

HOUSING AND HEALTH SERVICES COORDINATION COUNCIL

Meeting Minutes October 8, 2014, 10:00 am

Meeting began: 10:03 AM

CALL TO ORDER, ROLL CALL

Tim Irvine, Chair

The quarterly meeting of the Housing and Health Services Coordination Council (HHSCC) on October 8, 2014 was called to order by Chair Tim Irvine at 10:03 am. The meeting was held at the Brown Heatly Building, 4900 N. Lamar Blvd., Austin, TX 78751, Room 4530.

Members Present:

1. Tim Irvine, Chair, Executive Director of the Texas Dept. of Housing and Community Affairs
2. Amy Granberry, Member, Charlie's Place (Health Services Entity Representative)
3. Doni Green, Vice Chair, North Central Texas Council of Governments (Promoting Independence Representative.)
4. Mike Goodwin, Member, (Multifamily Housing Developer Representative)
5. Kenneth Darden, Member, (Macedonia Baptist Church, Advocate for minority issues)
6. James Hill, Member (Financial Institutions Representative)
7. Felix Briones, Member, (Housing Consumer Representative)
8. Suzanne Barnard, Member, Texas Department of Agriculture – Office of Rural Affairs representative
9. Martha Bagley, Member, Texas Department of Assistive and Rehabilitative Services representative
10. Anna Sonenthal, Member, Texas Department of State Health Services (Carmen Bliss sat in for Anna)
11. Sarah Mills, Member, Health and Human Services Commission
12. Penny Larkin, Member, Texas Department of Aging and Disability Services

Members Absent:

1. Megan Cody, Member, Texas Department of Agriculture – Office of Rural Health representative
2. David Danenfelzer, Member, Texas State Affordable Housing Corporation

TDHCA Staff Present:

1. Terri Richard, Coordinator of HHSCC
2. Megan Sylvester, Associate General Counsel, participated by phone
3. Kate Moore, Section 811 PRA Manager

AGENDA

Public Testimony

Robin Leo Grande, Community for Permanent Supported Housing

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Linda Litzinger, Texas Parent to Parent

Approval of April 16, 2014 Meeting Minutes

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

Qualified Allocation Plan 101

Mr. Irvine gave an overview of the Housing Tax Credit Program and the Qualified Allocation Plan process.

The Housing Tax Credit program is a major source of funding for affordable housing. The program continues to grow as the Texas population grows because of the formula-based methodology. TDHCA currently receives about \$60 million a year of 9 percent tax credits. And those are competitively awarded. TDHCA can award up to \$2 million per applicant.

Mr. Irvine explained the process of syndication which is selling the tax credits to investors who have taxable income to shield which in turn generates cash for development. The cash can be used for everything above the dirt. Developers can't use tax credits to buy the land but can use tax credits to improve the land, build the slab, build the sticks and bricks on top of it, provide amenities like swimming pools and community houses and those kinds of things.

Under the tax credit program, rents are restricted based on household size and income level. Typically, the tax credit program is designed to serve households at 60 or 50 percent of area median income. But there are also incentives for what is called deep targeting; that is, targeting households at or below 30 percent of median income. Now, because a household at 30 percent or below has a much reduced rent level, it contributes less to the cash subsidy for operations.

Mr. Irvine gave an overview of the 15-year compliance period and extended use period and answered questions from Council members. Mr. Irvine then gave an overview of the Qualified Allocation Plan (required by the U.S. Department of Housing and Urban Development) which is the document used to allocate housing tax credits. He described the process developers go through to apply for tax credits and how that results in the creation of additional affordable and supportive housing dispersed across the state.

Public comment

Robin LeoGrande with Community for Permanent Supported Housing gave public comment about a pilot project in Dallas to increase housing for Individuals with Intellectual and Developmental Disabilities who are currently living with family members.

Linda Litzinger gave public comment about a current issue of individuals being sent to institutions because of the lack of affordable housing.

Update on DSHS Rental Assistance Program

Anna Sonenthal gave an update on the Department of State Health Services "DSHS" rental assistance program. Two years ago, DSHS was awarded \$10.8 million specifically for the local mental health authorities to administer rental assistance and utility assistance

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to people who are homeless and mentally ill that are already in their services. So it is specifically for the population that they are serving. The program was rolled out as a rapid re-housing model, *i.e.* longer term rental assistance up to one year and short term rental assistance for three months.

The first report about the program is due to be released November 20. Over 1700 people were served in FY14. Anna also shared with the members that she is the Projects for Assistance in Transition from Homelessness (PATH) coordinator. She is beginning training and technical assistance with the administrators and particularly looking at ways to develop relationships with their local Public Housing Authorities.

Update on 2-1-1 Analysis and Video Projects

Ms. Richard provided a copy and gave an overview of the recommendations from the 2-1-1 Analysis report prepared by Texas State University. One important recommendation is to make the online clearinghouse for people with disabilities easier to find like it was on the previous version of the Texas 2-1-1 website. In addition, the university recommended that there be a consistent process for including state programs on the site. Yet another recommendation is a consistent marketing plan for the website as the analysis showed that some areas with a great need had fewer calls than expected. Last, they recommended that DARS do a follow-up 508 compliance review of the site.

Ms. Richard also gave an update on the Training Video Project. The videos are posted to the TDHCA website with a link on the home page. Ms. Richard shared the launch plan with Council members and asked for input. No additional comments were received so TDHCA will proceed with launching the videos. Council members were reminded to send Ms. Richard or Mr. Irvine any additional ideas they have about marketing the videos.

Update on HUD Section 811 PRA Program

Ms. Moore gave an update on the 2012 Section 811 PRA. TDHCA continues to work with HUD on the cooperative agreement for the 2012 funding cycle. Ms. Moore explained that in the 2015 draft QAP there are points being proposed for participation in the 811 program, for those applicants that meet the 811 criteria.

She shared that a roundtable was held on September 30 and it was well attended and several issues discussed, *e.g.* HUD requirements and support from the services agencies. Mr. Irvine reminded members to go to the TDHCA website and review the scoring item for the Section 811 PRA and give comment if so inclined. Ms. Moore also announced that input could be solicited via an online forum on TDHCA's website.

Ms. Moore also announced that TDHCA had released a Request for Proposal for a TRACS (which is a computer-based system that HUD is requiring TDHCA to use) vendor and answered questions from Council members. She also shared that TDHCA had applied for an additional \$12 million for 2013 Section 811 PRA funds and anticipates hearing from HUD by the end of the 2014 whether or not Texas will be awarded additional funding.

TDHCA Fair Housing Efforts

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Laura DeBellas, TDHCA's Fair Housing Team Lead gave an overview of fair housing efforts at TDHCA. She announced the launch of a new page on the TDHCA's website devoted to fair housing resources and information. She explained that a new database has been created to track the various fair housing efforts across the agency. In addition, TDHCA's tenant selection criteria rule and affirmative marketing rule have been revised in the compliance rules, that are part of the uniform multifamily rules which are out for public comment.

A draft tenant brochure will be shared with the TDHCA Governing Board on Oct. 9. In addition, Ms. DeBellas shared information about internal and external training opportunities related to fair housing. Mr. Goodwin suggested to Ms. DeBellas that TDHCA establish a relationship with the National Affordable Housing Management Association.

HHSCC Projects and Related Budget for 2015

Ms. Richard shared a table of ideas for council projects for 2015. Council members recommended that Ms. Richard develop a cost estimate to replicate the Housing and Services Partnership Academy held in May 2013. After the estimate is generated, Ms. Richard will ask Council members for consensus to proceed with the project.

Mr. Irvine suggested the possibility of developing a program architecture to help people connect to program areas for housing and services. Ms. Richard will get more clarification from Tim and prepare something to share with the members.

Discussion of Next Steps & Staff Assignments

There was a brief discussion about moving the meeting time to 10:30 AM. Consensus was to keep the scheduled 10:00 -12:00 PM meeting time. Ms. Richard announced that the next meeting is scheduled for January 8, 2015. (Ms. Richard corrected this date subsequent to the meeting). The next meeting is scheduled for January 14, 2015.

ADJOURN

There being no further business before the Council, the meeting was adjourned at 11:45 am.