they were almost bombed
7 that day. There was a riot, it was there on TV. You
8 know, this is ridiculous. You've got people looking for
9 housing, and they can't find it.

10 MS. RICHARD: Right. I really appreciate that
11 comment. One thing I might just want to explain to
12 everyone is the Texas Department of Housing and Community
13 Affairs -- you mentioned state agencies; we don't have
14 any oversight over the public housing authorities.

15 There's over 400 of them across the state. We
16 don't fund them, we don't have any authority over them,
17 it's the U.S. Department of Housing and Urban development
18 who does. So we take calls every day, people that have
19 issues, concerns, complaints, just like yours, and so I
20 just want to encourage you to stay in touch with the
21 federal side of things as much as you do the state side
22 of things.

23 But I have seen things come across the U.S.
24 Department of Housing and Urban Development where they
25 recognize there's a problem, and they're trying to do

1 what they can to pass legislation to provide more funding
2 for the public housing authorities across the United
3 States. But I've heard of sometimes wait lists that are
4 four years long, so I know it's huge. I think everyone
5 does recognize there's a huge need, I think it's always a
6 challenge to figure out how you try to address that need.

7 And that's something in some small way --
8 maybe some bigger ways, right, Paula? -- we're trying to
9 do that, trying to look at everybody trying to cooperate
10 and see if there's ways we can leverage some funding. So
11 you'll see that in the biennial plan, looking at some for
12 the organizations across the state that we're trying to
13 get to work together. Thank you.

14 Does anyone else have some comments that they
15 would like to make for the record?

16 MR. McDONALD: I have a question. How is that
17 going to affect people that are on like CLASS programs
18 that assist them already?

19 MS. YEVICH: For the record, could you state
20 your name, please?

21 MR. McDONALD: Bradley McDonald.

22 MS. RICHARD: And I'm sorry, let me make sure
23 I understand the question. I understand the CLASS
24 program; that's Community Living Assistance with Support
25 Services. And so your question was how is what going to

1 affect CLASS?

2 MR. McDONALD: If this new program is
3 approved, how is it going to affect people on CLASS?

4 MS. RICHARD: And is that the Section 8
5 demonstration program that I was talking about?

6 MS. MARGESON: Are you talking about service-
7 enriched housing?

8 MR. McDONALD: Yes.

9 MS. MARGESON: Well, okay, Bradley, service-
10 enriched housing is in existence now. It's not brand
11 new; we're just trying to get more of it. So a person
12 could live in a service-enriched housing project who has
13 CLASS, there wouldn't be any problem with that. It's
14 just providing what we might call auxiliary or ancillary
15 services that people might need that would make their
16 lives easier. So it wouldn't interfere with what you
17 already have in place, it would just make it better, make
18 it go further.

19 MR. McDONALD: That answered my question.

20 MS. MARGESON: Good. Did anybody get to read
21 the plan?

22 (Negative responses from audience.)

23 MS. WILKINSON: This is Janet Wilkinson. I
24 have read the plan, Paula.

25 MS. MARGESON: Because we really kind of need

1 your feedback about that plan, did it make sense when you
2 read it, do the recommendations seem relevant,
3 reasonable, doable.

4 MS. STEWART: Is it possible to give us a
5 quick overview of what's in it since some for the people
6 in the room haven't had a chance to look at it?

7 MS. MARGESON: Here's the author right here.

8 MS. RICHARD: Okay, we'll give it a go. Maybe
9 I could just kind of go through the executive summary,
10 perhaps.

11 So I started out just talking a little bit
12 about the history of the council, when it was created.
13 Senator Jane Nelson and Representative Norma Chavez were
14 the ones who were the authors of the bill. And as I
15 mentioned earlier, there was a Legislative Budget Board
16 report -- they're called GEER reports, they're
17 effectiveness and efficiency reports -- and this is way,
18 way truncated, in that it basically said that gosh,
19 there's some great housing programs out here, there's
20 some great services here, but they don't seem to be
21 working together for the benefit of people, that's kind
22 of the gist of the report.

23 And so thus came the Coordination Council,
24 which is really focused on trying to get better
25 coordination of all these different resources to make

1 things better for people. And so I talk a little bit
2 about that.

3 Then we talk about service-enriched housing,
4 and one of the first duties that the council was charged
5 with doing was developing a definition. And so in the
6 very beginning -- and I know, Paula, you went to some of
7 these -- there were a number of places, I think they went
8 to four or five different places and got some input about
9 service-enriched housing, what it might look like. And
10 then they came up with a definition. That definition was
11 passed, and it's in our Texas Department of Housing and
12 Community Affairs rule.

13 And I'll just tell you what that is and what
14 it is in rule. It's integrated, affordable and
15 accessible housing that provides residents with the
16 opportunity to receive on-site and off-site services and
17 other services and supports that foster independence in
18 living and decision-making for individuals with
19 disabilities and people who are elderly. So that was one
20 of the first things that the council did was create this
21 definition.

22 What I did in that particular section, I
23 looked at definitions of service-enriched housing,
24 supportive housing in other areas, some other
25 organizations. So for example, the Governor's Committee

1 on People with Disabilities, they have a definition of
2 supportive housing. And then I looked at the federal
3 definition, SAMHSA, Substance Abuse and Mental Health
4 Services Administration, they also have a definition of
5 service-enriched housing. So I provided some examples of
6 some other ways and definitions, and pointed out in the
7 report that the council's definition is very consistent
8 with what's going on in this nation.

9 And so we talk about that and then go into the
10 next section, and what we really wanted people to do was
11 focus on service-enriched housing. I came onboard and
12 when I mentioned that term, and many people don't know
13 what it is, and Charlotte, that was the first question
14 you asked: What is service-enriched housing? So we
15 tried to put in this report here's what it is and so we
16 used these definitions.

17 Then we went into some stories, people who
18 benefit from service-enriched housing, to really talk
19 about, okay, so now maybe you know what the definition is
20 but why do we care, we talk about why it is so important
21 and how it has changed people's lives for the better.
22 And so the report includes some people who have been able
23 to benefit.

24 And you mentioned, sir, earlier, CLASS, for
25 example. So it's how people worked together to receive

1 those kinds of long-term services and supports, but over
2 here on the housing side they were able to get some
3 assistance with their rent, either reduced rent
4 apartments, or in some cases you actually get help with
5 paying your rent, so those are tenant-based rental
6 assistance. So we go through some examples of people who
7 tell their stories about why it's important because we
8 want people to understand why it's important.

9 And as I mentioned, it's going to go to the
10 Office of the Governor and the Legislative Budget Board.
11 We wanted them to know that this is important and it
12 affects real people that are in our communities and that
13 their constituents and all of us care about.

14 And then I also tried to do a little bit about
15 not only does it improve quality of life but it also can
16 be more cost-effective because some people that live in
17 nursing homes, anybody who has been to a nursing home or
18 has had family in a nursing home, you know how costly
19 that is to serve someone in a nursing home.

20 But looking at if they can have some services
21 and supports, like CLASS or like the home and community
22 based services program but continue to live in their own
23 home -- which, by the way, is in the report; the vast
24 majority of people want to live in their own home, they
25 want to remain in their community where they live, where

1 they have friends and family and go to church. The vast
2 majority of people don't want to go into nursing homes,
3 most of them don't.

4 And so we talk about that, talk a little bit
5 about cost-effectiveness, so I put some numbers in there
6 about the differences between the services and the cost
7 of services in a nursing home compared to if you live in
8 the community with home and community based services.

9 And then what I wanted to do was to really
10 just kind of talk about what the council has done since
11 its inception, so just kind of wanted to take a bigger,
12 broader look, here's how far we've come, so that then we
13 can also talk about, okay, but there's been some great
14 things that have happened but we still need to improve,
15 we still need to do more.

16 So I go through in the council activities
17 section, as I mentioned before, over this last biennium
18 there have been some huge amounts of federal funding that
19 has become available for home and community based
20 services, and that's from the federal side of it.
21 There's also been from the legislature, and one example
22 of that, this last legislative session the Department of
23 State Health Services, who manages and operates services
24 for people with mental illness, they had like an
25 unprecedented amount of money that was given to them for

1 mental health services, \$332 million, and that's
2 additional dollars. So I talk a little bit about the
3 funding that's come in and then what these entities,
4 whether it's a state agency or local areas, are doing
5 with that money to make services more available.

6 And then the next section I talk about the
7 Technical Assistance Collaborative, and it's an
8 organization that are the gurus or the subject matter
9 experts, if you will, on service-enriched housing.
10 They're consultants. They asked council members what
11 states we would want them to look at and who they're
12 implementing service-enriched housing, and then they knew
13 of three other states that were doing some really
14 creative things with service-enriched housing. So we
15 worked with them and that was over a year process to
16 produce this report.

17 And what they did was they looked at what
18 other states were doing, and then they ended up
19 identifying some best practices, and so you'll see that
20 in the report, we list their recommendations. And you
21 can also see that entire report, everything that they
22 did, the research that they did and the best practices
23 that they identified, that's on our website, as well as
24 the biennial plan. So if you want to look at that entire
25 report, you can do that.

1 And then the last section was explaining how
2 the council came up with identifying the three
3 recommendations. So the Technical Assistance
4 Collaborative identified a number of recommendations,
5 more than 20 or something, I don't know the exact number,
6 and so what the council wanted to do was to really focus
7 on three of them. So the last section of the report
8 really focuses on those three recommendations, and those
9 are to increase funding or to identify additional funding
10 for service-enriched housing, and then the other one was
11 to look at additional resources to expand service-
12 enriched housing in rural areas, and then the third one
13 was to create incentives for developers to develop more
14 service-enriched housing. And so the recommendations all
15 fall under those three overarching recommendations, and
16 we had work groups that met several times, about three
17 times to kind of talk through what those recommendations
18 might be.

19 And then the last part of the report, of
20 course, is just the references, some of the research that
21 I did that was included in the report.

22 Was that enough detail, too much detail?

23 MS. WILKINSON: Under the third recommendation
24 it says: Encouraging people with disabilities and
25 advocates to participate in the QAP process.

1 As a person that deals with QAPs -- and I've
2 tried to understand it -- it's very, very complicated, so
3 when you're asking advocates and people with disabilities
4 to assist in this process, there has to be some type of
5 education on what that is, how it affects them, because I
6 work with a national housing subcommittee, and we all
7 have QAPs, and one of our duties was to look at our state
8 QAP, and I literally forwarded it to our chair and said,
9 You know, this is a 700-page document; what am I looking
10 at?

11 So it's very difficult, so if you're
12 encouraging people to participate in it, there has to be
13 some type of education on that huge document.

14 MS. RICHARD: It's a big document. Thank you.
15 I appreciate that.

16 MS. MARGESON: Janet, I have a question for
17 you. How do providers of service-enriched housing in the
18 Dallas area let people like you, who are in the business
19 of helping people with disabilities find housing, know
20 about their properties?

21 MS. WILKINSON: Typically, it's service-
22 driven, so it's the service provider, so I only find out
23 if they have an opening, that particular person would
24 have to become a consumer of that. For example, a lot of
25 medical health housing, they have to be a member of

1 either ABC Behavioral Health, Metro Care, or Life Net.
2 Is that what you're talking about?

3 MS. MARGESON: Well, I know at least of one
4 property where tax and city money was used to build a
5 complex and part of the units are more affordable, and
6 this particular one that I'm thinking about has an age
7 limit, like you have to be at least 50 to move into that
8 complex, and there are services provided on-site.

9 And then these units that the rents have been
10 adjusted downward, you have to qualify as far as your
11 income and having maybe a disability or being in the age
12 limit before you can apply for one of those units. Do
13 you ever have property managers or owners who get in
14 touch with you and say, hey, I've got one of these
15 projects?

16 MS. WILKINSON: Well, I have a listing of
17 every tax credit in North Texas. A lot of the tax
18 credits, 55 and older, I guess I would say have services
19 included when you're talking about some of them offer
20 transportation, some of them offer additional on-site
21 things. Typically, people that call me don't even meet
22 the minimum income guidelines.

23 MS. MARGESON: Well, see, they're all supposed
24 to have services of some type or be linked to services of
25 some type, because that's part of the criteria for tax

1 incentive funding.

2 But that's a good point that you bring,
3 because one of the things that the council has struggled
4 with, is that a lot of the existing tax incentive
5 projects are more geared to people who are in the median
6 income range, whereas most of the people that are served
7 by a CIL -- and typically, our consumers are more below
8 the 30th percentile and they're SSI recipients, and so
9 how do we make this kind of housing available for them?
10 That's a huge dilemma.

11 MS. WILKINSON: And I do agree with you on
12 that, Paula. Like I said, I have a list, and thanks to
13 TDHCA, I do have it broken down, to the best of my
14 ability, in ones that do offer 30 percent rents.

15 But the people that are living in those units
16 are never going to move out.

17 And then they typically don't have on-site
18 wait lists, so it's not like you can call a particular
19 complex and put your name on a list. Most of them, if
20 not all of them, don't offer some type of on-site wait
21 list, so they have to continue to call and see if one of
22 those ever becomes available.

23 MS. MARGESON: Has any one of those property
24 managers ever called you and said, I have a unit
25 available? Has that ever happened?

1 MS. WILKINSON: No. And typically, I would
2 say lately any tax incentive properties that I've
3 received information from in the mail has been way
4 outside the Dallas service area. I mean, we're talking a
5 small, itty-bitty town in East Texas somewhere, and it's
6 actually for seniors.

7 Does that answer your question, Paula?

8 MS. MARGESON: Yes, thank you. Doing a little
9 fact-finding of my own.

10 MS. RAVIN: I have a question. My name is
11 Mavis Ravin. I am a relocation specialist and I work
12 with your department, and I would like to know we can't
13 even get vouchers for people to relocate out of the
14 nursing home, so how is this program going to assist us?

15 MS. RICHARD: I assume that you're talking
16 about the project access program, and it takes some time
17 to get vouchers. One of the things that you probably are
18 already aware of that we're trying to do to help with
19 that is to offer tenant-based rental assistance, and so
20 that's something that someone can go ahead and leave the
21 nursing home and access tenant-based rental assistance
22 until their name comes up on the project access wait
23 list. Are you aware of that program?

24 MS. RAVIN: I am definitely aware of that
25 program. I have been informed there is no funds for that

1 program; it ran out.

2 MS. RICHARD: I know that there's going to be
3 a new release of that funding, but there's definitely
4 limited resources.

5 MS. RAVIN: So how is the enriched program
6 going to assist the elderly and disabled out of nursing
7 homes?

8 MS. MARGESON: One way that we can do that is
9 as we negotiate with the legislature, Mavis, and as we
10 negotiate with developers, we can ask that that be a
11 priority group, that within the priority of elderly and
12 people with disabilities, that people who are relocating
13 have a higher priority. So that's one thing we can do as
14 future developments come online.

15 That's what has been done with the 811
16 project, that all of the 350 units that are going to
17 become available they have set that as one of the
18 priorities.

19 MS. RICHARD: Public housing authorities can
20 also have preferences, and so we're working with the
21 public housing authorities as another way to try to
22 encourage them to offer vouchers.

23 And I just want to be clear, service-enriched
24 housing isn't a program; it's just really about linking
25 housing and services together. And so I think one of the

1 things you can do -- and that's why we did put in there
2 about the Qualified Allocation Plan; it's a document
3 that's very important -- one of the things that then
4 would be something that the council could do is look at
5 that Qualified Allocation Plan and you could perhaps make
6 a recommendation that there be more units set aside for
7 people with disabilities at the 30 percent, or maybe
8 offer some incentives.

9 And that's sort of what the incentive
10 suggestions were about, is being able to put some more
11 incentives in that Qualified Allocation Plan that would
12 help, just as you say, be able to get more people out of
13 nursing homes and take advantage of those housing
14 vouchers.

15 MS. MARGESON: Because one of the problems is
16 it has to meet the developer's bottom line, and in order
17 to attract them to build units that could be affordable
18 for our consumer population -- when I say our, I mean
19 REACH -- they're going to have to have more incentives
20 that typically are offered because it just won't pencil
21 out if they don't.

22 So that's part of what we face as a council,
23 when we're trying to piece together some recommendations
24 that would maybe move all of this forward, it may mean
25 that we have to go to the legislature and say you're

1 going to have to make some more incentives available so
2 that we can housing stock down to this population, make
3 it affordable to this population.

4 MR. SAUNDERS: Are you including assisted
5 living in these programs?

6 MS. RICHARD: In the ideal world it would
7 include assisted living. If the individual chooses to
8 live in assisted living, everyone has a choice to live
9 where they would like to live, but as far as the home and
10 community-based services program in the federal rule,
11 assisted living is considered a community-based setting.

12 MR. SAUNDERS: Well, the thing about it is I
13 was thinking assisted living would be good to go, and I
14 didn't meet the income requirements.

15 MS. RICHARD: You don't meet the income for
16 assisted living.

17 MR. SAUNDERS: Yes.

18 MS. RICHARD: It's a challenge, and most all
19 of these programs do have income guidelines of some sort
20 because they really are intended to try to address both
21 low income and very low income.

22 MR. SAUNDERS: Assisted living, at least the
23 one I found, said that you have to have at least a
24 thousand dollars a month income.

25 MS. RICHARD: Oh, so you didn't have enough

1 income.

2 MR. SAUNDERS: Yes.

3 MS. RICHARD: Oh, I see. It's a challenge.

4 MS. MARGESON: The council, we excluded
5 assisted living from one of the options when we were
6 talking about the options that we would be advocating
7 for.

8 MS. RICHARD: And I don't have that off the
9 top of my head.

10 MS. MARGESON: That's how I remember that we
11 decided not to, because it's a little controversial.

12 You know, David, some people within the
13 disability community feel that assisted living is just a
14 step-up type of institutionalization. I'm not saying
15 everybody feels that way, it's just one of those issues,
16 so I think the council decided that we weren't going to
17 open that particular can of worms, perhaps, because we're
18 still very new, we're still establishing clout, and right
19 now we don't have much, so we have to kind of pick and
20 choose our battles at this point in time until we have
21 some things to really show for our own existence.

22 MS. RICHARD: Are there any other comments?

23 (No response.)

24 MS. RICHARD: So if there's not, then let me
25 thank all of you. Again, really appreciate the feedback

1 and the input, and appreciate your time today attending
2 the hearing. And again, you can submit additional public
3 comment, it is still out on the website until June 27.

4 MS. MARGESON: Can we make them aware of the
5 clearinghouse site? Didn't we do early on a website that
6 has all the listings?

7 MS. RICHARD: Of the housing tax credit
8 properties? Of course. That's on our Help for Texans
9 website. So if you just to the Texas Department of
10 Housing and Community Affairs home page, you'll see a
11 button that says Help for Texans, and when you go there,
12 you can click on Vacancy Clearinghouse, and that Vacancy
13 Clearinghouse has the list of the reduced rent apartments
14 all across the state that have been funded and that are
15 monitored by the Texas Department of Housing and
16 Community Affairs.

17 And you can click on individual properties,
18 you can get phone numbers, you can get how many units
19 they have, you can get how many accessible units they
20 have, you can get vacancy information. Just to let you
21 know, though, that it's not updated every day, so you do
22 still have to call because sometimes they may say they
23 have a vacancy but they may not any longer. But we try to
24 keep it updated; I think it's quarterly that it's
25 updated.

1 MS. MARGESON: Another thing to let you know
2 about is we're developing some training videos that kind
3 of go into and even give examples of service-enriched
4 housing and show people out in the community living in
5 service-enriched housing and more about what the council
6 does, and those are going to be available too so that
7 people can view them. So part of what we're trying to do
8 is educate the community, as well as probably ourselves,
9 about what we're doing.

10 FEMALE SPEAKER: What's the email address to
11 submit questions?

12 MS. RICHARD: It's info@tdhca.state.tx.us.

13 That concludes the hearing. Thank you very
14 much.

15 (Whereupon, at 2:00 p.m., the public hearing
16 was concluded.)

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C E R T I F I C A T E

IN RE: HHSCC 2014-2015 Biennial Plan
LOCATION: Dallas, Texas
DATE: June 23, 2014

I do hereby certify that the foregoing pages,
numbers 1 through 32, inclusive, are the true, accurate,
and complete transcript prepared from the verbal
recording made by electronic recording by Barbara Wall
before the Texas Department of Housing and Community
Affairs.

(Transcriber) 6/26/2014
(Date)

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