

# HOUSING AND HEALTH SERVICES COORDINATION COUNCIL

## Meeting Minutes January 8, 2014, 10:00 am

**Meeting began: 10:10 AM**

### **CALL TO ORDER, ROLL CALL**

**Tim Irvine, Chair**

The quarterly meeting of the Housing and Health Services Coordination Council (HHSCC) on October 9, 2013 was called to order by Chair Tim Irvine at 10:11 am. The meeting was held at the Brown Heatly Building, 4900 N. Lamar Blvd., Austin, TX 78751, Room 4530.

### **Members Present:**

Tim Irvine, Chair, Executive Director of the Texas Dept. of Housing and Community Affairs  
Paula Margeson, Member, REACH Resource Center of Dallas (Non-profit Advocate Representative.)  
Amy Granberry, Member, Charlie's Place (Health Services Entity Representative.), participated by phone  
Doni Green, Vice Chair, North Central Texas Council of Governments (Promoting Independence Representative.)  
Mike Goodwin, Member, (Multifamily Housing Developer Representative)  
Felix Briones, Member, (Housing Consumer Representative)  
David Danenfelzer, Member, Texas State Affordable Housing Corporation  
Megan Cody, Member, Texas Department. of Agriculture  
Anna Sonenthal, Member, Texas Department of State Health Services

### **Members Absent:**

Marc Gold, Member (Steve Ashman sat in for Marc), Texas Department of Aging and Disability Services  
Texas Department of Assistive and Rehabilitative Services representative  
Texas Department of Agriculture – Office of Rural Affairs representative  
Jonas Schwartz, Member, Health and Human Services Commission  
James Hill, Member (Financial Institutions Representative)

### **TDHCA Staff Present:**

Elizabeth Yevich, Director of Housing Resource Center  
Kate Moore, Section 811 Manager  
Terri Richard, Coordinator of HHSCC  
Megan Sylvester, Associate General Counsel

## **AGENDA**

### **Public Testimony**

There was no general public testimony provided at the meeting.

### **Approval of October 9, 2013 Meeting Minutes**

Approval was motioned by Mr. Goodwin and seconded by Ms. Green. Minutes were approved unanimously.

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### Bylaws Proposed Revision

- HHSCC Bylaws were amended to reflect the addition of the Texas Veterans Commission representative re: HB736 83rd Legislature Regular Session and reviewed at the October 9, 2013 meeting.
- A motion was made by Mr. Goodwin to approve the amended Bylaws and seconded by Ms. Green. Bylaws were approved unanimously.

### Discussion of Biennial Plan Development

Ms. Richard gave an update on Work Group meetings. Ms. Richard shared that she was announcing the work group meetings on the HHSCC Listserv and that there had been good participation by individuals outside of the council. This has encouraged folks with different perspectives to provide input. Ms. Richard shared the list of implementation strategies to date. No further comments about the strategies or work groups.

### Discussion of Performance Measures

Mr. Irvine began the agenda item with an overview of the Legislative Appropriations Request process. As part of the process, performance measures are developed to rate how state government is doing and whether or not it is achieving its goals. Mr. Irvine asked everyone to begin thinking about developing performance measures for the council's work. Mr. Ashman shared with the group that he has performance measures for the Money Follows the Person Demonstration. He shared that he had some specific measures related to housing. Mr. Irvine suggested that each of the state agencies represented on the council might consider including the performance measures in each of their Legislative Appropriations Request.

Ms. Richard pointed out that the council statute specifically directs the council to:

develop suggested performance measures to track progress in:

- (A) the reduction or elimination of barriers in creating service-enriched housing;
- (B) increasing the coordination between state housing and health services agencies;
- (C) increasing the number of state housing and health services staff who are cross-educated or who have expertise in both housing and health services programs; and
- (D) the provision of technical assistance to local communities by state housing and health services staff to increase the number of service-enriched housing projects.

Ms. Green pointed out that the Area Agencies on Aging are really trying to develop meaningful measures and to quantify the cost savings when possible. She suggested that perhaps the Department of State Health Services (DSHS) will be able to look at reductions in Medicaid expenditures for crisis-related care for their rental assistance program. Her thought is that we capture savings for people who participate in Service-Enriched Housing. In other words, analyze the cost savings for serving people in the community verses in institutions.

Ms. Sonenthal with DSHS offered to share their "Form H" that each Local Mental Health Authority who received funding for rental assistance is required to report on Form H. She said that they will be

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using the form for performance measures for their program. She also suggested that one way to measure performance is to conduct a consumer survey.

Ms. Richard and Mr. Ashman explained that the MFP demonstration is already using a Quality of Life survey tool. Mr. Ashman said that they are conducting a behavioral health pilot and that he could potentially add housing questions to the survey tool they are using for the pilot. Ms. Green suggested that perhaps the Department of Aging and Disability Services ( DADS) could add some safety and security questions as well as the percent of their income that goes to rent. This might be a good measure of housing.

Mr. Irvine recommended that council members send Ms. Richard their suggestions for performance measures and she will compile for the group to consider.

### **Review Integrated Service-Enriched Housing (SEH) Webinars**

Ms. Richard shared the two PowerPoint presentations developed by the Technical Assistance Collaborative. There was discussion about the pros and cons of Webinars. Mr. Irvine suggested that perhaps we develop a video that could be put on everyone's social media and websites that people could watch on their own time.

Mr. Ashman suggested that the video include some personal stories about people who have benefited from SEH and consider leveraging some of the video work they have done for MFP.

Ms. Margeson agreed that Webinars are challenging and suggested that the video also include a transcript so folks can go back and reread if necessary.

Mr. Danenfelzer suggested that Webinars could be impactful if the question and answer part is very open and free-flowing. He suggested that if we use video that agencies require staff to watch the entire video and engage staff in discussion afterwards.

Ms. Green suggested that the PowerPoint presentations be used in a variety of training approaches (including face-to-face) as we all learn in different ways.

There was consensus to develop a video and use the materials for training and leverage as many training opportunities as possible.

There was discussion about changing the "Advantages of SEH" slide to include wording about an the ability for the property to expand the market of eligible tenants and the ability to leverage supportive service agencies and other groups within the community to build community support for SEH. Another advantage would be that SEH is more cost-effective for the services system as a whole. Ms. Margeson also stated that SEH promotes stability and tenure of tenants.

Ms. Richard will revise that slide and send both presentations back out to the group for final review and approval.

### **Update on Department of State Health Services Rental Assistance Program**

Ms. Sonenthal, with the Department of State Health Service, provided a brief update on the program and shared some success stories. Blue Bonnet and Andrews Center are two centers that have exceeded

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their goals. Interestingly, both of those centers had representatives attend the Housing and Services Partnership Academy in Dallas in May 2013.

DSHS' goal was to serve about 538 people by the end of 2014 and so far they have served 233 people.

Ms. Sonenthat also stated that each of the centers who received the rental assistance funding have been asked to become Tenant-Based Rental Assistance providers.

### **Update on HUD Section 811 PRA Program**

Kate Moore (Manager, Section 811) gave an overview of the Section 811 Project Rental Assistance Program. February 2013 the department was awarded \$12 million to fund approximately 385 units. TDHCA received the Cooperative Agreement from HUD in November and provided comments back to HUD in early December 2013. Most of the comments were related to ensuring that the agreement was consistent with our Housing Tax Credit Program to ensure success of the program.

The next step is the national conference in D.C. next week. Ms. Moore explained that staff did go to the TDHCA board for approval to sign and execute the Cooperative Agreement as well as release a request for proposal to purchase the software systems required for tracking. Last, the board approved staff to release a Notice of Funding Availability once the agreement is executed.

Ms. Moore also mentioned that the Section 811 program was included in the draft 2014 Qualified Allocation Plan (QAP), and included incentives for developers to participate, but was removed at the direction of the board. However, the board did indicate interest in including the incentives for the program in the 2015 QAP.

### **Discussion of Next Steps & Staff Assignments**

Mr. Irvine reminded everyone that if they have suggestions for the next meeting agenda items or any other questions or suggestions he and Terri are available.

### **ADJOURN**

There being no further business before the Council, the meeting was adjourned at 11:48 pm.