

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

HOUSING AND HEALTH SERVICES
COORDINATION COUNCIL MEETING

TDHCA
Room 116
211 East 11th Street
Austin, Texas

July 13, 2022
10:00 a.m.

COUNCIL MEMBERS:

BOBBY WILKINSON, Chair
DONI GREEN, Vice Chair
SUZANNE BARNARD (via phone)
SUZIE BRADY (absent)
MICHAEL WILT
REV. KENNETH DARDEN
DIANA DELAUNAY
HELEN EISERT (absent)
JENNIFER GONZALEZ, Ph.D (absent)
MICHAEL GOODWIN
BLAKE HARRIS, Ph.D
CLAIRE IRWIN (via phone)
DONNA KLAEGER (via phone)
JOYCESARAH McCABE
BARRETT REYNOLDS (via phone)

ON THE RECORD REPORTING
(512) 450-0342

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P R O C E E D I N G S

1
2 MR. WILKINSON: Good to see you all in person.
3 I know Zoom was more convenient for everybody. The Open
4 Meetings Act waiver was no longer in effect, so we're
5 bound to do it this way going forward unless we get a
6 little tweak to our statute. I might whisper in someone's
7 ear in the spring; we'll see. But it's good to see you
8 all in person anyway.

9 Let's go ahead and call roll the old-fashioned
10 way for the benefit of anyone who might be listening in or
11 whatnot.

12 Suzie Brady?

13 (No response.)

14 MR. WILKINSON: Helen Eisert?

15 (No response.)

16 MR. WILKINSON: Claire Irwin?

17 MS. IRWIN: I am on the phone.

18 MR. WILKINSON: Okay.

19 MS. IRWIN: This is Claire.

20 MR. WILKINSON: Good to know she's here for the
21 record. It doesn't count for quorum, though, I think.
22 Right? Yeah. Okay. Suzanne Barnard's on the phone, we
23 heard.

24 Michael Wilt?

25 MR. WILT: (No audible response.)

1 MR. WILKINSON: Dr. Blake Harris?

2 DR. HARRIS: Present.

3 MR. WILKINSON: Doni Green?

4 MS. GREEN: Present.

5 MR. REYNOLDS: He hasn't called me.

6 MR. WILKINSON: Reverend Kenneth Darden?

7 REV. DARDEN: Present.

8 MR. WILKINSON: Mr. Goodwin?

9 MR. GOODWIN: Here.

10 MR. WILKINSON: Donna Klaeger, we know, is on
11 the phone.

12 Joycesarah McCabe?

13 MS. McCABE: Present.

14 MR. WILKINSON: Dr. Jennifer Gonzalez?

15 (No response.)

16 MR. WILKINSON: Diana Delaunay?

17 MS. DELAUNAY: Present.

18 MR. WILKINSON: And Barrett, we know you're on
19 the phone.

20 MR. REYNOLDS: I'm present.

21 MR. WILKINSON: Yes, sir. Okay. So that gives
22 us six. We will not be able to vote on our minutes from
23 last time, so we'll skip Item 1, and we'll move into Item
24 2, the update on the Section 811 Project Rental Assistance
25 Program.

1 Spencer Duran, Program Director, will be
2 presenting.

3 MR. DURAN: Thank you, Bobby. And good
4 morning, everybody. Spencer Duran, Program Director,
5 Section 811. I'm presenting on two items, but I'll start
6 with Item 2.

7 So 811: It's no longer a new program. We've
8 been going really strong. We have continued operations
9 really uninterrupted with the pandemic over the past two
10 years. We've seen demand for extremely low income people
11 with disabilities continue just unabated.

12 So it's been -- yeah, I'm glad that we've had
13 this program established already. It wasn't something
14 that we had to stand up, you know, from scratch like so
15 many other 811 -- other programs at TDHCA.

16 So I'll just hit a few highlights of what I
17 think is relevant. And then if the Committee has any
18 questions, I'm happy to share whatever I can.

19 So one of the biggest changes that we've put
20 into effect most recently since we last met was we now
21 have a preference in place, and this is something that
22 this group was interested in, and some of the other
23 advocates in our other state agency partners.

24 So we had -- you know, 92 percent of our 811
25 participants were from the behavioral health target

1 population, which is the local mental health authorities.

2 But 811 -- it serves people with disabilities in nursing
3 homes, and youth exiting foster care, so all these other
4 target populations.

5 But 92 percent who are coming from the local
6 mental health authorities, which is good for them. But we
7 wanted to kind of balance out who we're serving. So we
8 have a preference in place. We don't -- a lot of our
9 waiting lists are closed.

10 So we're not really able to kind of
11 functionally implement that preference, but there are some
12 waiting lists that are definitely open. And so those
13 waiting lists that are open, they're opening with that
14 preference in place.

15 So we have our first preference population
16 referral that's been made that actually declined the unit.

17 But we have another referral from one of the preferred
18 populations that has come in, so we think we'll get our
19 first housed preference. So, hopefully, over time, we'll
20 start to slowly rebalance the target populations that
21 we're serving.

22 The other thing I want to mention was we have
23 recently trained 22 new Department of Family Protective
24 Services referral agents. So referral agents are the
25 folks on the ground that make the referrals to the

1 program. They provide services or they coordinate the
2 services to the disability community.

3 So 22 new DFPS folks getting trained is great.

4 They serve a lot of people per case worker, which is good
5 for us, but obviously bad for the system, so that
6 represents a lot of people that are potentially able to
7 get served.

8 And then another big shout-out to our 811
9 staff. We had our very last new construction property
10 come on board. You know, most of our properties are
11 preexisting, and so the unit turnover is really slow. But
12 with new construction, we get all 10 or 11 units leased up
13 all at once whenever they open their doors for the first
14 time.

15 So shout-out to 900 Winston. It's a Houston
16 property, and we were able to grab that as a new
17 construction. And it's our last new construction that was
18 in our pipeline, you know, because we were in the QAP for
19 so many years and that generated, you know, property
20 participation.

21 But since we haven't been in the QAP for a few
22 years, we don't have any new properties coming to the
23 program. So, that was our last remaining new construction
24 lease-up.

25 Some highlighted numbers real fast: We

1 currently have 436 housed at the moment. Our lifetime
2 housed is 632. We have a waiting list of 2,094 families.
3 And then -- this is interesting to me -- our average
4 tenant portion of rent, the portion that the tenant pays,
5 is \$161. So, obviously, as rents are skyrocketing,
6 families are only paying \$161 to stay in the property.

7 And then just real fast, the waiting lists --
8 I'll just through this list that I can share later. This
9 is a list of counties that have been recently reopened.
10 So Brazoria, Caldwell, Cameron, Denton, Galveston,
11 Hidalgo, Harris, Johnson, Montgomery, and Tarrant County.

12

13 So if you know your Texas counties, that's kind
14 of good mix of urban and rural counties that we have some
15 good availability, and we have existing referral agent
16 networks that can feed referrals into those counties.

17 You know, we do have some counties, for sure,
18 that are technically open. But we don't have a disability
19 service presence in the local area that can activate those
20 counties. So with that, if there's any other questions on
21 Item 2?

22 MS. GREEN: Are there scheduled trainings? We
23 probably have a couple, three folks who have not been
24 trained, and what we did back in the day was we had a
25 couple people trained and then referrals submitted through

1 those two people. So sometimes, you know, I was a
2 referral agent of record but I hadn't worked with any
3 clients. And then, five years later, you know, Susie Q
4 has come up on the list.

5 MR. DURAN: Yeah, you're like, Who's this?
6 Yeah, you helped them out so many years ago. Yeah, so we
7 have a standing referral agent training online that's
8 available through CTI that's operated through the San
9 Antonio -- the -- I forget what the system is called.
10 It's basically the standard HHSC contractor training
11 system.

12 MS. GREEN: Okay.

13 MR. DURAN: It's where social workers would go
14 to get continuing education hours.

15 MS. GREEN: Okay.

16 MR. DURAN: You know, we've kind of tried to
17 mainstream 811 into the larger social work, HHSC training
18 universe. So we can send out a link --

19 MS. GREEN: Yeah, that would great.

20 MR. DURAN: -- to that training, yeah.

21 MS. GREEN: Thank you.

22 MR. DURAN: Yeah, it's hard. We don't often --
23 we have over 500 referral agents trained across -- maybe
24 600 trained across the state. But, yeah, turnover -- we
25 have turnover, and --

1 MS. GREEN: Yes, we do.

2 MR. DURAN: -- it's like -- yeah, I know that
3 you in particular, Doni, in north Texas -- you have a lot
4 of contractors. But you get --

5 MS. GREEN: Ex-contractors.

6 MR. DURAN: Ex-contractors, yeah. But also,
7 just a great job to north Texas. You guys are still our
8 number-one nursing facility referral source. So I think
9 you guys have maybe three or four active --

10 MS. GREEN: Okay.

11 MR. DURAN: -- folks that deal with us.

12 MS. GREEN: I think we can do better, yeah.

13 MR. DURAN: Cool. Great. Great. But you guys
14 are doing great. I don't know if you all serve Tarrant
15 County. I can't remember.

16 MS. GREEN: We do.

17 MR. DURAN: Yeah. So, there are --

18 MS. GREEN: We do.

19 MR. DURAN: -- properties there. We properties
20 on the ground. We have waiting lists that are open to
21 feed that property, and we have that preference in place
22 that will prefer the nursing facility folks. So I think
23 it's a really good time to kind of dust off people's
24 811 --

25 MS. GREEN: Yeah.

1 MR. DURAN: -- knowledge.

2 MS. GREEN: I love the program. It's just, you
3 know, since we're serving nursing facility residents
4 exclusively, the majority are too old to qualify for the
5 program. But for those --

6 MR. DURAN: Right.

7 MS. GREEN: -- younger residents, it's great.

8 MR. DURAN: Yeah, and for people that don't
9 know, yeah, it's a non-elderly disabled program. So we
10 serve non-elderly people who are in nursing homes. And
11 with that, that's all for that one.

12 MS. KLAEGER: Spencer?

13 MR. DURAN: Yes?

14 MS. KLAEGER: Spencer, this is Donna Klaeger.
15 When you said that you have some areas that has no one
16 trained, can you identify those areas? Or what are we
17 trying to do to get training in those communities?

18 MR. DURAN: Yeah, that's a good question. So
19 we have the online training. So anybody who is qualified
20 to be a referral agent can -- they can take that training,
21 and they can just kind of get to work on their own. And
22 we publish the list of properties on the web page, as
23 well.

24 But it's hard for me to know what I don't know,
25 you know what I mean? Like I don't know what areas of the

1 state we're not serving necessarily. But that's a good
2 question. I can maybe get a list put together. Maybe it
3 would be a good time to just kind of revisit that. So the
4 question would be areas or counties with properties but no
5 referral agent serving that county. Right?

6 MS. KLAEGER: That's correct.

7 MR. DURAN: Cool.

8 MS. KLAEGER: Because, you know, I'll be glad
9 to talk to you offline because we can -- especially
10 working with the county judges in different communities,
11 and my daughter works with HHSC, so she might know some
12 people in the different communities to talk to.

13 MR. DURAN: Yeah, that's great. And
14 ostensibly, especially with a nursing facility --
15 technically we should have 100 percent coverage, because
16 the local health authorities, the local behavioral health
17 authorities, they have statewide coverage.

18 MS. KLAEGER: Right.

19 MR. DURAN: Managed care organizations, those
20 HMOs, they have statewide coverage. So on paper, we do.
21 But as far as -- yes, literally, some -- an individual who
22 has taken our training serving whatever county -- we
23 definitely do have holes there.

24 MS. KLAEGER: Okay. Thank you.

25 MR. DURAN: Sure. Good question.

1 MR. GOODWIN: Spencer, do you have a match or a
2 mismatch with your waiting list and your available
3 properties? In other words, I got 500 people on a waiting
4 list but got no properties?

5 MR. DURAN: Well, we queue by property, so we
6 don't just have a program waiting list. It's actually --
7 when I say waiting list, it's actually technically by
8 property.

9 MR. GOODWIN: By property?

10 MR. DURAN: And actually, to be more technical,
11 actually by bedroom size. So, I have a family waiting on
12 a one-by-one at this property, so it's technically by
13 bedroom size by property.

14 MR. GOODWIN: Okay.

15 MR. DURAN: But one of the mismatches is I
16 don't have enough one-bedroom units in the portfolio. And
17 so a lot of times, it's someone who has a disability,
18 lives on their own, and I can't qualify them for a
19 two-bedroom unit. They're only allowed to live in a
20 one-bedroom.

21 MS. GREEN: In some cases, they would qualify
22 for a two-bedroom if they have a live-in or a lot of
23 medical equipment, but that's the --

24 MR. DURAN: Durable medical equipment, yeah.

25 MS. GREEN: -- exception.

1 MR. DURAN: So we kind of -- we sort of try and
2 maybe encourage some stuff to be maybe counted as durable
3 medical equipment --

4 MS. GREEN: Yeah.

5 MR. DURAN: -- you know, maybe. And so --

6 MS. GREEN: CPAP, it's really big.

7 MR. DURAN: Yeah, you've got a CPAP machine.
8 You have several wheelchairs, obviously. But no, it's a
9 hard line with HUD that you -- they're really stingy,
10 because they don't want people to cost them more money.

11 MS. GREEN: Sure.

12 MR. DURAN: And they don't want to pay for a
13 larger unit. But, you know, family sizes are dynamic
14 sometimes. And so it's difficult. But yeah, we've
15 complied with the HUD regulations about durable medical
16 equipment or a live-in attendant care worker or if you
17 have partial custody of a child through a divorce decree.
18 We sort all that stuff out for bedroom size.

19 MR. WILKINSON: Thank you, Spencer.

20 MR. DURAN: Okay, cool.

21 MR. WILKINSON: Spencer's still up on the
22 Emergency Housing Voucher.

23 MR. DURAN: Okay, cool. So, the Emergency
24 Housing Voucher -- this is a newer COVID-era program. So
25 the Emergency Housing Voucher Program is a specific type

1 of Section 8 voucher that is targeted to serve specific
2 populations. And so it's a variety of people who meet a
3 homeless definition.

4 So if you're literally homeless, chronically
5 homeless, formerly homeless, exiting homelessness --
6 there's all these technical definitions around
7 homelessness that would all you to participate in this
8 program.

9 And we also serve people who are survivors of
10 domestic violence, human trafficking, you know, things
11 like that and then also just people who are formerly
12 homeless. So it's really useful because there's a lot of
13 moving-on programs out there, or group living situations.

14
15 And so we may not literally be getting that
16 person off the street, but we can relieve capacity down
17 the continuum over in the group homes. We can free up a
18 group home spot that will basically free up a spot for
19 someone to move into that group home.

20 So it's a wide variety of people who are
21 experiencing homelessness that are eligible. So we have
22 about 800 vouchers that were given to us by HUD. And we
23 have signed contracts with the Texas Homeless Network, and
24 they're administering almost 400 of those vouchers.

25 And we've also signed a contract with Heart of

1 Texas Homeless Coalition, which serves the Waco area, and
2 they're administering, I think, 50 of those vouchers. So
3 this program launched -- well, we got the letter from HUD
4 in May of 2021.

5 And so we went to work constructing a program,
6 and it requires that the Housing Authority -- which we're
7 serving as the Housing Authority role -- that the Housing
8 Authority partners with the continuum of care
9 organizations.

10 And so we have contracts with two continuum of
11 care homeless coordination organizations to feed us
12 referrals and to coordinate those homelessness services.
13 And so that's been a good partnership.

14 But it's brand new for us, so the State of
15 Texas -- we administer a lot of homelessness funds, but
16 we've never actually partnered with the COCs to jointly
17 administer a program. We usually just fund them. So it's
18 a peer relationship, so it's a new kind of -- it's a new
19 dynamic for us.

20 So let me just do the numbers real fast. So we
21 have 12 housed out of our 800, so it's been a slow build.

22 So, we're behind, we're really struggling. So 12 housed.
23 We've received 223 applications from the Texas Homeless
24 Network.

25 So, to me, that says that that referral

1 pipeline is functioning, because they serve about 200
2 counties. So it's a really complex and vast and service
3 area.

4 We have 92 families that have a voucher and
5 that are house hunting, which, if you know about Section
6 8, just because you get a voucher, your life is not going
7 to improve. I mean, you have a find a landlord who's
8 willing to take the voucher. People get vouchers all the
9 time and can't find housing and have to return the
10 voucher.

11 We have not had anybody have to return those
12 vouchers yet. Nobody has exceeded the 120 days in their
13 house search. So we're hopeful that those 90 families
14 will find a landlord who's willing to accept that voucher.

15 And in the program design -- just to mention to this --
16 it's really cool -- we can pay 120 percent of the small
17 area fair market rent.

18 So that means that we can do 120 percent of the
19 market rent of a specific zip code. So usually Section
20 8 -- the payment standard doesn't keep pace with the
21 actual market rents. But in this program, we can pay 120
22 percent of a zip code rent. So we can do 120 percent of
23 the prevailing 78701 rent, so it's really competitive.

24 So hopefully those families that are looking
25 for housing -- they won't not find housing because they

1 can't afford the unit even with a voucher.

2 Yeah, so, a slow start, but we -- so Texas
3 Homeless Network, they've hired a bunch of people to try
4 and increase their reach into that 200-county area. It's
5 just massive.

6 And I also want to mention that we have a new
7 TDHCA staff, Tanisha McFarland. She's been hired as our
8 EHP administrator. So she works for Andre in Section 8,
9 but she also has a really good -- so we stole her from New
10 York City, which is great.

11 She was providing housing for an EHP program in
12 the City of New York, focusing on families to try and give
13 them housing. She has a lot of housing experience. So I
14 think having that background in housing planning and
15 coordination, it's a really good help. This is a really
16 complicated program.

17 So we hope to have more than 12 people housed
18 next time we check in, but hopefully all 92 of those
19 families will find a willing landlord.

20 MR. GOODWIN: Are you sending her to language
21 school?

22 MR. DURAN: Say again?

23 MR. GOODWIN: Are you sending her to language
24 school?

25 MR. DURAN: Language school?

1 MR. GOODWIN: So she can understand the people
2 that she's talking to in Texas.

3 MR. DURAN: Yeah. She'll have to talk a little
4 bit slower, but yeah, I think so.

5 MR. GOODWIN: Are you using the resources of
6 811 program to try to house some of these people? --
7 because it's been so long since we've talked about this,
8 I've forgotten half the terms. But the housing resource
9 centers and the housing referral coordinators, that if you
10 have people looking for this, you can say, Go talk to
11 these people. They know all the housing in Bexar County,
12 for example.

13 MR. DURAN: Yeah. So not specifically 811.
14 There are so many cool resources on the homelessness side
15 and on the domestic violence survivor side that there's an
16 existing kind of housing savvy-ness that's present in the
17 homelessness and the survivor world.

18 So I think that -- yeah, we've been definitely
19 been leveraging those -- not 811, specifically -- but
20 definitely leveraging those existing nonprofits that are
21 out there that do this work on the day to day.

22 And also we have -- with our tax credit
23 program -- tax credit developers, our owners have to
24 accept voucher holders, so we definitely -- we don't steer
25 people to the tax credit properties, but we definitely let

1 them know that the tax credit properties could be an
2 option for them to apply at.

3 And another cool thing is the vouchers come
4 with -- in addition to the super high payment standard,
5 they come with \$3,500 in service fees, so we're able to
6 use \$3,500 per voucher holder for things like landlord
7 incentives. You know, THN, they pay a new landlord \$1,000
8 just for accepting the voucher.

9 And then we can do other things, like we can
10 pay higher deposits, we can pay for storage items if
11 someone basically -- if they're in the situation where
12 their lease was ending and their new lease wasn't starting
13 and they didn't want to -- they couldn't continue, so we
14 had to put their stuff into a storage building for a few
15 days. So we will pay for that.

16 So it's just a little bit -- a tiny investment
17 of a few hundred dollars to a storage building company
18 prevented a family from being homeless and allowed them to
19 access this Section 8 voucher.

20 So it's just kind of amazing how \$3,500 doesn't
21 seem like a lot whenever you factor in all the stuff it
22 takes to move a family. But I mean, we've literally
23 gotten people housed because we've been able to have
24 access to those funds. So thanks to HUD.

25 The other thing I want to mention is we are

1 reaching out to the Texas Apartment Association to see
2 if -- you know, we had those landlord incentive packages
3 out that we're trying to create, like \$1,000 and things
4 like that -- just to see if they have any feedback.

5 You know, they represent landlords, and we have
6 some money for landlord incentives. So what would a
7 landlord like to see that might entice them to house one
8 of these families?

9 MR. WILKINSON: Spencer, you could take these
10 vouchers anywhere in the state?

11 MR. DURAN: Anywhere in the state. Yep, there
12 is some confusion about what our service area was, but
13 because Project Access, our other Section 8 program --
14 because Project Access has a statewide footprint, we're
15 basically able to apply that same footprint to this
16 voucher. So it's not limited to our regular 34-county
17 area.

18 MR. WILKINSON: And why are some COCs hesitant
19 to partner with us? Isn't there extra costs involved for
20 them or something?

21 MR. DURAN: Yeah. So THN -- you know, they got
22 almost 400 vouchers, and they've hired about five -- it's
23 huge. And the other thing for us, in particular, a lot of
24 the arrangements across the country, the housing authority
25 will do a lot of the heavy lifting.

1 So the division of labor between the housing
2 agency and the homeless agency -- we're like a remote
3 housing authority, so it's really hard for us to have a
4 community presence. So we can't really help them with
5 much of the work at all.

6 They have to do a lot of the work, you know,
7 finding, recruiting landlords, providing services, all
8 that stuff. A lot of the housing authorities are doing
9 some of that work, but in our case, since we don't have
10 the physical presence and we never could -- I mean, I
11 don't know how we would do that. But we have to rely
12 heavily on them.

13 So we did leverage for Texas Homeless Network
14 our --

15 MR. WILKINSON: CSBG?

16 MR. DURAN: Yeah, CSBG. And then the HSS
17 funds. Those are called HHS funds, some other COVID-era
18 funds.

19 MR. WILKINSON: Money follows the person?

20 MR. DURAN: The self-sufficiency funds -- what
21 does HSS stand for?

22 MR. STREMLER: Housing Stability Services.

23 MR. DURAN: Yeah, Housing Stability Services.
24 Thank you. So we gave it some additional Housing
25 Stability Services funding. So, yes, \$3,500 is good for

1 helping a tenant get housing, but there's no capacity for
2 the administrative funds, and it's heavy on paperwork.

3 So HUD made it easier for the families to get
4 housing, but we had to leverage those other funding
5 sources, like you mentioned, because we have to pay people
6 to help them find it. So a lot of states are hiring
7 realtors to do apartment searching, and there's a lot of
8 really cool ideas.

9 But we think that our Texas Homeless Network
10 partnership, in particular, is really strong and really
11 innovative, and they've solved a lot of problems on how
12 you have a voucher, and then how do you get that voucher
13 administered in a local area.

14 Let me also give a quick shout-out real fast
15 to -- so our best referral sources have been the Gulf
16 Coast Center serving Galveston and Brazoria county; the
17 Tracy Anders Foundation, that serves some east central
18 counties. So those two have been amazing.

19 And then we've gotten a lot of self-referred
20 people that are submitting applications kind of on their
21 own, and so that's where the Texas Homeless Network is
22 having to step in and do a lot of that work to try and
23 help those families that aren't connected to the homeless
24 services system already.

25 MR. WILKINSON: Thanks, Spencer.

1 Any more questions for Spencer?

2 MR. WILT: Spencer, Michael Wilt with Texas
3 State Affordable Housing Corporation. It's \$3,500 per
4 household, and that's coming from HUD?

5 MR. DURAN: Yes.

6 MR. WILT: What's this source of HUD funding?

7 MR. DURAN: It was appropriated to them as
8 service fees. I'm not sure. So --

9 MR. WILKINSON: So it's \$3,500 in service fees
10 plus the rent, so that's just for moving, deposit,
11 landlord incentive.

12 MR. DURAN: Yeah.

13 MR. WILKINSON: But, yeah, it's useful.

14 MR. DURAN: Exactly.

15 MR. WILKINSON: I think it's from ARP; I'm
16 pretty sure.

17 MR. WILT: Oh, it is?

18 MR. WILKINSON: Yeah, I'm pretty sure.

19 MR. WILT: Was there a similar fund that you
20 had in place that you're working with services on? -- the
21 risk mitigation fund?

22 MR. DURAN: Yeah, so for 811, we used Money
23 Follows the Person Demonstration Fund, and we still have
24 that. It's only for 811, but we have paid for up-front
25 barrier busting to get landlords to drop some of their

1 screening. And then, on the back end, we can pay for
2 damages.

3 MR. WILT: Okay. So that's specific to 811?

4 MR. DURAN: That one's specific to 811.

5 MS. GREEN: Yeah. I can definitely see the
6 need for modest funding, not only for 811, but also
7 Project Access, because for nursing home residents who are
8 funded by Medicaid, their monthly income is only \$60.

9 So, if, Heaven forbid, they like Cokes or
10 cigarettes or getting their hair done, they have no
11 discretionary funds. And a lot of times they have to wait
12 months to save up enough money to get an ID. And then
13 properties will have application fees that may be more
14 than their monthly income, so that really slows the
15 process.

16 MR. DURAN: Yeah, and is TAAS -- is that --

17 MS. GREEN: So, TAAS is a great resource, but
18 that's only after the property has been secured. All of
19 this is prior to arranging a property. Yeah, TAAS and STS
20 can cover rental deposits, security deposits, moving. But
21 again, that's once the property has been secured, and all
22 of this work has to take place in order to secure a
23 property.

24 The other issue that I ran into the one time I
25 tried to help somebody was, even though she was awarded a

1 voucher, the property insisted that she have two and half
2 times income, which she didn't. And so her voucher
3 expired.

4 MR. DURAN: Yeah. You have a third-party
5 paying your rent, so why would you need to keep that three
6 times the rent? I never understood that.

7 MR. WILKINSON: Yeah, it's ridiculous.

8 MR. DURAN: Yeah, it's like we're -- but the
9 Government is paying -- you have a contract with the
10 Government. We're paying the rent.

11 MR. WILKINSON: Right.

12 MS. GREEN: No, but --

13 MR. WILKINSON: Our budget's like hundreds of
14 billions.

15 MS. GREEN: -- the argument was the
16 Government --

17 MR. WILKINSON: We got it.

18 MR. DURAN: We got this.

19 MR. WILKINSON: Yeah.

20 MS. GREEN: -- the Government isn't going to
21 guarantee her 30 percent, and we want the whole rent, not
22 just the government share.

23 MR. DURAN: Right. It was my \$161 tenant
24 portion for 811, yes. Honestly, yeah, people do sometimes
25 struggle to pay that. But they can be evicted and we --

1 MS. GREEN: Right.

2 MR. DURAN: -- have -- we allow -- we don't
3 prevent eviction based on nonpayment of rent. So, yeah,
4 we can talk about that all day.

5 MR. GOODWIN: There's something in the back of
6 what's left of my brain that years ago, at least, on the
7 HUD side, you could not put an income qualifier on
8 somebody that had rental assistance --

9 MS. GREEN: It's happening.

10 MR. GOODWIN: -- because their rental
11 assistance was guaranteed by governmental authorities.

12 MS. GREEN: Right.

13 MR. GOODWIN: So with TDHCA, for example, by
14 guaranteeing this rent for the term of the lease, they
15 can't say, Well, they've got to have two and half times
16 the income to be able to pay the rent.

17 MS. GREEN: That's --

18 MR. GOODWIN: Rent's paid. You got your rent,
19 yeah. It may be hard for them for them come up with \$151
20 a month -- which they say is the average rent -- but at
21 least on a lot of those programs they did away with the
22 qualifying income for people that had rental assistance.

23 DR. HARRIS: So has that changed, or is that
24 just being ignored?

25 MS. GREEN: It's happening.

1 MR. GOODWIN: Yeah.

2 MS. GREEN: So I don't know if it's in
3 violation of the regs or -- but I tried to argue it and
4 was not successful.

5 DR. HARRIS: It's a federal regulation?

6 MR. GOODWIN: Well, that, I think, was probably
7 tied to Section 8 programs and the old 811 program that --
8 before it went to the states. But I don't think it ever
9 got tied to the credit program -- voucher program. But
10 maybe the Housing Authority vouchers were about the same
11 way, too.

12 MS. GREEN: Yeah, I'm not sure.

13 MR. GOODWIN: There is no qualifying --

14 MS. GREEN: Yeah.

15 MR. GOODWIN: -- income.

16 MS. GREEN: I'm not close enough to the regs
17 to --

18 MR. WILKINSON: Spencer, let's look that up.

19 MR. DURAN: Sure.

20 MR. WILKINSON: Yeah.

21 MR. DURAN: Good question.

22 MR. WILKINSON: Anything more on vouchers?

23 (No response.)

24 MR. WILKINSON: All right. Next up is Tiara
25 Hardaway, Manager of HOME ARP. She's going to talk about

1 the American Rescue HOME Dollars for Homeless Activities.

2

3 MS. HARDAWAY: Good morning, everyone. A
4 pleasure to meet you. This is the first time I'm
5 attending a meeting here, so be nice to me, please.

6 So I'm representing the HOME ARP program, the
7 program manager. And previously, Naomi Cantu, our
8 director, did a presentation in April, and so I'm going to
9 be here to give you some updates since then. All right?
10 And I have some notes here so I don't miss anything.

11 So since April, we have gotten approval from
12 HUD for our allocation plan, and you're able to view that
13 on our website if you'd like. The majority of our funds
14 we're expending in our noncongregate shelter development,
15 rental housing development, and nonprofit capacity
16 building funds.

17 We currently have a -- working on an
18 application to release very soon for a set-aside, and that
19 is for National Housing Trust Fund applications that
20 haven't been fully completed yet that need some gap
21 funding for the years of 2020 and 2021.

22 So those applicants -- they will receive a
23 personal invitation from our division to be eligible to
24 apply. Right now we're only going to allow up to \$10
25 million. And if we don't allow anybody or approve

1 anybody -- award anyone, I should say -- we will move that
2 money over to our rental NOFA that will be released later
3 this summer.

4 Next, our noncongregate shelter -- we plan to
5 release that NOFA next year. The capacity building, we
6 will also release this summer, and we will include some of
7 the capacity building expenses in that rental NOFA as
8 well, so that applicants can apply for both during the
9 summer, as well.

10 All right. Upcoming tomorrow actually, we have
11 a webinar on HOME ARP. So I provide that link if you did
12 not receive it and you'd like to participate. I can give
13 it to Jeremy.

14 But in this two-part webinar, we're going to
15 basically just give an overview of HOME ARP program and
16 talk a little bit about how we're going to expend the
17 funds, talk about the qualifying populations, how to
18 qualify them, how to layer the funds with other funding
19 sources, their rent levels -- just basically an overview
20 before we actually release our application.

21 And then we will have a forum, as well, for our
22 rental NOFA, which will mainly talk about the scoring. We
23 want to get some feedback on the potential scoring
24 criteria that we're going to release for these funds, so
25 that's going to probably go out next week. That forum

1 will be open, and I can also provide Jeremy with that
2 information to share to everyone.

3 But other than that, that is the general update
4 right now for HOME ARP. Does anyone have any questions
5 for me?

6 MR. WILKINSON: How big is it? \$130
7 million-ish?

8 MS. HARDAWAY: \$132 million.

9 MR. WILKINSON: 132?

10 MS. HARDAWAY: Yes.

11 MR. WILKINSON: All right.

12 MS. HARDAWAY: Yes, the majority in that,
13 noncongregate shelter and rental development.

14 MR. WILKINSON: So we've had so much money for
15 services -- temporary money for services, which is kind of
16 an awkward fit. And this is a big one-time money that we
17 can actually do some sticks and bricks constructions.

18 MS. HARDAWAY: Absolutely.

19 MR. WILKINSON: So we're a little excited about
20 that. Any more questions for Tiara on HOME ARP?

21 MS. HARDAWAY: Really easy, then.

22 MR. WILKINSON: Yeah.

23 MS. HARDAWAY: Thank you.

24 MR. WILKINSON: Jeremy, I don't think we can
25 vote on our definition or biennial plan, can we? But --

1 MR. STREMLER: Right. So that is a question, I
2 think, we were going to have for Beau, but he stepped
3 out -- whether or not it's something that requires a final
4 vote from the Council or just general agreement before we
5 send this through the TDHCA rule process. But --

6 MR. WILKINSON: I think general agreement will
7 work.

8 MS. GREEN: I agree.

9 MR. STREMLER: So just to go over some of the
10 changes we talked about at the last couple meetings, the
11 last meeting we kind of settled on a few additions we
12 wanted to add in to -- this, of course, is 10 TAC 1.11,
13 which is the definition of service-enriched housing.

14 Section B, we made some additions. And then
15 Section C is new, which was added by our legal division,
16 just referencing other parts of our rules. But in B, I'll
17 read through it and note the changes.

18 So the definition for the purpose of directing
19 the work of the Housing and Health Services Coordination
20 Council and its work products, including the biennial
21 plan, service-enriched housing is defined as -- we made
22 the addition of "community integrated", affordable,
23 accessible.

24 And we added "rental housing" to be very
25 specific about the type of housing -- that provides

1 residents with the opportunity to receive assistance in
2 coordination of on-site and/or off-site health-related and
3 other services and supports that foster independence and
4 living and decision-making for individuals with
5 disabilities, persons who are elderly -- and then added in
6 additional groups that we identify in the biennial plan,
7 "homeless and chronically homeless persons, veterans, and
8 violence against women" at covered populations, because we
9 do call out those additional populations in the biennial
10 plan and speak on them extensively.

11 But that has not been -- they have not been
12 called out in the specific rule for the past 10 years or
13 so that this has been place, but we do speak about them,
14 so it was suggested that we add them back in.

15 And then Section C, as I mentioned, was added
16 by our legal division just to reference other chapters for
17 development purposes: "References and limitations for
18 individual properties are governed by the tenants'
19 election criteria found in Chapters 1, 10, 11, 12, and 13
20 of this title, and by specific requirements found in the
21 land use restriction agreements."

22 So, just referencing back that a lot of
23 restrictions and requirements for every property are
24 directly referenced in their LURA and in other chapters
25 relating to multifamily housing development in TDHCA's

1 rules.

2 So does anybody have any questions, comments?

3 MR. WILT: I have comments. Michael Wilt with
4 TSAHC. Thanks for incorporating our feedback from the
5 last one. I had mentioned needs-based rental, obviously,
6 was the same. The V in "Veterans" is capitalized, and
7 yeah, I'm not opposed to enumerating populations, but I
8 always feel like if we're going to start enumerating them,
9 then we risk excluding certain populations.

10 And the one that immediately pops is foster
11 age, or transition-age youth out of foster care.

12 And then my assumption -- I haven't read the
13 Violence Against Women Act, but I assumed single moms are
14 protected under that also?

15 MR. STREMLER: Yes. So our legal division has
16 determined that this Violence Against Women Act covered
17 populations incorporates every population that is
18 associated with the Violence Against Women Act, which
19 includes single moms and every population mentioned in
20 that Act.

21 But so to prevent, similarly, naming every
22 single individual population covered by that Act, this is
23 the general verbiage that our legal division determines
24 covers all of those populations.

25 MS. GREEN: Yeah. I also noticed in the draft

1 plan that there's been a change in language consistent
2 with kind of people-first language. And in the plan, it
3 refers to people who are experiencing are have experienced
4 homelessness, rather than defining the person by being
5 homeless.

6 So for consistency, you may want to just,
7 again, say "persons who are experiencing or have
8 experienced homelessness," as opposed to "homeless
9 people."

10 MR. WILT: Absolutely. Is there some appetite
11 for adding in youth aging out of foster care?

12 MS. GREEN: It seems to me that that's a clear
13 target population.

14 MR. WILKINSON: Yeah, I think that's fine.
15 Right?

16 MS. GREEN: But it is a bit of a slippery
17 slope, you know, assuming that there are other populations
18 who are added. Are you obligated to go back and revise
19 the definition?

20 MR. STREMLER: Of this, specifically? Or --

21 MS. GREEN: Yeah.

22 MR. STREMLER: Yeah. I mean, it's not -- we
23 made these suggested changes from last time. There is
24 another meeting in 2022 still. Right? There is another
25 meeting in October. We can make these -- put in these

1 additions as well and come back in October.

2 The goal originally is to -- because we are
3 supposed to revisit our definitions every four years --
4 and rules. And so that's what we're doing here. And so
5 the goal is to do it by the end of 2022. The Council
6 meets one more time in 2022. And then we can initiate the
7 TDHCA rule process.

8 That means the final version won't be published
9 until the beginning of 2023, because the rule process
10 takes about two months. But the rule is defined and
11 created by the Council. So if you want to include
12 additions and see that at the next meeting, that's --

13 MS. GREEN: Yeah, another approach --

14 MR. STREMLER: -- y'all's decision.

15 MS. GREEN: -- might be to say, "decision
16 making for individuals, including those with disabilities,
17 those who are elderly". And that way, it's not
18 necessarily an exhaustive list. It kind of leaves the
19 door open to add other priority populations without
20 amending the definition.

21 MR. GOODWIN: Well, for example, would not
22 homeless include persons aging out of foster care, because
23 when they age out, they've got no place to live?

24 MS. GREEN: Right.

25 MR. GOODWIN: And --

1 MS. GREEN: And I think there may be overlap.
2 You may have a person who's --

3 MR. GOODWIN: -- where we can include --

4 MS. GREEN: -- homeless who also has a
5 disability, who's also elderly.

6 MR. GOODWIN: -- where we could include and a
7 definition is already there. Just a reminder: An
8 elephant was started out as a racehorse, but they
9 developed a committee to define an elephant -- a
10 racehorse, and it turned out to be an elephant.

11 MS. GREEN: Yeah.

12 MR. GOODWIN: So the sleeker we can make it
13 without excluding anything, I think, the better off we
14 are. If we can be more inclusive -- homeless includes a
15 lot of people.

16 MR. STREMLER: And, Doni, what was that
17 specific change you said again?

18 MS. GREEN: Well, if you don't want to tie
19 yourself to the priority populations, you could say, "off-
20 site health related, other services and supports that
21 foster independence and living and decision making for
22 people, including individuals with disabilities, people
23 who are elderly," blah, blah, blah.

24 MR. STREMLER: Okay. And so we can, I think,
25 approach this a couple different ways for the next

1 meeting. You know, I can either incorporate all these
2 additional suggestions into the same draft of the rule, or
3 if we feel that providing this, you know, people, instead
4 of individuals and listing these categories will give it
5 kind of a little bit more broad scope, then it might be
6 able to fit -- kind of cover everything we're looking for,
7 you know, present two versions to see which one you all
8 agree to be the one that we want to move forward with the
9 changes on.

10 MR. WILKINSON: Or we can do both, or I could
11 do --

12 MR. STREMLER: Yeah.

13 MR. WILKINSON: -- her suggestion of decision
14 making for people, including blah, blah, blah. And also
15 add youth transitioning --

16 MR. STREMLER: Yeah.

17 MR. WILKINSON: -- out of foster care, just to
18 say it, right?

19 MR. STREMLER: Yeah, and then, in addition, the
20 change in language around homeless to persons who are
21 experiencing or have experienced --

22 MR. WILKINSON: Flip that.

23 MR. STREMLER: -- homelessness.

24 MR. WILKINSON: Yeah.

25 MR. STREMLER: So we can stick all that in

1 there and look at it again in October. That's totally
2 fine.

3 MR. WILKINSON: Yeah. It's no rush. Right?

4 MR. STREMLER: Yeah, there's no --

5 MR. WILKINSON: The every-four-year rule
6 revision thing is not --

7 MR. STREMLER: It's not -- yeah.

8 MR. WILKINSON: -- there's no --

9 MR. STREMLER: No, it's not set in stone.
10 We've imposed that on ourselves. It's -- so we -- yeah,
11 so I'll take those edits. We'll run them through and
12 we'll see them again in October and talk about it again.

13 MR. WILT: And we had a very spirited
14 discussion about this four years ago. It feels like it
15 was just last year.

16 MS. YERICH: And 12 years ago --

17 MR. GOODWIN: Four years ago last time we met?

18 MS. YERICH: -- Mike Goodwin and Doni must
19 remember, we had a two-year discussion when this first
20 started.

21 MS. GREEN: Well, but that was assisted living
22 facilities. I think that was trying to figure out whether
23 to include or exclude, and they got the boot.

24 MS. YERICH: Right.

25 MR. GOODWIN: With that horse --

1 MS. YERICH: Yes.

2 MR. WILKINSON: All right. Any more thoughts
3 on the definitions of service-enriched housing?

4 (No response.)

5 MR. WILKINSON: All right. Moving on to the
6 biennial plan and report from Jeremy.

7 MR. STREMLER: Yes. So everyone, for the HHSC
8 biennial plan and report, in the meeting invite e-mail, I
9 put the final versions of those two documents, the
10 biennial plan and the report of findings, which were
11 separated by a number of years ago.

12 The report of findings, the seven-page document
13 is the only document that goes to the LBB, the Governor's
14 Office. That's the statutorily required document to be
15 submitted by August 1.

16 And then the plan is kind of a larger document
17 that speaks to not only what state agency members of this
18 Council do to support service-enriched housing and the
19 intersection of health and housing but then just kind of
20 general speaking of the landscape around that information.

21 And so similar to the rule, there's not
22 necessarily -- because it's required to be submitted by
23 August 1, so it will be submitted by August 1 --
24 necessarily a vote needed for that, but a general
25 agreement that everything is in good order to move forward

1 with that.

2 But if anybody has any questions or concerns
3 about those documents that were sent out, please let us
4 know here. Otherwise we're going to move forward with
5 submitting the report of findings to the appropriate
6 entities -- Governor's Office, LBB -- and posting the
7 biennial plan and the report of findings on the HHSC
8 portion of the TDHCA web page where they will live.

9 And once they're up there, I'll send everyone
10 an email noting where you can find them. If you want to
11 share them with anybody or reference them in any way,
12 they'll be available for you to do that on the website.

13 MR. WILKINSON: Any major changes in the plan
14 or findings from last biennium?

15 MR. STREMLER: So there were not any
16 significant changes. There were some changes in terms of
17 new things that our friends at HHSC are doing as it
18 relates to health and housing, some additions of programs
19 that have been created in the last two years since the
20 document was done and then, of course, an update of data
21 to some of the same points that we talked to around
22 homelessness and health and housing in general.

23 But outside of that, there weren't any
24 substantial changes, mostly just agency member additions
25 speaking to what they do to support these communities.

1 MR. WILKINSON: Any thoughts from the Council
2 on the findings?

3 MR. GOODWIN: I recommend you pull a Sam
4 Rayburn and say, As Chair, we have agreed to this
5 announcement. Wham, it's done.

6 MR. WILKINSON: Okay. Thank you, Jeremy. I
7 think we're all good to go on the plan. I like the
8 footnote where you talk about the risk mitigation funds
9 that we've already done.

10 All right. This is the portion of the meeting
11 where I will invite public comment from anyone in the room
12 or on the phone.

13 (No response.)

14 MR. WILKINSON: Okay. Well, next meeting, like
15 Jeremy mentioned, is October 12. It will be in this room
16 again. We are not able to continue the online meetings.
17 It's good to see faces, and hopefully some of those on the
18 phone can come see us next time. We need to approve those
19 minutes.

20 And there's something to be said for being in
21 the same room. Right? We don't talk over each other as
22 easily, et cetera.

23 MR. GOODWIN: We can put out all the nametags
24 and just move them chair to chair.

25 (General laughter.)

1 MR. WILKINSON: Well, with that, I'll adjourn
2 the meeting, and look forward to seeing you all in
3 October.

4 (Whereupon, at 10:51 a.m., the meeting was
5 adjourned.)

C E R T I F I C A T E

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2
3 MEETING OF: Housing and Health Services Coordination
4 Council

5 LOCATION: Austin, Texas

6 DATE: July 13, 2022

7 I do hereby certify that the foregoing pages,
8 numbers 1 through 44, inclusive, are the true, accurate,
9 and complete transcript prepared from the verbal recording
10 made by electronic recording by Elizabeth Stoddard before
11 the Texas Department of Housing and Community Affairs.

12 DATE: July 18, 2022
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17

18 /s/ Anna Marie Reyes
19 (Transcriber)
20

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