

**HOUSING AND HEALTH SERVICES COORDINATION COUNCIL  
COUNCIL MEETING**

**Meeting Minutes  
December 15, 2010, 2:00 pm**

**Meeting began: 2:09pm**

**CALL TO ORDER, ROLL CALL**

**Ashley Schweickart, Council Coordinator**

The Council Meeting of the Housing and Health Services Coordination Council of November 1, 2010 was called to order by Ashley Schweickart at 2:09pm. It was held at the TDHCA Offices, Room 116 at 221 E 11th St., Austin, TX 78701.

**Members Present:**

Sherri Gothart-Barron, Member  
Paige McGilloway, Member  
Jim Hanophy, Member  
Nick Dauster, Member  
Felix Briones, Member  
Steve Ashman for Marc Gold

**Members on Conference Call:**

Doni Van Ryswyk, Member  
Jean Langendorf, Member  
Amy Granberry, Member  
Kenneth Darden, Member  
Mike Goodwin, Member

**Members Absent:**

Michael Gerber, Chair  
Paula Margeson, Vice Chair  
Jonas Schwartz, Member  
Mark Wyatt, Member  
Jimmy Carmichael, Member

**TDHCA Staff Present:**

Elizabeth Yevich, Director of Housing Resource Center  
Ashley Schweickart, Coordinator of HHSCC  
Suzanne Hemphill, Data Specialist of HHSCC  
Kate Moore, Policy Advisor, Housing Resource Center

**AGENDA**

**Summary of Council Discussions**

Guest Charles Hammerman, President and CEO of the Disability Opportunity Fund (DOF) introduced himself and his Board Member Betty Wu Adams. Mr. Hammerman explained the role of the DOF as a Community Development Finance Institution (CDFI) that acts as an investment bank for building

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affordable housing for persons with disabilities. DOF activities range from awarding loans for housing and schools to providing technical assistance to community groups to raising capital for development opportunities.

Mr. Hammerman provided three case studies of projects that the DOF has been involved in: the Cottages in Darien, Connecticut; Scioto Properties in Dublin, Ohio; and the Imagine Academy for Autism in Brooklyn, New York.

**The Cottages in Darien:** the families of six adult children with developmental disabilities formed a non-profit organization in order to raise money to build supportive housing. The City of Darien leased vacant land to the group and they raised \$600,000 of the \$1.3 million needed. The DOF partnered with another CDFI (Leviticus Fund) to lend the non-profit the remaining \$685,000 needed to complete the project. The DOF provided a five year, interest only loan and will get the money back once the loan is transferred over to a conventional bank. The Cottages' tenants receive service funding and rental vouchers from the state. Tenants could choose which service provider(s) they wanted – the service provider did not own the property and the use of their services had no bearing on whether a tenant could live there.

**Scioto Properties:** The DOF worked with Scioto Properties, a for profit provider of single family housing for low- and very-low income persons with disabilities. The provider rents these homes to the person or the service provider. Scioto created a deal where the state would pay \$40,000 in down payment assistance, with the provision that it was always rented to persons with disabilities. The DOF then lent Scioto \$115,000 to construct homes for five persons with disabilities to transition from nursing facilities back into the community. The individuals are all Money Follows the Person participants receiving 1915(c) Medicaid waivers for supportive services.

**Imagine Austin Academy for Autism:** The Academy wanted to build a larger school and received \$1 million from the state to do so. A conventional bank gave them funding to acquire the land and then the DOF provided a \$250,000 construction loan.

Mr. Hammerman stated that the DOF has built close relationships with state government agencies as well as Federal Reserve Banks in order to find funding for housing projects for persons with disabilities. The DOF conducted roundtables in San Francisco, Chicago, and New York in 2010, bringing together the regional Federal Reserve Bank, developers, and financiers. The DOF is hoping to convince the Federal Reserve Bank in Dallas to host a roundtable in Austin in 2011.

Mr. Hammerman sees the role of the Council as bringing together the local recipients of state funding (local governments, nonprofit organizations, community groups) who need help creating a successful service-enriched housing development.

Council members spoke to the need for community integration for persons with disabilities and the need for residential housing options for persons with mental illness and substance abuse disorders. Council also spoke about the need for capacity building and economic development opportunities in rural Texas.

**ADJOURN**

There being no further business before the Council, the meeting was adjourned at 3:55pm.