

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

HOUSING AND HEALTH SERVICES

COORDINATION COUNCIL MEETING

Room 460W
Winters Building
701 West 51st Street
Austin, Texas

July 15, 2015
10:23 a.m.

COUNCIL MEMBERS PRESENT:

TIMOTHY IRVINE, Chair
MARTHA BAGLEY
SUZANNE BARNARD
REV. KENNETH DARDEN
MICHAEL GOODWIN
PENNY LARKIN
MARK MAYFIELD
ELISE MEYER (via telephone)
SARAH MILLS
DAVID RAMOS (via telephone)
ANNA SONENTHAL

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 ESTABLISHMENT OF QUORUM
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Approval of Meeting Minutes from April 8, 2015
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Update on Section 811

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84th Legislative Session update

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Update on Cooperative Agreement to Benefit Homeless
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Discussion of Next Steps and Staff Assignments

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ADJOURN

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1 P R O C E E D I N G S

2 MR. IRVINE: One of our own who has moved on.
3 Impact player, great guy. Cheers, here's to you, Felix.
4 Glad I knew him.

5 MR. GOODWIN: And highly beneficial to what we
6 did as a committee.

7 MR. IRVINE: Totally.

8 MR. GOODWIN: With ideas and effort and
9 everything else, a super gentleman.

10 MS. RICHARD: He was just so great on those
11 videos.

12 MR. GOODWIN: Yes.

13 MR. IRVINE: Yes.

14 MS. RICHARD: He was just wonderful.

15 MR. IRVINE: A contributor.

16 MS. RICHARD: Yes. Kind of see how it all
17 works, you know, how everybody worked together. He was
18 great. So for the folks on the phone, we aren't going to
19 have an official meeting, unfortunately, because we don't
20 have a quorum. But we are going to be able to go ahead
21 with our presentations and informal discussion. We are
22 going to go ahead and record the meeting for the record.
23 So shall we go ahead?

24 MR. IRVINE: Spencer, do you want to catch us
25 up on 811?

1 MR. DURAN: Sure.

2 MR. IRVINE: Even though it is 10:12.

3 MS. RICHARD: I might need this microphone.

4 MR. GOODWIN: I need to write that down on
5 that list.

6 MR. DURAN: I will just put it over here by
7 Anna. Thanks, Terri.

8 Spencer Duran, 811 Manager at the Texas
9 Department of Housing and Community Affairs. I just want
10 to report, like Tim said, on the current status of the
11 Section 811 program, and kind of where we are.

12 The first thing, TDHCA is in the process of
13 scoring the current 9 percent low-income housing tax
14 credit round. And as you may recall, TDHCA placed two
15 points in the Qualified Allocation Plan, which is the
16 mechanism to distribute low-income housing tax credits.

17 And those two points were if property is
18 selected to participate in the 811 program. So right
19 now, the current 9 percent tax credit round is being
20 scored. And at the end of that process, then we will
21 essentially know how many 811 units we will end up with
22 after this round.

23 So we expect to have over 100 units, but we
24 really don't know until all of the scoring is completed.
25 So there is essentially a few different timelines that

1 the 811 units will come on line.

2 The first cohort are existing properties. And
3 so as soon as we can get all of the contracts signed with
4 those properties, we'll then begin marketing, and then
5 we'll begin lease up.

6 The second group of properties are those that
7 were acquisition deals. So they are going to have to be
8 you know, awarded their credits, all of the purchasing
9 stuff done, and then signed contracts marketing lease-up.

10 And then the third is new construction or
11 reconstruction of properties that, you know, these are
12 participating properties that aren't physically
13 constructed yet. So those timelines could be two to
14 three years before they will be ready for lease-up.

15 So those are the kind of three classes of 811
16 properties that we are going to be working on. So in the
17 interim, after we kind of close out this tax credit round
18 as a program, we are going to be looking for
19 opportunities to put units in existing properties.

20 So we have Board permission to release a NOFA.
21 We could look for new partners. We are going to be kind
22 of sniffing around for new ideas of how to entice
23 developers into the program.

24 If we do get 100 units from the current tax
25 credit round, we are still going to be on pace to deliver

1 our units in the time frame that we told HUD we would, so
2 that would work out fine for us.

3 Secondly, we do expect that El Paso will be
4 the first location to have 811 units. This past May,
5 TDHCA staff as well as our partners with the Health and
6 Human Services Commission, including the DADS and DSHS,
7 traveled to El Paso.

8 And we trained 32 local individuals who will
9 be involved in making referrals to the program, or
10 providing services to the program as well. And many of
11 the folks here, including Anna Sonenthal and Penny
12 Larkin, on y'all's council came and helped out with the
13 training as well. So that was day one of the El Paso
14 training, the services side.

15 Day two was training the property. Section
16 811 has a few particular program requirements that owner
17 managers have to do in order to participate in the
18 program. So we were training the owner and also the
19 actual staff in the leasing office on the various
20 HUD-required procedures they have to do so they can get
21 paid their housing subsidies.

22 So I think it was a pretty good training. We
23 had a tour of the properties. A lot of service folks
24 came out and got to physically tour the properties that
25 will be participating in the program.

1 One of the interesting things that we didn't
2 necessarily anticipate before the training was state
3 supported living center staff were well represented at
4 the training and were interested in the 811 program. You
5 know, traditionally, state supported living center
6 residents don't transition into, you know, subsidized
7 affordable housing. They oftentimes, from what we
8 understand, transition into group homes and things like
9 that. So that was kind of interesting.

10 Thirdly, we have hired Bill Craner, whose
11 position is funded by the Money Follows the Person
12 program. This is the staff position that I used to
13 occupy.

14 And so we were continuing that MFP-funded FTE
15 to support 811, so I just wanted to say a few things
16 about Bill real fast. He has nine years of experience
17 with our 811 contractor, Southwest Housing Compliance
18 Corporation.

19 And he has twelve years' total experience in
20 project-based Section 8. And that is important for us,
21 because 811 adopts many elements of the project based
22 Section 8 program, so we are super-excited to have Bill
23 on board.

24 And what we are basically doing right now, we
25 are developing all of the policies and procedures for the

1 program: all of our internal, you know, standard
2 operating procedures for finance and program staff, and
3 how we communicate internally.

4 We are finalizing all of the manuals that are
5 going to be available to the referral agents and the
6 property owners and everything, you know; all of the
7 documents that we need to actually run the program. So
8 we are finally putting those documents out.

9 And we are making them available on the
10 Section 811 section of the TDHCA web page as we get them
11 finalized and approved. So keep an eye on the 811 web
12 page as we kind of keep it updated and put publishing
13 materials on there.

14 So as I mentioned in y'all's April meeting,
15 TDHCA received a second round of funding from HUD, in the
16 amount of \$12 million, and that will fund approximately
17 250 units.

18 We do not yet have a copy of the cooperative
19 agreement or the HUD contract for those funds. But we
20 hope to get it soon. Maybe soon. We don't know. We
21 really don't know.

22 We have a conference in October with HUD in
23 DC. And generally the cooperative agreement has aligned
24 with that 811 conference. So we will see what the new
25 contract looks like. We will then kind of go over it,

1 and make -- hopefully make some changes to it, to make it
2 more Texas friendly, and then we will have our second
3 round of 811 funds to distribute. And that is all I
4 have.

5 MR. GOODWIN: Are you seeing interest from
6 owners of existing buildings?

7 MR. DURAN: Yes. That is interesting --
8 absolutely. So in the QAP this year, we created a
9 mechanism that you check the box for 811. You then have
10 two options. You can submit to us an existing property
11 so you can get your two QAP points, but then put those
12 units on an existing property in your portfolio, rather
13 than your new construction or your new property.

14 So I got about I think ten existing
15 development applications for those that wanted to
16 exercise that in lieu of option. Not all ten of those
17 existing properties, though, are associated with a tax
18 credit deal that is competitive, so we are not going to
19 get those existing properties.

20 I think that moving forward as a program,
21 we're interested in existing properties because we can
22 help people quicker. You know, we don't have to wait for
23 new construction to occur and things like that.

24 It is good for a developer because there is a
25 lot of federal requirements and regulations that are

1 brought in during a new construction. So like, you know,
2 higher levels of environmental or you know, things like
3 that. So we like new construction.

4 We like existing properties. We think that
5 they like existing properties as well. And we are going
6 to work on bringing more existing folks in. Our three
7 properties in El Paso are existing properties. And so
8 those, you know, are going to be our first 811 units.
9 Yes.

10 MS. SYLVESTER: So currently the 811 program
11 restricts using the senior properties. Is that correct?

12 MR. DURAN: Correct.

13 MS. SYLVESTER: And is there -- businesses
14 like that could be an opportunity to place -- I know
15 there's maybe some federal rules around that. But there
16 are so many senior properties, I would like the ability.
17 In addition, their properties have additional ADA
18 standards that other 811 properties don't have.

19 MR. DURAN: Uh-huh.

20 MS. SYLVESTER: And it is a shame that we
21 can't figure out a way for 811 to use those properties.

22 MR. DURAN: Yes. So kind of the quick answer
23 is, it goes back to our enabling legislative called the
24 Melville Act. So traditionally 811 has been the
25 nonelderly disabled population, and then Section 202 is

1 essentially basically the same program but for elderly.

2 And I know that the 202 program is going to be
3 going under -- I think it is; maybe I am wrong, Megan.
4 But I think the 202 program is going to be going through
5 a similar kind of reconstruction like 811 did, which is
6 to take it from a capital grant and then an ongoing
7 subsidy, to just the ongoing subsidy. But as far as --
8 our understanding though, is we can't --

9 MS. SYLVESTER: We're researching ways to
10 possibly serve in some types of elderly properties,
11 but --

12 MR. DURAN: Yes.

13 MS. SYLVESTER: Our best information when we
14 publish this one, was that we could not, because the 811
15 units have to be open to anyone, regardless of age.

16 MR. DURAN: Yes.

17 MR. IRVINE: And for the record, that was
18 Megan Sylvester speaking. Just a protocol point,
19 whenever you speak, if you are not sitting at the table
20 with a name tag, so that Penny knows who you are, you
21 need to come up to the table, speak into the microphone,
22 and say who you are, and on whose behalf you are
23 speaking.

24 And Megan is our federal compliance counselor.

25 MR. DURAN: Yes. Thank you, Megan. And just

1 kind of in addition, there could be senior properties
2 that have other units that aren't dedicated, or otherwise
3 age restricted. And we could potentially place 811 on
4 those units. Potentially.

5 MR. IRVINE: I would like to inject a
6 procedural note here. We are going to call the meeting
7 officially to order at this time.

8 Present, we have me, Tim Irvine, Mike Goodwin,
9 Reverend Darden, Mark Mayfield, Suzanne Barnard, Martha
10 Bagley, Anna Sonenthal, Sarah Mills and Penny Larkin.
11 That constitutes a quorum.

12 So the time is 10:23, and we are in business.
13 I would entertain a motion to approve the minutes from
14 the April meeting.

15 MR. GOODWIN: So moved.

16 MS. BARNARD: Second.

17 MR. IRVINE: It has been second by Mr.
18 Goodwin, and -- moved by Mr. Goodwin and seconded by Ms.
19 Barnard. Any discussion or comment?

20 (No response.)

21 MR. IRVINE: All in favor say aye.

22 (A chorus of ayes.)

23 MR. IRVINE: Any opposed?

24 (No response.)

25 MR. IRVINE: The motion carries unanimously.

1 Okay. We have talked informally outside the
2 meeting, just to discuss an update on Section 811. Does
3 anybody want any further discussion formally within the
4 meeting?

5 (No response.)

6 MR. IRVINE: Okay. So there will be no formal
7 report on Section 811 at this meeting.

8 The next item is legislative session updates,
9 and I'll kick it off.

10 It was a pretty calm legislative session for
11 the Department of Housing and Community Affairs. We had
12 a lot less fireworks than one does when one is going
13 through Sunset for the second time around. But we did
14 have a couple of significant legislative initiatives
15 amending our Qualified Allocation Plan portions of our
16 statute.

17 One specifically called for an equalization of
18 the scoring on elderly properties to general population
19 properties. So that will be something that will be
20 dialed into our next Qualified Allocation Plan.

21 Another change was in large metropolitan areas
22 like Dallas-Fort Worth, there was a newly created
23 provision that said if the City has put forward a
24 significant urban revitalization development, that that
25 revitalization -- the highest-scoring revitalization

1 development will get done basically, regardless of its
2 scoring posture, assuming that it meets the criteria for
3 eligibility. That will ensure some modicum of balance as
4 we go forward.

5 You know, we are obviously trying, I think,
6 pretty effectively to disperse affordable housing
7 throughout communities, but this will ensure that that
8 initiative does not completely close out the possibility
9 of urban revitalization.

10 We had some other lesser bills tightening up
11 things like our right-of-first refusal provisions.
12 Those, I think, are probably really of interest to this
13 Council, because the way that our right of first refusal
14 works is an Applicant for tax credits can receive
15 competitive points if they agree that they will -- if
16 they decide to sell the property, that they will offer it
17 first to qualified nonprofits, nonprofits engaged in
18 housing as a mission.

19 And that they will offer it at a price that is
20 keyed off of what is called the minimum purchase price,
21 which is basically debt plus taxes. So that will be the
22 offer that is out there.

23 Obviously, competing nonprofits are free to
24 bid that up, so there is some recognition of the fact
25 that really market value means what somebody is willing

1 to pay for it.

2 But I do believe that it potentially gives
3 mission based nonprofits an opportunity to acquire
4 affordable housing properties at year 15, where they have
5 significant usable life left in them but they have pretty
6 much exhausted the utilization of their tax credits. It
7 also puts in place an ability to create structures that
8 will enable either existing owners or new acquirers like
9 nonprofits to refinance these properties using tax
10 credits.

11 Historically, the way that the right of first
12 refusal has been applied, it prevented transferring
13 something into a financing entity and thereby accessing
14 new ownership tax credits. Now, that is a possibility.
15 And I think that that is a real plus for mission based
16 nonprofits that are looking to build their portfolios,
17 because it is a way that they could affordably update and
18 refurbish these properties, make sure that they have an
19 extended useful life, and serve more Texans and preserve
20 our portfolio. So you know, on balance, I think it is a
21 very positive step forward to allow for these refinancing
22 alternatives to take place.

23 We had some other minor things that probably
24 just are not of general interest to you. We have
25 obviously had one major non-legislative development that

1 I think that it certainly was something that the
2 Legislature was mindful was imminent as it went through
3 its session. And now it has occurred.

4 And that was the Supreme Court's ruling on the
5 Inclusive Communities Project. As I am sure, everybody
6 in the room knows, a disparate impact remains a
7 recognizable -- recognized legal cause of action. But
8 the Court provided additional guidance on what was
9 necessary to establish that a disparate impact had
10 occurred.

11 I think it gave some positive guidance. And
12 the Court is -- the Supreme Court has sent the case back
13 to trial court. So we will work cautiously and
14 effectively through that with Judge Fitzwater and the
15 Inclusive Communities Project. And I'm optimistic that,
16 you know, our Qualified Allocation Plan will continue to
17 evolve. It won't change in hugely dramatic ways.

18 But 'tis the season. And if anybody has got
19 ideas on ways to improve our QAP, now is the time to get
20 engaged.

21 MR. MAYFIELD: There is a meeting tomorrow.
22 Right?

23 MR. IRVINE: There is a meeting, a Board
24 meeting tomorrow. And we are meeting at nine o'clock
25 over in the Reagan Building.

1 And then there is also a QAP workshop
2 roundtable the day after; limited seating, and so I
3 believe it is done on a sign-up basis. Obviously, if you
4 can't make it or if it's full and you can't get in,
5 whatever, but you have got ideas about the QAP, it's as
6 easy as picking up the phone and calling me or anybody
7 else on the staff that is involved in development of QAP.
8 We want your ideas.

9 Yeah?

10 MS. FINE: So I am Tracy Fine with National
11 Church Residences. We are an affordable housing
12 developer. We do service-enriched housing. I am
13 commenting on the QAP. If it something that is beyond
14 your limits and you might advise on how to promote
15 service-enriched housing, I would be more than happy to
16 share with you what I will be submitting.

17 MR. IRVINE: We also have a report item on our
18 Board agenda tomorrow regarding the plan use of HOME and
19 tax credit assistance program funds to augment our
20 various multifamily development initiatives, and that's
21 going to be an expanding dialogue here over the next
22 month or two as we consider such policy issues as whether
23 we use those funds for things like service-enriched
24 housing, whether we use it for permanent supportive
25 housing, just how we effectively utilize those funds.

1 That's all I have got. Anybody else been to the
2 Legislature this session?

3 MS. SONENTHAL: I mean, I can give you just a
4 quick update. I don't think that anything happened in
5 regards to housing at DSHS. We did not have a quiet
6 session, as you probably know.

7 If you care, we are going to be absorbed into
8 HHSC next September, so FY '17. Like I said, there
9 weren't many housing initiatives where we have -- we are
10 having discussions about the next session and maybe
11 different things.

12 And once that comes more into fruition, I can
13 definitely talk with you guys about ideas and get
14 feedback. There were some crisis initiatives that had to
15 do with housing budget. I don't think that those went
16 anywhere. And so sorry for the boring update.

17 MR. IRVINE: It is a good update.

18 MS. SONENTHAL: Oh, and I am Anna Sonenthal
19 with DSHS.

20 MR. IRVINE: Speaking of who you are, I forgot
21 to announce you when I rolled through the quorum. And
22 you are here for Jeff?

23 MS. SANDERS: No. Actually, I just plopped
24 down here. I'm Jolene Sanders with Easter Seals.

25 MR. IRVINE: Okay. Cool.

1 MS. RICHARD: Anna, did you have an update on
2 the CABHI grant? Have you heard anything on the CABHI
3 grant?

4 MS. SONENTHAL: If we are going to go that
5 part, that's part of the agenda.

6 MS. RICHARD: Okay.

7 MS. SONENTHAL: And I was going to introduce
8 Kenneth Placke.

9 MS. RICHARD: I'm sorry.

10 MS. SONENTHAL: But I didn't know if you
11 wanted to legislative updates first.

12 MS. RICHARD: I probably got ahead again.

13 MR. IRVINE: Any more legislative updates?

14 MS. LARKIN: Penny Larkin with Department of
15 Aging and Disability Services. I just wanted to let
16 folks know that on our website, there are documents
17 posted that highlight a variety of statutory changes that
18 impact the population of certified DADS and our agency
19 operations, as well as a summary of high-level budget
20 information.

21 I don't know that any of these statutory
22 changes, beyond the Sunset provisions which were in
23 Senate Bill 200 that Anna mentioned, are specifically of
24 interest to this group of folks. Lots of good stuff.
25 And we did, from an appropriations perspective, I would

1 say, consider it more than a relatively successful
2 Session.

3 We did receive significant new funding to
4 continue to reduce the interest lists for people served
5 in the DADS waiver programs and do some diversion from
6 institutional settings through those waiver slots.
7 Specific focus on additional services to individuals in
8 nursing facilities who have an intellectual disability
9 and their ability to relocate into community settings.

10 Some expanded crisis and medical behavioral --
11 thank you, Terri, medical and behavioral needs of
12 individuals with IDD's that we're hopeful about that.

13 There was a big push during the Session -- and
14 I think this is relevant to the populations that we all
15 touch to some extent. There is a big, big push for much
16 more significant increases for direct service workers and
17 personal attendants than was actually received.

18 There was an increase, but certainly not as
19 much as folks had pushed for and hoped for. And we all
20 know the issue of finding adequate attendants and
21 supporting family caregivers, et cetera, as we continue
22 to build our community system. So those are just some of
23 the highlights.

24 And if you want more details, obviously, you
25 can ask me, but there really are pretty good summary

1 documents on the website.

2 MS. MILLS: Well, I will go real quick. I am
3 Sarah Mills with HHSC. Our Sunset bill got through. And
4 they already touched on a couple of nuances of it. I
5 think revenue is also rolling in.

6 VOICE: And initially 2016, and the rest of
7 it, 2017.

8 MS. MILLS: Yes.

9 VOICE: Okay.

10 MS. MILLS: I am in the Medicaid CHIP
11 Division. So all of the stuff that I worked on is
12 really -- unless you want to hear all about tele-
13 medicine, tele-health and tele-monitoring, I don't really
14 have a report.

15 But that was the big thing, is that we went
16 through Sunset. A lot of flurry just from that.

17 MS. BAGLEY: So this is Martha Bagley. I
18 guess I might as well do the DARS. We -- part will be
19 absorbed into HHSC, and a part of it will go to the Texas
20 Workforce Commission.

21 So we know which parts are going where. The
22 time line is getting a little confusing. But I think the
23 time line for the move for those that are going to TWC is
24 September of next year, of 2016; 13 months. So but there
25 are some other timelines around how funding moves and

1 that sort of thing.

2 So there will not only be no DARS, but the
3 vocation and rehabilitation program and some of the
4 blindness programs and adult disability programs will be
5 gone from HHSC; they will go to the Workforce Commission.

6 MS. LARKIN: Penny Larkin, again. The other
7 thing that I would offer from the perspective of Sunset
8 that probably most of you are already aware of is the
9 individual agency councils go away when the agencies are
10 consolidated into HHSC, and there's a single executive
11 council from the Commission.

12 The statute also abolishes the vast majority
13 of existing advisory committees and creates a process
14 whereby the Commission must identify which committees
15 will either continue or be reconstituted.

16 So sort of the face of the existing mechanisms
17 for how stakeholder input is received around a whole
18 variety of issues of interest will shift, will change.
19 And so that will be something that we'll be involved in
20 in the next couple of years as well. And that seems
21 relevant to this group.

22 MR. GOODWIN: How will that affect us?

23 MS. LARKIN: Well, you're TDHCA.

24 MS. BAGLEY: I don't think it will.

25 MR. GOODWIN: If the agencies go away, they

1 don't have a representative. If DARS is disestablished,
2 I mean, will we have to have any kind of change to allow
3 us to pull, I will say, a key person out of that
4 specialty -- skill specialty, if you will?

5 MR. IRVINE: I would anticipate that next
6 session, we will have a clean-up bill, redesignating the
7 constituting members of the Agency. But since we exist
8 under Chapter 2306 of the Government Code, the Council
9 will continue in effect.

10 MS. BAGLEY: And some of the functions of DADS
11 and the part of DARS that will stay and eventually DSHS,
12 well, they will still be in HHSC. They just won't be
13 divisions. And they will be in units or some kind of
14 organizational box, I guess, that is identifiable.

15 So you could, depending on how your
16 legislation goes, still have more than one person from
17 HHSC here or you could have an HHSC representative. But
18 that would not preclude people from other HHSC units
19 coming to be here to give you information.

20 MR. IRVINE: Right.

21 MS. LARKIN: It's going to be one big agency
22 with a lot of different moving parts.

23 MR. IRVINE: Have fun.

24 MS. LARKIN: We'll try.

25 MR. IRVINE: Okay. Any more legislative

1 updates?

2 MS. BARNARD: We had -- Suzanne Barnard from
3 TDA. We had very few bills that would have affected CDBG
4 at all. Two of them never passed.

5 VOICE: I'm sorry?

6 MS. BARNARD: CDBG is the Community
7 Development Block Grant program, of which housing is an
8 eligible activity. The only bill that passed that would
9 have added some money to the CDBG was vetoed.

10 But kind of as a result of some of these
11 conversations around housing, we are making some very
12 modest adjustments to our housing activity this year and
13 kind of trying to figure in the future. So if you do
14 have ideas, but not at the legislative level, at the
15 program level.

16 MR. IRVINE: Okay. Next we have got an update
17 on the Cooperative Agreement to Benefit Homeless
18 Individuals.

19 MS. SONENTHAL: I would like to introduce my
20 coworker Kenneth Placke. He joined us in -- December?

21 MR. PLACKE: February.

22 MS. SONENTHAL: February? I thought it was
23 before that. Anyway, he has been a great addition to our
24 team. He comes with a wealth of knowledge and
25 experience, particularly in kind of grant management and

1 grant writing and, I'm sure, many other things.

2 But that is kind of what he has been working
3 on. And so he is taking over sort of our initiative with
4 CABHI at DSHS. And I will hand it over to him.

5 MR. PLACKE: Hello. I am Kenneth Placke. I
6 am with the adult services program with DSHS. And I am
7 doing -- I am mainly focused with the UM component of
8 Texas Resilience and Recovery for adult mental health.
9 And I wrote the grant for the CABHI -- application CABHI
10 state grant with SAMHSA. And that was submitted.

11 There was an intent to have award
12 announcements July. It is not atypical for SAMHSA be a
13 little bit behind. So anticipation, there is -- well,
14 there is an anticipated start date of September 1.
15 However, as the month goes by, that will be interesting.
16 My experience is generally October is when things come
17 online.

18 As it stands, with the grant -- I don't know
19 how familiar people are with CABHI application. This is
20 a state grant to try to enhance the state infrastructure,
21 so heavily concentrated on enhancement of the statewide
22 plan in dealing with homeless status identified as
23 eligibility across public health systems.

24 So that is an attempt to try to break down
25 barriers, so that if everybody has the same understanding

1 of homeless status within eligibility criteria, and
2 within their silos of assessment.

3 Then you can easily walk over to somebody else
4 and say, well, hey, they meet ours, they meet yours. So
5 what can we do? So that was a heavy write-up in the
6 grant on that.

7 And then also establishment of a delivery
8 system of services, so that's where TRR, Texas Resilience
9 and Recovery with adult mental health comes in, and
10 substance use disorders using evidence-based practices.
11 So there is a piece involved with that. And then
12 identifying and developing training -- well, within the
13 state, technically it is support to continue that
14 training.

15 But it was written into the grant that we
16 would have an RFP to present SOAR training across the
17 state, with a significant focus along with the Social
18 Security Administration in engagement to try to work out
19 at a higher level an understanding that we have homeless
20 status, that there may be some form of an identifier that
21 can be used with the electronic application that is
22 available in the state, which makes us unique to others
23 at least in the application process, that that can be
24 identified somehow within the application so that there
25 could be perhaps a fast tracking for potential disability

1 applications.

2 But also, at the same time, a communication
3 between Social Security Administration and any providers
4 of homeless services or services to persons within
5 homelessness that are working towards a disability
6 application, so that's the gist of where the grant is
7 going, and the focus of SAMHSA's desires to try to really
8 break down the silos, I guess.

9 That is pretty much where SAMHSA is at right
10 now. We have set up systems over the years at the
11 federal level with substance abuse, mental health,
12 primary care, housing, and we found out that people tend
13 to migrate across those that have needs, but yet we've
14 developed isolated approaches. So mainly the grant is
15 trying to give a demonstration of how we can break down
16 some of those barriers.

17 So -- and then mainly going through also the
18 Texas Interagency Council on the Homeless is really
19 where, at that high level, trying to stay there, and
20 demonstrating the Texas ability to break down some of
21 those barriers to service for persons with homelessness,
22 in homelessness.

23 So that is about where I am. Oh, and as it
24 stands, it was \$3 million, the State of Texas is in Tier
25 One of six states, was allowed to go after Tier One

1 dollars, which is \$3 million a year for three years.

2 And so we did -- I wrote it. It is 1.989 or
3 something like that. So we were lucky at least to be
4 able to have a large amount of dollars; of course,
5 infrastructure development, IT, and stuff eats up quite a
6 bit of that.

7 And then also, it is -- we are going to be
8 with -- let me get it right -- eight Texas counties will
9 be involved in it. So based in reality, some regional
10 assignments, just looking at the data across the state
11 and the infrastructure development and how to best
12 approach who could really ramp up in four months to go
13 forward and who has specific infrastructure in place in
14 order to be able to go with this grant.

15 And so those counties are El Paso, Hidalgo,
16 Nueces, Cameron, Galveston, Brazoria, Travis and Tarrant.
17 And that was just a smattering across the regions of
18 Texas and representative states of rural versus
19 micropolitan and metropolitan.

20 MR. IRVINE: Cool.

21 MS. SONENTHAL: Did you want to -- or can you
22 touch on how substance abuse is a part of it, too.

23 MR. PLACKE: Right. Well, and of course,
24 SAMSHA substance abuse and mental health administration.
25 So with a large part of -- also, was the filtering of

1 individual providers who would be part of the grant was
2 substance abuse service delivery mechanisms.

3 And so within the state of Texas of course, as
4 we are going to consolidate in with HHSC, mental health
5 and substance abuse over the years has been moving closer
6 and closer together and breaking some of those barriers
7 down across service to a degree.

8 This is an initiative to make sure that that
9 is happening. We have involved in this some substance
10 abuse disorder providers who are not part of the mental
11 health authority system, but solely substance abuse
12 mental health providers who are also going to
13 participate.

14 And then they are -- part of the integration
15 sell, I would say, on the grant is that we are also
16 working to have those sole providers integrate with local
17 mental health authorities, mental health authorities with
18 substance abuse disorder providers and contractors in the
19 communities along with housing providers.

20 Sort of a brush stroke of trying to show how
21 Texas is, and uniquely we are -- surprisingly to most, we
22 are very unique in the fact that we do do very well in
23 networking and development of service delivery at the
24 grassroots level. So that was a good sell on the grant.

25 MS. RICHARD: Who are the housing providers

1 you just mentioned?

2 MR. PLACKE: Well, with the filter of
3 individuals to participate as providers, they also had to
4 have specifically assigned housing units that they could
5 readily offer right away to individuals whom would be
6 identified as participating inside the grant. The
7 expectation is to serve 165 individuals per year for
8 three years.

9 This is an intensive service array, and I
10 think with that service array, the cost, which is on a
11 national average somewhat to the more complex cases that
12 we are looking at, identifying individuals with chronic
13 persistent homelessness and mental health conditions, the
14 substance abuse disorder -- more of a condition, running
15 between 13 to 17,000 per year per individual.

16 MS. SONENTHAL: So they could have like
17 contracts, already existing contracts with housing
18 providers, right? Like the LMHAS?

19 MR. PLACKE: Yes.

20 MS. SONENTHAL: Because that is how they --
21 they just have to prove that they have housing readily
22 available for the individuals that they are serving. So
23 they might own their own, you know, or just contract and
24 have a certain amount of units set aside for them. Does
25 that make sense?

1 MS. RICHARD: Yes.

2 MR. PLACKE: And they had to prove that up.
3 And we will have to prove that to SAMHSA that once we
4 ramp up in four months and identify individuals to begin
5 to engage in the process of service delivery, that they
6 can be readily housed within that four months.

7 MR. IRVINE: Anything else?

8 (No response.)

9 MR. IRVINE: Okay.

10 MR. PLACKE: No. Thank you.

11 MR. IRVINE: Update us on ADRC.

12 MS. HOLT: Yes. Good morning. I am so glad
13 to be here. I have some really neat videos to show you
14 guys here, shortly. Well, thank you for having me. My
15 name is Karen Holt, and I am the housing navigator for
16 the East Texas Aging and Disability Resource Center, and
17 I have been in this position almost four years.

18 I come with extensive housing background,
19 property management and development of tax credit
20 properties, Section 8 as well as conventional properties.
21 And now I'm in the nonprofit world, so I kind of have
22 experience on both levels.

23 But lots to share with you today. I just kind
24 of want to give you an overview of what the housing
25 navigator program is. Currently we have 22 Aging and

1 Disability Resource Centers across the state of Texas.
2 That is relatively new.

3 We've expanded, and so now we have housing
4 navigators covering the entire state, so that is really
5 exciting. Basically, what we do is, we are all about
6 advocating and promoting affordable housing.

7 And we want to ensure that we have additional
8 affordable housing and accessible housing across the
9 state for those individuals that may be transitioning out
10 of institutional settings, primarily.

11 We fall under the Money Follows the Person
12 program with DADS. And glad to have Penny here, because
13 if I forget something, I know she will add some details
14 in.

15 But again, what I feel, and I say, my role and
16 the role of all other navigators is, we are really the
17 boots on the ground. We are out there in our
18 communities. We are there to build relationships with
19 developers, stakeholders, city government.

20 And I feel like we are the one that takes all
21 the puzzle pieces and puts them together. And that is
22 really what I feel like our role is; to do that. So this
23 is just kind of a snippet of a brochure.

24 And I brought you guys some goodies today, and
25 I will pass those out after the presentation. But, you

1 know, we are here to really -- it kind of depends on what
2 area a navigator is in. You have your urban and your
3 rural.

4 I serve mostly rural East Texas, so what our
5 housing navigator program may look like may be different
6 from your larger urban areas. But we all again share
7 this same common goal of affordable and accessible
8 housing.

9 So what I would like to kind of share with you
10 is some local things that I have done to really promote
11 affordable and accessible housing. I work very closely
12 with our local housing authorities. Four years ago, when
13 I took this position, luckily I already had established
14 relationships with the housing authority, because I was a
15 regional property manager for Wilhoit Properties, which
16 develops and owns tax credit properties all over the
17 state of Texas. So luckily I had a base.

18 But when I became involved with the housing
19 authority, they had no preference, they had no-- they had
20 absolutely no advisory committee.

21 So in the past four years, we have since
22 developed a Housing Advisory Committee that basically
23 creates transparency within our local housing authority,
24 as well as is the liaison to the city council, because we
25 all know that within our cities, if you don't have city

1 council on board, it is just not going to happen.

2 And that has a big effect on tax credit
3 properties or any type of planning and zoning or even
4 local individuals that want to provide affordable or
5 accessible housing in our communities. So I really
6 became involved on the Housing Advisory Committee; I am
7 the president and chair of that now.

8 And we are really moving forward in building
9 collaboration within the community. The other thing that
10 we really like to work with is the local builders
11 associations. One really great example of that is we
12 have some local builders that over the course of the last
13 few years, it is really about changing the mindset.

14 Within your communities, we all -- it is kind
15 of like there is an elephant in the room, of NIMBYism.
16 And we have personally had that in our communities. And
17 so, really, when advocating for affordable and accessible
18 housing -- and I will show you a video shortly, that we
19 did to really tackle that in our communities -- we really
20 reached out to local builders, because as we all know --
21 I love TDHCA. I actually -- also in another side, I am
22 the administrator of the TBRA.

23 So I fully understand, but we cannot solely
24 rely on TDHCA in funding for our communities, because our
25 affordable and accessible housing needs are so much

1 larger. So it really takes community involvement, so
2 again, partnering with the builders association, changing
3 their mindset, really educating them about what
4 accessible and affordable is.

5 Fast forward; in three years' time, we have
6 been able to work with developers to build homes, very
7 moderate, modest homes. And we are really targeting
8 those individuals transitioning out of nursing
9 facilities, providing them with affordable and accessible
10 homes.

11 And these are individual four-bedroom homes
12 that are -- they rent by the rooms, so it's very
13 affordable to them. They are 100 percent accessible.

14 And now, we have three builders that we have
15 over 20 homes that we are doing this in our communities.
16 So just kind of an example of what can be done on a local
17 level to really promote that. Of course, you know, there
18 is not near enough accessible housing. So that is what
19 our role is, again, to partner and do.

20 One other thing that the housing navigators
21 also do as a whole is we create inventory lists of
22 affordable and accessible housing in our communities.
23 And we have an extensive array. So when individuals call
24 into our Aging and Disability Resource Center, it is a
25 great tool for our information and referral specialists

1 to utilize, that allows them to have quick access to what
2 is available within our communities.

3 It cuts out all of the properties or any type
4 of housing units that would not be available or they
5 would not be accessible or they would not be affordable.
6 So we also do that.

7 I will say that we have made a lot of progress
8 over the last several years, but I will say that there
9 are huge barriers, and we still have a lot of barriers to
10 overcome.

11 One barrier I will touch on -- that I would
12 like to touch on and make note of is I think it still
13 goes back to education. I feel like those of us in this
14 room understand the need for affordable and accessible
15 housing. I will say that where we are lacking -- or
16 what I see is lacking within our communities and speaking
17 with other navigators throughout the state is the
18 development -- the developers, the property owners, they
19 really do not grasp or have a great understanding of what
20 it means to truly provide affordable housing and some of
21 the barriers that individuals that seek affordable
22 housing possibly have.

23 And with that being said, I really probably
24 want to focus more on the mental health side. And I say
25 that because my ADRC operates under the local mental

1 health authority, so I am very in touch with that.

2 So I think there just is a huge separation,
3 just from speaking with local property owners and
4 going -- you know, approaching them about providing, you
5 know, just set aside one or two units to help you know,
6 an individual in crossing over those lines, because as we
7 all know, a lot of times, individuals with mental health
8 issues possibly come with issues of criminal history and
9 things like that.

10 So there is still a barrier out there. One
11 organization that is really tough I am a member of, and I
12 have been for years, and that is the Texas Apartment
13 Association. I am sure all of you are familiar with TAA.
14 I speak regularly and attend their meetings.

15 But we are slowly getting there. It is just
16 the education piece I think that, of course, we want to
17 continue to work on.

18 So within our communities, housing navigators
19 really work on collaboration on a local level. And like
20 I said, boots on the ground, so to speak. So we are
21 there to just provide assistance to those communities.

22 We also really work closely with relocation
23 contractors and in providing them assistance with housing
24 knowledge and assisting them with relocating individuals
25 out of the nursing facility; speak with them on a weekly

1 regular basis.

2 Of course, we participate in the local
3 community transition team meetings. That's really
4 important to do that for us. And of course I mentioned
5 the builders association. Lots of education and training
6 there, as far as providing ADA-accessible housing.

7 One other thing that I would, too, like to
8 kind of discuss is -- and Terri asked me to touch on,
9 kind of our sustainability plan and our strategies on how
10 housing navigators can provide assistance in the long
11 term.

12 We did participate in the HSP Academy. I
13 believe it was in 2013. I think so. And that was really
14 the beginning of housing navigation programs. And it
15 really allows local communities to gather up and partner
16 such as your housing authority, your builders.

17 My particular group also had a representative
18 from NAMI. We also had some housing participants. So it
19 was a good mix within our coalition that we took to the
20 housing academy.

21 And I will say, since 2013, in two years'
22 time, we have made a lot of headway with that coalition.
23 Out of that coalition came what I mentioned earlier, the
24 housing advisory committee that we formed locally. That
25 was a big push.

1 Of course now, we -- we now administer tenant-
2 based rental assistance. That was another goal of ours
3 that we were able to pull in. We are still working --
4 one of our other goals was to have a little bit more
5 competitive arena for a CHDO in our area, and we are
6 still working on that. We have one where our goal was to
7 have two. So we kind of have a little bit of a
8 competitive edge. So we are working on that.

9 But I understand that there is another academy
10 planned in 2016, I assume. And so I really think that is
11 going to allow -- that is going to be a good piece for
12 the housing navigator sustainability plan, because I feel
13 the goal is to have all 22 navigators form coalitions in
14 their respective areas and attend the academy.

15 And that is really going to allow us to work
16 on a local campaign, but also a statewide campaign to
17 really promote the affordable and accessible housing,
18 because I think our community needs to be more aware of
19 the need. So I think that is one great aspect that we
20 will be able to contribute through the HSP Academy.

21 We also have a housing specialist. And Penny
22 is going to know a little bit more about this, and I
23 don't want to overspeak, but that is part of the
24 sustainability plan, is to really have someone focus
25 solely on the sustainability plan and get a plan together

1 and have a strategy to where we can continue to do the
2 work locally within our communities.

3 And then I think it is a lot about training.
4 As a housing navigator, I'm lucky, because I have the
5 housing background. But I think it is good for us to
6 have a statewide goal and all of us be on the same page,
7 even though every community is different, and they are
8 going to have different needs.

9 You know, urban, rural -- but at the same
10 time, I think if we have a common goal and a common
11 campaign -- and I do say a campaign, because we still
12 have those barriers that we need to overcome.

13 Although, in some areas we have made great
14 headway, again, I think there needs to be, you know, a
15 collaborative effort of an affordable housing campaign.
16 So that is kind of the goals for that.

17 I do also want to mention that one thing that
18 we are working on currently is a memorandum of
19 understanding through the Money Follows the Person
20 initiative to have our local housing authorities do set-
21 aside units particularly for those transitioning out of
22 the nursing facilities. This will be the non-Medicaid
23 individuals.

24 And that is -- it is not really a new
25 initiative, but we are revamping that initiative. We

1 have had some success again, in the larger urban areas of
2 having those MOUs signed and having units set-aside.

3 Where we see some of the barriers, as the
4 housing navigators are going out and trying to establish
5 these MOUs in some of the smaller areas, where we are
6 finding some resistance is we kind of are having to
7 backtrack, because they don't even have preferences in
8 their con plans.

9 So before we can even get to an MOU, we have
10 got to get those preferences for elderly and disabled, so
11 that is a big initiative that the housing navigators work
12 on closely with the housing authorities to get those
13 preferences.

14 And then we will have the MOUs signed to get
15 those set-aside units, particularly for those
16 transitioning out of the nursing facilities, and to
17 really work closely with those relocation contractors. I
18 want to -- does anybody have any questions so far, for
19 me?

20 MR. MAYFIELD: Is there any support that go to
21 these public housing authorities from this program? I
22 mean public housing authorities are just struggling to
23 survive.

24 MS. HOLT: Right. Are you talking about the
25 MOUs? I mean, there is --

1 MR. MAYFIELD: Well, I mean, I know why they
2 don't have preferences, is because they just don't have
3 the capacity to administer them, and the funding levels
4 have just been just awful.

5 MS. HOLT: Well, I mean, as far as the
6 preferences, that is just a simple matter, because in my
7 area, Longview and Tyler are my two main larger housing
8 authorities.

9 Four years ago, they didn't have preferences.
10 It was just a matter of setting those preferences within
11 their con plan; amending that, which they can do. They
12 usually have a five-year plan, but they can amend it
13 every year through their housing advisory council.

14 And all that is is that when they have
15 individuals on their wait list, the individuals that are
16 elderly and or disabled, they're weighted more, so they
17 move to the top of the list.

18 MR. MAYFIELD: Well, I mean, I run a housing
19 authority.

20 MS. HOLT: Right. So you -- okay, so I guess
21 what -- when you mean funding, or additional assistance,
22 what do you --

23 MR. MAYFIELD: Well, if there is any support
24 through the program that could -- financial support
25 through the programs that are provided by the navigators

1 that could assist the housing authorities. I mean, the
2 housing authorities are looking under any rock they can
3 look under for just staying in existence.

4 MS. HOLT: Right. Exactly.

5 MS. LARKIN: You mean administrative kind of
6 support?

7 MR. MAYFIELD: Yes.

8 MS. HOLT: No. That's not really -- as far as
9 linking housing authorities and assisting through our
10 capacity, as far as partnerships with landlords, you
11 know, we can do that, but money, no; just our expertise
12 and collaborative efforts.

13 One example I can give you is the VASH
14 vouchers. We have helped facilitate to obtain VASH
15 vouchers in one particular housing authority to, you
16 know, allow them.

17 And of course, that ends up in additional, you
18 know, administration fees for the housing authority. But
19 that is what our capacity -- I mean, that is all that we
20 can really provide.

21 MR. MAYFIELD: I know locally -- I live in
22 Marble Falls.

23 MS. HOLT: Uh-huh.

24 MR. MAYFIELD: Locally what we have had to
25 deal with when we dropped all of our preferences -- and I

1 think this is pretty much across the board, is the pent-
2 up demand for housing.

3 And when someone comes in with a preference
4 and someone else has been on the list for a long period
5 of time and there is really not adequate supply, that we
6 had to politically drop ours, because people were
7 complaining that, you know, I have been on the waiting
8 list for you know, a year and a half or two years, and
9 someone comes in that has been on it for -- and so how do
10 you solve that? We drop the preferences.

11 MS. HOLT: Well, I mean, and that kind of goes
12 against the Olmstead Act, because Olmstead clearly -- and
13 I am sure you know, upon reading that -- that you know,
14 it is encouraged by HUD to have those preferences. And
15 so --

16 MR. MAYFIELD: It is encouraged but not
17 required.

18 MS. HOLT: It is not required. It is
19 encouraged. And we promote that.

20 And one way that I feel that navigators assist
21 in that is really trying to provide the local housing
22 authorities connect links to new landlords. I don't know
23 if that is a barrier in your area. But sometimes it is
24 difficult to find available units that are going to be
25 accessible and also to attract just additional landlords

1 to provide units in general.

2 So we really work -- I will tell you that the
3 executive director in our local -- with our local
4 authority -- literally, we spent two weeks, every single
5 day visiting pretty much every property owner within our
6 town, within our city, that was not a Section 8 landlord;
7 that did not participate in the HCV program, to you know,
8 find out why they didn't and to try to attract them to
9 participate so we have more of an availability pool.

10 And that is kind of why we ran across -- why
11 we created the video that I am going to show you, is
12 because there was a lot of misconceptions out there --

13 MR. MAYFIELD: Sure.

14 MS. HOLT: -- huge misconceptions about what
15 being HCV landlord is all about and the types of
16 individuals that are on your -- participating in the
17 program. But I fully understand --

18 MR. MAYFIELD: Yeah, I mean, I --

19 MS. HOLT: I fully understand, you know, your
20 side of it. But of course, you know, I am here to
21 advocate for individuals that are elderly and disabled
22 and transitioning out of the nursing facilities, so I
23 highly encourage to have those preferences.

24 I understand those that do not want to provide
25 it. However, you know, we encourage it.

1 MR. MAYFIELD: No. I am here to support your
2 advocacy.

3 MS. HOLT: Right.

4 MR. MAYFIELD: But I am just saying that, you
5 know, you had made mention that we are offset about
6 keeping city councils on board. And there is such a
7 disconnect between city councils and most of the public
8 housing authorities.

9 MS. HOLT: There is.

10 MR. MAYFIELD: And like you said, the
11 misconceptions -- when you are trying to politically keep
12 the ship afloat in these communities, it is very tough.
13 I mean, the housing authorities have got some burdens on
14 them that are unprecedented in my 30 years of being in
15 the business. And it is kind of unique to --

16 MS. HOLT: Right.

17 MR. MAYFIELD: Or, you know, how, what the
18 future really holds for the PHAs across the state.

19 MS. HOLT: Right. And I am concerned about
20 that. And, you know, again -- and I am sure a lot of
21 your housing authorities have advisory committees. I
22 wonder if there are the appropriate individuals on those
23 housing advisory committees.

24 I know, I serve on three in three different --
25 in Tyler, Longview and Texarkana. So I am kind of across

1 the board, and I see different sides of things. And I
2 will say that it has been tough to get your city council
3 on board. And I will say it has been tough for, of
4 course, housing authorities.

5 But we -- also in one particular city that I
6 serve, getting support behind tax credit property --
7 because the city just does not feel like, you know, they
8 want to -- they do not want to put up additional funds.
9 And they have tight restrictions.

10 MR. MAYFIELD: I am very aware of that.

11 MS. HOLT: Yes. You completely understand
12 that.

13 MR. MAYFIELD: Very, very, very well.

14 MS. HOLT: We all need more money. But at the
15 end of the day you know, we are advocates. That is what
16 we are here for.

17 I think we -- the housing navigators have kind
18 of a fresh perspective because we can see both sides of
19 it. We see from the developer -- you know, the landlord
20 side of things.

21 But we also see it from the social services
22 side. And sometimes we can, you know, bring in the right
23 type of people through our advocacy work to kind of build
24 those bridges.

25 And I will say that in Longview -- and I point

1 that out because that is where I have served on the
2 advisory council the longest -- we have made huge headway
3 with our city council. Are we there yet? No, we are
4 not. But we are getting there.

5 We started with one council member and just
6 really, you know, spent some one-on-one time with him.
7 And so it takes time, but I think it is very doable. And
8 unfortunately, we all need more money. But it is
9 possible.

10 Are there any other questions?

11 MS. LARKIN: We have got to make sure Mark
12 knows who his housing navigator is in Marble Falls.

13 MS. HOLT: Yes. So we can --

14 MR. MAYFIELD: I'm going to say some things at
15 the public comment time about that. We're kind of doing
16 it through a -- the same thing, same motivation, but we
17 have to do it under the radar.

18 MS. HOLT: Well, I am going to show you -- I
19 am going to share with you. This is -- and this may
20 possibly help with your situation. But I have just a
21 short little five minute video that I want to show you.

22 This came about because of the battle with the
23 city council, getting them on board, providing -- you
24 know, really getting behind our public housing authority
25 and supporting them.

1 So myself and the executive director came up
2 with an idea to create this video. And it was right
3 after -- and this came about right after we had a
4 property -- we had a developer come into our community
5 that wanted to build a tax credit property.

6 And they had the funding, and they came into a
7 particular area which is a great area, and we did not
8 have community support. That happens. We did not -- and
9 of course, city council then pulled their support. So
10 the development fell through.

11 And so this came about where, okay, we have
12 got to do -- yeah, we've got to do something to educate
13 our community, our city council, and we need to start
14 making some drastic change.

15 So with the city's approval -- they were a
16 little reluctant, but we did -- we created a video that
17 shows actual housing participants, them sharing their
18 stories, why we need affordable and accessible housing in
19 our community.

20 The narrator is actually our executive
21 director on the video. It was a real big collaborative
22 effort with local -- a pretty large local property owner.
23 So we really tried to culminate this -- and it does show,
24 and it still does, it still shows on our public access
25 channel. And of course, we have it on our website. So I

1 will just let you view this video.

2 (Whereupon, a short video was played.)

3 MS. HOLT: Okay. So I explained, you know,
4 why we put that together. And it has made a difference
5 in some of the things that we have been able to do. And
6 I will particularly say, with the city council. They got
7 behind this.

8 And we have shown it to a lot of -- local
9 Rotary, any type of -- anybody who will listen in our
10 community, we show this. So the hope and the goal is to
11 just break those barriers and build the knowledge within
12 the community.

13 I don't have enough time today to show you the
14 second video, but what I am going to pass out -- because
15 the second video, I will touch on it, that we did a few
16 years ago. If you will recall, it talked about our
17 builders association.

18 And part of providing affordable housing in
19 addition is the accessibility. And when you have
20 individuals transitioning out of a nursing facility or
21 just individuals that want to stay living in their homes
22 longer, you have got an ADA issue. You have got an
23 accessibility issue.

24 And that is a big huge barrier in the
25 communities that I serve. And so with -- speaking with

1 local builders and developers, I found that it was
2 really -- you know, the first thing that they say is that
3 is just too expensive.

4 You know, we just -- it is too expensive to
5 build affordable or to go in and refurbish and do the
6 accessibility piece. So I said no, I know that is not
7 true, because I have been in construction, and I know
8 that it is just not.

9 So in order to break that barrier, we
10 partnered with a local rather large building contractor.
11 And I met with him, and I said, Look, I want you to take
12 just a moderate home and I want you to take the
13 schematics, and I want you to build it -- what it would
14 cost to build it accessible and build it not accessible,
15 and I want you to come up with the costs.

16 And I want you to give me two examples. I
17 want you to do two different, like a duplex style, and
18 then just maybe like a one- or two-bedroom home, moderate
19 home. He was like, okay. He said, well -- he is like, I
20 just -- he is like, I don't think this is going to work.
21 But you know, I will do it.

22 So -- because I guess it had never been done
23 before. So he spent his time. I said, take your time.
24 I want this to be exact. You know, get three prices on
25 everything. So he did. And he -- that was the very

1 first thing I said. I want you to do this.

2 So he came back, and he said, you know what?
3 He was like, you proved me wrong. He said, it was
4 only -- it was right at a 2 percent difference of total
5 costs to build accessible. I said, okay.

6 So we created -- it is very lengthy. It is
7 about a 15-minute video, because, again, approaching
8 builders oh, for one, we don't really know what that
9 entails on how to build fully accessible, and we just
10 think it's too expensive.

11 So we tackled that problem. We created,
12 again, a 15-minute video that literally gives a step-by-
13 step instruction. We contracted -- we have on board a
14 Texas Accessibility Standards consultant.

15 She is a local gal that works all across the
16 state, but we got her to come in and literally outline
17 exactly what it would take to build an accessible home.

18 And this particular video, it is very
19 technical. You would have to absolutely love building to
20 follow it. But I will tell you it has made a huge
21 difference with our builders.

22 We even made a little mini ADA standards
23 booklet that's inside of the video. But it goes room by
24 room, and exactly, you know, the specs of everything, on
25 how to build accessible. And then of course, at the end,

1 we had our comparison costs.

2 And we also talk about within the video, if
3 you have an existing unit, what you can do to minimize
4 the cost on that. Since we did this, we have had, I will
5 say, in our community, more builders building ADA
6 accessible. That is a really big deal,
7 because, you know, you -- okay. Well, if you find
8 something affordable -- well, you have got to have
9 something accessible too. So I think it is all about
10 knowledge. And that is -- you know, I will just kind of
11 sum it up. That is kind of what we do.

12 Navigators, we just -- we put the pieces of
13 the puzzle together, and if we find a weakness, or a
14 barrier in our community, then we figure out how to
15 tackle it, because at the end of the day our goal is to
16 ensure that we do have that affordable and accessible
17 housing in our community for those individuals that we
18 serve.

19 So I am going to send you with this video also
20 the accessible video in your packet and, of course, my
21 contact information. If you would like to know who the
22 navigator is in your area, I would be more than happy to
23 share that with you.

24 And I just really appreciate you guys allowing
25 me to come and speak today. There was no way I could

1 cover everything that I wanted to. But I will say that
2 our navigators really have a passion for figuring out
3 solutions to the problems in our community. And they can
4 be a great asset within our communities to resolve some
5 of the issues surrounding our housing.

6 So anyway, I appreciate you all having me.
7 And I will pass out these bags. Is there any other
8 questions that any of you have?

9 (No response.)

10 MS. HOLT: Okay.

11 MR. IRVINE: Thank you so much.

12 MS. HOLT: Yes.

13 MS. RICHARD: I just wanted to add that I met
14 Karen in 2013 at that first Housing and Services
15 Partnership Academy. And I don't think you mentioned.
16 She was one of the four --

17 MS. HOLT: Original.

18 MS. RICHARD: -- original housing navigators.

19 MS. HOLT: Yes.

20 MS. RICHARD: And I was just blown away and
21 continue to be blown away at her excitement and
22 enthusiasm. And I thought, as a council, we are looking
23 at coordination --

24 MS. HOLT: Yes.

25 MS. RICHARD: -- we look at education and

1 collaboration. And Karen is just -- has just gone above
2 and beyond that, and it has resulted in some really good
3 outcomes. So I just wanted you all to really hear a
4 little bit.

5 MS. HOLT: Well, thank you.

6 MS. RICHARD: I am sure the other housing
7 navigators are great, too.

8 MS. HOLT: Yes. Well, you know, I --

9 MS. RICHARD: I am sure they are good, too.

10 MS. LARKIN: Karen mentioned this, that the
11 ADRCs have just gone statewide less than a year ago.

12 MS. HOLT: Yes.

13 MS. LARKIN: So having a housing navigator in
14 every area of the state is --

15 MS. HOLT: Is new.

16 MS. LARKIN: -- is very recent, a recent
17 occurrence.

18 MS. HOLT: And we had a training which you
19 came and spoke at. And I guess because I am one of the
20 original -- well, there is only two of us left too, that
21 are out of the original four; myself and Tarrant County,
22 Marty Mascari.

23 And we have kind of taken the new navigators
24 in under our wing, so to speak. And we have done
25 trainings. I have seen results. And I guess because I

1 have been on the other side of it. And I even surprise
2 myself.

3 And Terri is right. I could talk about
4 housing all day. I could have you sit in here all day
5 and just -- let's just work. Let's solve all the
6 problems. I know. We don't have time for that. But I
7 am very passionate about what I do. I know the other
8 navigators are as well. And we are just really here
9 to serve our communities and you know, to just build
10 those gaps and bridges. So and we'll continue to do so.
11 And we are always willing to collaborate, and we work
12 with, I mean, pretty much every agency represented in
13 here.

14 MS. RICHARD: Right.

15 MS. HOLT: We work with -- you mentioned SOAR.
16 We have that. We are doing that in our community.

17 MS. RICHARD: Well, you are also rural, which
18 I thought was really good, because. you know, the last
19 biennial plan, the Council wanted to really work on what
20 we can do to expand service enriched housing in rural
21 areas.

22 And so I just thought having Karen here to
23 really talk about some things that she has done on the
24 ground would be really great, because it is a very rural
25 area.

1 MS. HOLT: It is. Well, it goes back to a lot
2 of the education piece. There needs to be a lot of
3 education in the rural areas.

4 I love Section 811. I remember when we
5 first -- before it even started, we had roundtable
6 discussions. And I said, when are we going to get in
7 rural areas? We still don't. And that was four years.

8 Well, yes. That was right, that was probably
9 my first roundtable that I attended. That was four years
10 ago. So you know, it just takes time. But I think that
11 you just kind of have to work your way around the system
12 and figure out what works for your community.

13 And like I said, we have made some headway.
14 But education in rural -- if I could pinpoint one issue
15 in our rural areas, it is educating our community, and it
16 is educating our local government. I mean, really, that
17 is a big part.

18 MS. RICHARD: And the other reason was I also
19 wanted to mention -- as a support person for the Council, I
20 have gone to multiple trainings that they have done, the
21 relocation specialists, the ADRCs and using the technical
22 assistance collaborative materials that the Council
23 contracted with the TAC vendor to provide.

24 So I have been using some of those materials.
25 And I know that is something that Council members were

1 interested in seeing done is multiple ways that we could
2 use those materials that we paid for. So it has been a
3 great collaboration. Thank you very much.

4 MS. HOLT: Yes. Thank you.

5 MR. IRVINE: Thanks.

6 MS. RICHARD: Thank you.

7 MS. HOLT: And I will get these bags to you
8 all. Thank you guys for having me.

9 MR. IRVINE: Yes. I think that training and
10 education are key, and we should all, each and every one
11 of us never forget that we are trainers and we are
12 educators.

13 And a big part of it is keeping it positive;
14 encourage people to be the people that they want to be.
15 You know, I love the way that they approached it. You
16 know, we think of ourselves as fair and compassionate and
17 inclusive; encourage people to be that way.

18 MS. HOLT: That is true.

19 MR. IRVINE: Okay. Next, I believe we have
20 got an update on SEH training, technical assistance and
21 evaluation.

22 MS. RICHARD: And that is a/k/a the Housing
23 and Services Partnership Academy. At the last Council
24 meeting, I talked to you about the Council recommendation
25 to replicate the Housing and Services Partnership

1 Academy, which is another reason why I wanted Karen to
2 come, because she and her team did participate in that
3 first one.

4 And so we went out with a Request for
5 Proposal. We also added a couple of pieces. We added
6 training and follow-up training and technical assistance,
7 and we added an evaluation piece that we wanted, to
8 really look at doing some cost-benefit analysis.

9 So Council funds are being spent to provide
10 this service-enriched housing, Housing and Services
11 Partnership Academy, and is it resulting in, you know,
12 increasing state efforts around service-enriched housing.
13 So we did go out, and we had several members -- a couple
14 of folks here participating on the evaluation team.

15 And we selected CSH as the vendor to take us
16 down that road and accomplish that. So I invited Lisa
17 Castro and Kelly Opot -- they're with CSH -- and just
18 wanted to have them tell you a little bit about their
19 organization. And they really have been rocking and
20 rolling from day one. They got the money, it was like,
21 okay. Let's go.

22 MS. OPOT: Let's go.

23 MS. RICHARD: So they are going to tell you a
24 little bit about what we have done so far.

25 MS. CASTRO: Hi, my name is Lisa Castro. I am

1 the Texas Director for CSH, and I am going to tell you a
2 little bit about CSH and then introduce you to Kelly Opot
3 and hand it over to her.

4 She is our program manager, also located here
5 in Texas, in Houston. But CSH is a national
6 organization. We have been in existence for about 20
7 years, and we've been working in Texas with staff on the
8 ground for almost a decade.

9 Some of the work, you know, that you may know
10 that we have been a part of is a lot of the work we have
11 done in Houston with regard to housing and service-
12 enriched and permanent supportive housing over 2,000
13 people in the last two-plus years, and ending veteran
14 homelessness.

15 We have worked across the state with our HUD
16 TA and HRSA projects in developing relationships with
17 providers and developers in communities all around, but I
18 think as an organization, the biggest thing that has
19 happened in the last couple of years is that we have
20 realized that the chronically homeless is not the only
21 population that benefits from this type of service-
22 enriched housing and the services that are provided
23 within, and also how these housing efforts and
24 collaborations can cross into all the populations that
25 Karen covered: IDD, aging, mentally ill, physically

1 disabled.

2 And we have done a lot of work in health care.
3 Specifically in Texas, we hosted a conference in March,
4 which some of you were at. Yes. Many of you were there.
5 Which was such an exciting moment for us.

6 And we are starting to see replications of
7 that where we are trying to bring housing and health care
8 providers together to understand how they can provide
9 their services within that state. We are doing a lot of
10 work with Medicaid, which is going to be very important
11 as we move in to treating these populations coming out of
12 the institutions who are all going to fall onto Medicaid.

13 So we have been doing a lot of work with all
14 of those things here in Texas. Kelly is going to speak
15 to you a little bit about what we've done around IDD work
16 and service-enriched housing in Illinois as CSH. We are
17 very much looking forward to the HSP Academy.

18 She will also talk about some of the work that
19 we have done, and our evaluation tools, and she is going
20 to be one of your main contacts here in Texas, so I would
21 like to introduce Kelly.

22 MS. OPOT: Great. Thank you. You know, as
23 Lisa said, the part of the health care piece that we have
24 been seeing across our organization and really in
25 particular that we see as an important point in Texas is

1 how do we access those services that we know people need
2 in housing without a stream of state and local funds to
3 really provide services?

4 Where can we get them? What are new creative
5 ways that we can get them, to make sure that people that
6 need service-enriched housing can access that. And so
7 that has been really our work around what do we do with
8 the health care system to make sure they are at the
9 table, and providing some of those services, so that we
10 can access those funds. So that has really been our
11 broader piece in Texas. But we have been doing that
12 across the nation in all of our communities.

13 And in particular, in Illinois, where we have
14 a presence and an office, they have an Olmstead
15 legislation, and so they have really been at the
16 forefront of figuring out how to integrate housing for
17 people with disabilities and have -- across our
18 organization, we have done things called institutes,
19 which, when we looked at the RFP for the academies, we
20 were like, oh, this is just like our institutes.

21 This is really similar to what we do, where we
22 bring service and development partners together to make
23 sure that they are developing housing that has
24 appropriate services for people to remain stable in
25 housing. It has been a lot of focus on chronically

1 homeless.

2 But in particular, in Illinois, they have
3 started looking at how we can do this with an IDD
4 population. And what are the specialized services that
5 we need and who are the people that we need to bring to
6 the table to make sure that we can get this housing
7 developed. So we have done that two
8 times now in Illinois and seen that it has enabled us to
9 actually get some units on the ground with developers and
10 projects coming through the tax credit competition.

11 And so we are looking to what we have learned
12 there but also what we have learned as part of the HSP
13 Academy, which I actually attended prior to being at CSH,
14 when I was at Harris County.

15 And so I participated and am excited to be
16 able to bring both perspectives, and really love the fact
17 that Karen was able to share her experience there really
18 catapulted their work in East Texas.

19 And we hope that with what we are doing in
20 adjusting the application and really being thoughtful
21 about who we recruit to come to the Academies, that we
22 can do that across the state with lots of different
23 organizations and lots of different communities. And we
24 have my colleague who is responsible for the evaluation
25 piece.

1 I started looking into what are the things
2 that we want to measure and what do people learn from the
3 last Academy. And what do they want to see more of? So
4 just so that you know, kind of where we are headed with
5 that, people said that they really liked the
6 relationships that they were able to build.

7 MS. CASTRO: We did a survey.

8 MS. OPOT: Oh, I'm sorry; I didn't say that.

9 MS. CASTRO: Yes.

10 MS. OPOT: We started off with a survey with
11 people that had attended the previous Academy, and so
12 some of the feedback that we got from that survey was
13 that people were able to build relationships. They focus
14 service on client choice.

15 There were new partnerships. And they had
16 transitioned more to a housing-first model, rather than a
17 housing-ready model, which I know is important for a lot
18 of the individuals that we are talking about coming out
19 of institutions.

20 But also, that people want more capacity for
21 public education, so it's how we can help enable
22 communities to build that piece, to be advocates within
23 their communities, really getting low-income housing on
24 the agenda for local communities, and using data and
25 advocacy messages, as well as tailoring messaging for

1 your community.

2 So those are all things that, as we are
3 developing our program for the Academy -- and we've got
4 lots of ideas -- and we have been talking to Terri about
5 it -- that we are thinking about implementing and that we
6 are going to include in the feedback to move forward.

7 MS. CASTRO: And so one of the things we are
8 working on right now, as Kelly said, is preparing the
9 application and that process and what that process will
10 look like. And we are going to be looking to have one
11 governor appointee, a state department person. Two TDHCA
12 people, or one?

13 MS. OPOT: Or TDHCA and then maybe it was the
14 state -- a couple of Governor appointees.

15 MS. CASTRO: Right. So we are looking for
16 about five people to participate in that committee to
17 review the applications. And February is when we are
18 looking to host the Academy, and the location will be
19 chosen kind of based on where it will be most easy to get
20 most of the recipients, I believe, can get to. So it is
21 very exciting. We have a whole bunch of people across
22 the country here in support in these efforts.

23 And the people here locally that are very
24 excited to be part of it. We thank you for this
25 opportunity to allow us to participate in something so

1 exciting.

2 MS. RICHARD: I wanted to make sure everybody
3 was clear that the application is what we sent out
4 before. It is the request for application.

5 So it is the notice that goes out, saying, we
6 are looking for participants who would like to -- teams
7 who would like to participate in the Academy. And so if
8 you remember, it was -- here's kind of what it is going
9 to be, and then there was an application with it.

10 And in that application, you had to have --
11 you know, explain who your team members are, what you're
12 wanting to do, what kind of community participation. So
13 there is kind of a -- there was a whole application.

14 And then there were scoring points that you
15 were able to score with those applications. And so what
16 we were thinking was that we would have a team of five,
17 and we kind of wanted to look for some different folks
18 who might want to participate in scoring those
19 applications to then identify who the 16 or so teams
20 might be.

21 So that is kind of what we were wanting to
22 throw out to you all. And I know that Doni is not here.
23 I know she participated in the actual RFP process.

24 But just if any of you are interested in
25 participating, I don't anticipate -- I think the maximum

1 length of an application was, I am going to say, 15
2 pages. So I mean, I don't know that the time commitment
3 would be huge, but reading through about 16 to 20
4 applications and then making a determination about who
5 would like to participate.

6 So we just wanted to -- if there is anybody
7 that is interested, we can always find folks, we can do
8 it ourselves. But it just might be good to have some
9 different perspectives. So I wanted to throw that out.

10 So time line would be sometime early fall that
11 that would happen. Anticipate a day, a half a day to go
12 through that process, and then we will have our
13 participants.

14 And once we have our participants, seeing
15 where they are all coming from. Then we plan to kind of
16 do a location that might be close, centrally located as
17 possible, to try to help with the logistics.

18 MS. OPOT: Right. And we are certainly trying
19 to be very thoughtful in how we get the application out
20 there and recruit appropriate teams, so that the right
21 people are coming to the table.

22 So if you have suggestions for us, we have
23 worked through some things with Terri and her team. But
24 if there are particular groups or organizations or
25 coalitions that you know would be important for us to

1 contact, we are open to hearing that. So we are here to
2 serve those that you are serving.

3 MR. IRVINE: Great.

4 MS. RICHARD: And we are tweaking all of the
5 documents. All of those documents are out there on the
6 website.

7 MS. OPOT: Yes.

8 MS. RICHARD: The Academy last time was for
9 Medicaid only, persons with disabilities, not elderly.
10 So we are really focusing this Academy on service-
11 enriched housing, so we are going to put right in the
12 application how the Council defines service-enriched
13 housing, which is in our rules.

14 And then we are going to open it up to persons
15 with disabilities and aging Texans, whether you have
16 Medicaid or not. It doesn't matter.

17 So we are kind of tweaking that, really making
18 it a Council product. Also, I am sure when we get to the
19 point of having the Academy, we really want Council
20 members to participate in the actual Academy.

21 But we are going to do the same thing; the
22 pre-Academy webinars. CSH has also proposed a more
23 robust follow-up. And I know, Mike you have mentioned
24 that before: more follow up-with the teams, you know.

25 With the original Academy, they had goals, but

1 we did not really have the opportunity to do follow-up,
2 so that is something they are planning to do. We came to
3 the Academy. What did you do after you left, over the
4 next several years, so that we can really bring back to
5 the Council, this is an effort that we are getting
6 results. So that's sort of where we're going with all of
7 that.

8 MR. IRVINE: Great. We're getting near the
9 end of our agenda. I'm going to have to bail here
10 promptly, but I don't want to cut off, if anybody -- you
11 said you would have some public comment.

12 MR. MAYFIELD: Well, what I want to do is
13 introduce a couple of people that brought with me.
14 Through our Texas Housing Foundation, we are a regional
15 public housing authority that basically just deals with
16 affordable housing issues in rural Texas. We're new.
17 We've only been in existence about seven years.

18 It is completely a new concept. I think we
19 are the only housing authority of our kind in the
20 country. Of course, I've been the Director of the Marble
21 Falls Housing Authority since 1987.

22 But one of the things that we do is the -- the
23 function of our organization is the Community Resource
24 Centers of Texas. And what I have seen is just a real
25 missing element to the delivery of a lot of the services

1 out in the rural communities that are provided around
2 this table.

3 And through that, we have constructed three
4 different facilities to serve Burnet, Llano, and
5 Williamson Counties, called the Community Resource
6 Centers of Texas.

7 Bessie Jackson, who is with me here, heads
8 that up, in our organization, and all we do is just
9 facilitate organizations such as yours to come to these
10 rural communities to provide your services at literally
11 no cost to you whatsoever; free. And that is -- the only
12 way we can get some of you out there.

13 You know, in fact, some of them that have been
14 out there free, have even elected to leave. I mean, some
15 communities like Llano County, some of the social
16 services present is not even existent in that county
17 whatsoever. It is gone. And people that need the
18 services are having to drive many miles to get them, and
19 it's just sad, and so what can we do to help.

20 And also, Randy Moncebaiz, who is also on the
21 staff as well, primarily dealing with resident services
22 and community services within the properties that we have
23 and the communities that we for representative.

24 I have them here because they are much
25 brighter than I am, and all I am out there doing is

1 trying to just create a new tool to try to meet some of
2 the needs, primarily in private-public partnerships. But
3 I hope that you guys get to know them. I'm going to
4 start bringing them with me all of the time; get to know
5 them.

6 And you know, hopefully we can just forge
7 together to meet the needs of the people across the
8 state, because I know that is where all of your hearts
9 lie. That is where my heart lies. And so great people,
10 and I appreciate the opportunity to be around this table.

11 MR. IRVINE: Fantastic.

12 MS. RICHARD: Thank you.

13 MR. IRVINE: Anything else?

14 MS. RICHARD: The next meeting --

15 MR. IRVINE: Yes. I think we should have one.

16 MS. RICHARD: Maybe I should be a little more
17 clear. Do you want to set all of the dates for the next
18 year, or do you just want to look at October?

19 MR. IRVINE: I'll tell you what, I personally
20 just kind of have a conflict with the way that these line
21 up with our Governing Board meetings, and we're in the
22 home stretch of finalizing our schedule, so maybe we can
23 release a proposed schedule after we have finalized that.

24 MS. RICHARD: Okay.

25 MR. IRVINE: Unless of course, you guys want

1 to use another chairman. That's fine.

2 MS. RICHARD: The only other announcement that
3 I had is the next meeting will be sometime in October or
4 thereabouts, and just for you all to start thinking about
5 the 2016 - 2017 Biennial Plan. I am already sort of -- I
6 know. But it takes, about a year.

7 I just wanted you to know that unless I hear
8 some other suggestions, I was really looking at -- last
9 time I didn't have a lot of data and a lot of studies
10 about the cost effectiveness of service-enriched housing,
11 and I'm really going to try to focus on research related
12 to that.

13 So any other suggestions -- you know, the last
14 Biennial Plan we kind of said, here is what it is. Here
15 is why it is important to people. But I really thought
16 maybe this time we would kind of focus more on some
17 research of the money --

18 MR. IRVINE: The money.

19 MS. RICHARD: -- because I know that was
20 something that -- Doni's not here, but that was one of
21 the things she recommended, in addition to -- I am sure
22 I'll do quality of life as well; just more of a focus on
23 the money. So any ideas you have, just -- yes.

24 MS. FINE: So at National Church Residences,
25 we are implementing what we are calling Care Guides to

1 monitor senior properties, and rules are to maximize
2 those resources and keep our seniors out of emergency
3 rooms, rehospitalizations and increased access to primary
4 health care, out of skilled nursing facilities, aging in
5 place.

6 We are trying to track the costs, somewhat of
7 a new program for us. But we might be able to help work
8 with you to get some of those figures.

9 MS. RICHARD: That would be great.

10 MR. IRVINE: Awesome.

11 MS. RICHARD: I really would appreciate any
12 kind of studies, research that anyone can share with me.
13 And then I will be going through that, and that will be a
14 lot of the work for the Biennial Plan is trying to sort
15 through that.

16 Thank you, Tracy. I appreciate that. Thank
17 you all very much.

18 MR. IRVINE: Well, it is almost 12 o'clock.
19 So we will adjourn two minutes early; it's 11:58.

20 I would really like to thank everyone for
21 their participation, and especially our guest presenters
22 today. Those were awesome. Thank you so much. And do
23 the good work.

24 MS. RICHARD: Thank you.

25 (Whereupon, at 11:58 a.m., the meeting was

1 adjourned.)

