

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

HOUSING AND HEALTH SERVICES
COORDINATION COUNCIL MEETING

via GoToWebinar

July 22, 2020
10:01 a.m.

COUNCIL MEMBERS PRESENT:

BOBBY WILKINSON, Chair
DONI GREEN, Vice Chair
SUZANNE BARNARD
REV. KENNETH DARDEN
DIANA DELAUNAY
JENNIFER GONZALEZ
MIKE GOODWIN
CLAIRE IRWIN
KEVIN JAMES
DONNA KLAEGER
JOYCE POHLMAN
JOE RAMIREZ
SCOTT STROUFE
MICHAEL WILT

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P R O C E E D I N G S

MR. WILKINSON: Good morning, and welcome to the Housing and Health Services Coordination Council meeting of July 22nd.

We'll start with a roll call of the members.
Helen Eisert?

MS. EISERT: (Inaudible response.)

MR. WILKINSON: Joyce Pohlman?

MS. POHLMAN: (Inaudible response.)

MR. WILKINSON: Claire Irwin?

MS. IRWIN: I'm here.

MR. WILKINSON: Suzanne Barnard?

MS. BARNARD: Here.

MR. WILKINSON: Scott Sroufe?

MR. SROUFE: I'm here.

MR. WILKINSON: Michael Wilt?

MR. WILT: Here.

MR. WILKINSON: Joe Ramirez?

MR. RAMIREZ: Sir, yes, sir.

MR. WILKINSON: All right. From the Veterans Commission, that's great, Joe.

Doni Green?

MS. GREEN: Here.

MR. WILKINSON: Hey, Doni.

The Reverend Kenneth Darden?

1 (No response.)

2 MR. WILKINSON: Mr. Goodwin?

3 MR. GOODWIN: Here.

4 MR. WILKINSON: Donna Klaeger?

5 MS. KLAEGER: I am here.

6 MR. WILKINSON: Derrick Neal?

7 (No response.)

8 MR. WILKINSON: Dr. Jennifer Gonzalez?

9 DR. GONZALEZ: I'm here.

10 MR. WILKINSON: Diana Delaunay?

11 MS. DELAUNAY: Good morning. I'm here.

12 MR. WILKINSON: All right. It looks like we
13 have ten, eleven counting me, so we do have a quorum.

14 First we'll go over a little housekeeping with
15 Jeremy, showing us the ropes again.

16 MR. STREMLER: Yeah. Just real quick I'll go
17 over the overall kind of functionality that we'll be
18 using, both for attendees and for panelists to some
19 extent. So for everyone who is an attendee and listening
20 in to the conversation, in to the meeting, this is what
21 your screen should look like. You'll see all the cameras
22 where it says Webinar Housekeeping and then your panel
23 will be on the right-hand side that will have all the
24 options to select for different functionality in the
25 webinar.

1 Your control panel, on the top there's audio
2 feature, you can select computer audio or phone call.
3 When you select phone call it will come up with the phone
4 number and access code to call in to the meeting. If
5 you're an attendee you'll automatically be put into listen
6 only mode, and so that way you are automatically muted,
7 and I'll go over how if you wish to speak or ask a
8 question or provide comment to anything during the meeting
9 how to do that. You can also enter questions in the
10 questions box on the control panel at any time; if you
11 don't wish to verbally speak, you can always enter
12 questions there and I will read them out loud for the
13 council members to hear and to enter your public comment
14 into the record.

15 In addition, like I said, you can also do a
16 sound check on your computer audio to make sure that it's
17 working properly, to make sure that you can hear. If for
18 some reason you feel like you're not being heard, do a
19 sound check on your computer to make sure that your
20 microphone and speakers are working properly. And again,
21 you can call in with the phone number and access code that
22 it gives you when you select phone call.

23 If you drop the call, wait a few minutes or a
24 little before trying to call back in. We've had
25 situations where it tells you you can't call back in

1 because it hasn't fully registered that you've left the
2 call before calling back in. So don't worry if your call
3 gets dropped if you're using phone audio, just wait a
4 minute or two and call back in and it should work for you
5 as well.

6 For our attendees, if you wish to participate,
7 like I said, ask a question, provide public comment, you
8 can use the raised hand feature on your control panel. It
9 is located on the left-hand side of your control panel.
10 At any point if you click that button it will be alerted
11 that you have raised your hand to speak and once we get to
12 a point to have you ask your question or provide your
13 public comment, we'll unmute you and then you can state
14 your name and what organization you are with and provide
15 your public comment or ask your question for the council
16 to respond to or to hear from you.

17 Also note that everything today is being
18 recorded and the transcript of the meeting will be
19 provided at a later date, along with all of the meeting
20 materials, on the TDHCA website, and any additional
21 materials will be provided to you by Danny in a later
22 email as well.

23 So thank you.

24 MR. WILKINSON: Thank you, Jeremy.

25 The first order of business will be the

1 approval of the May 28th meeting minutes. This was sent
2 in a final version in an email by Danny on Tuesday.
3 Everyone, I hope, has had a chance to review it. Do I
4 have a motion?

5 MS. GREEN: This is Doni Green, and I was not
6 listed as attending the May 28th meeting. I did
7 participate in the first hour only, I had to leave early,
8 so I'm not sure if my name had been captured as an
9 attendee or not.

10 MR. SHEA: Okay. Sorry about that, Doni. I
11 can add you in to the minutes. I apologize for that.

12 MR. WILKINSON: Thank you, Ms. Green.

13 REV. DARDEN: Kenneth Darden is also in the
14 meeting.

15 MR. WILKINSON: Reverend Darden, are you
16 talking about the minutes as well, or are you just telling
17 us you're here today?

18 REV. DARDEN: Sorry?

19 MR. WILKINSON: I missed your statement.

20 REV. DARDEN: I was just saying I was in the
21 meeting, I'm on the line.

22 MR. WILKINSON: Thank you, Reverend Darden.

23 Anyone else have any other amendments to the
24 minutes from May?

25 (No response.)

1 MR. WILKINSON: We'll add Doni Green as a
2 member present. So do I have a motion for approval?

3 MS. GREEN: Yes. This is Doni Green and I'll
4 move to approve.

5 MR. GOODWIN: I'll second, Mike Goodwin.

6 MR. WILKINSON: Thank you, Mr. Goodwin.

7 All those in favor say aye.

8 (A chorus of ayes.)

9 MR. WILKINSON: Opposed?

10 (No response.)

11 MR. WILKINSON: All right. The ayes have it.

12 The next item is the approval of the 2021
13 biennial plan and the biennial report of findings, also a
14 final version sent Tuesday in that email by Danny. Before
15 I call for a motion, any discussion?

16 MR. GOODWIN: I submitted to Danny there was
17 one typo. I don't know, did you get that?

18 MR. SHEA: Yes. Thank you. And we'll make
19 that edit as well. Thank you for catching that.

20 MS. GREEN: This is Doni Green again, and I
21 traded some emails with Danny, and I appreciate the
22 opportunity to provide input on the plan. I just made a
23 few suggestions and I really appreciate you all for
24 incorporating those.

25 I think a broader issue that I'd be interested

1 in talking about is, you know, how might we be able to
2 incentivize housing providers to invest in service
3 coordination and I don't know if this plan is the most
4 appropriate place to do that, or whether some changes be
5 made with points for the tax credit properties, but again,
6 I'm just really interested in looking at ways to encourage
7 developers to make that service available.

8 MR. WILKINSON: Thank you, Ms. Green. Good
9 point.

10 MS. POHLMAN: This is Joyce Pohlman at HHSC,
11 and I actually submitted a recommendation regarding that
12 issue on the tax credit program, Doni, and there is a
13 statement in the report that says HHSCC recommends that
14 there be legislative incentives for more service-enriched
15 housing. My specific recommendation was that we increase
16 the points structure for service-enriched housing to
17 eleven points and to be on the list of factors that are
18 considered for points in the statute itself so it's there
19 generally in the funding.

20 MS. GREEN: And I would definitely support
21 that, but you know, perhaps, again, there may be other
22 strategies to really look at the service coordination
23 piece which I think is a component of service-enriched
24 housing but a little more specific. So you know, there
25 are points given for developers who may bring various

1 services on site, and those can be really important.
2 Those may or may not be what tenants need at the time, and
3 my feeling is that it's not critical to bring the services
4 on site but it is critical that someone with knowledge of
5 long term services and supports would be able to help
6 tenants who may be in need to identify the various
7 community-based services that might support their health
8 and their community tenure. So my specific interest is in
9 service coordination as a component of service-enriched
10 housing.

11 MS. POHLMAN: That's a good point.

12 MS. BOSTON: This is Brooke. I would just
13 mention that we'll talk about this later in the meeting
14 but we were going to suggest, based on the input from
15 several of you, that maybe one of the special projects for
16 this year would be mapping out the different plans and
17 rules, not only at TDHCA but at other agencies, that would
18 be a conduit for this type of input and then work with you
19 guys to try and have the council give that input. So
20 saying it in this document, you know, in our plan for this
21 group doesn't necessarily create any effect anywhere else,
22 but it helps you guys to figure out what rules or
23 documents are the right place and then I think you guys
24 craft that input. It sounds like something you guys would
25 be interested in this year.

1 MS. KLAEGER: This is Donna Klaeger.

2 I'm going to be speaking today about a service-
3 enriched program that our Community Resource Centers of
4 the Texas Housing Foundation and how we actually agree
5 with you that each community is different and has
6 different needs and what our goal is and how it's worked
7 so far. So I'm excited to share that with you today.

8 MR. WILKINSON: Any further discussion on the
9 plan and report of findings?

10 (Background noise.)

11 MR. WILKINSON: Sorry, I'm not sure who was
12 speaking, you were hard to hear.

13 Do I have a motion for the approval of the 2021
14 biennial plan and the report of findings.

15 MR. GOODWIN: Mike Goodwin, and I'll make a
16 motion.

17 MR. WILKINSON: Second.

18 MS. KLAEGER: Donna Klaeger seconds.

19 MR. WILKINSON: Thank you, Mr. Goodwin and Ms.
20 Klaeger.

21 All those in favor say aye.

22 (A chorus of ayes.)

23 MR. WILKINSON: Opposed?

24 (No response.)

25 MR. WILKINSON: Ayes have it.

1 The next order of business, Spencer Duran,
2 director of our Section 811 Program, is going to give us
3 an update.

4 MR. DURAN: Thank you so much for the intro,
5 Bobby.

6 I want to go over just a few highlights about
7 what we've been working on with the Section 811 Project
8 Rental Assistance Program. I think this program is pretty
9 unique and relevant to this group as it really does work
10 at the intersection of housing initiatives.

11 The first thing I want to highlight is TDHCA is
12 a grantee of the Health and Human Services Commission's
13 Money Follows the Person Program, so we have a contract
14 with HHSC to provide funding to TDHCA to fund some staff
15 and a few activities that are specifically here to serve
16 people with disabilities, and one of our newest activities
17 has been to fund a program liaison position, it's a full-
18 time position. It's been filled by Kaitlin Devlin, who
19 started in February and she recently migrated from a
20 temporary position to a full-time position, and so we're
21 just extremely glad to have Kaitlin on board.

22 And I want to just some time to highlight this
23 position because it is so unique. This program liaison
24 position is really unique for TDHCA and other housing
25 entities because her job is to assist applicants and

1 tenants so that people can get housing and then maintain
2 their housing, so she has provided a lot of intervention
3 so far. She's helped people with reasonable accommodation
4 letters and she has even put money in tenants' pockets by
5 identifying some eligible medical deductions that the
6 tenant and the property manager did not catch, so she was
7 able to kind of help them recalculate that tenant rent for
8 this tenant so they were able to keep more of their money
9 and pay a little bit less in rent.

10 So it's been extremely successful so far. I
11 just want to thank Kaitlin for her efforts at TDHCA.

12 I want to give a quick overview also, just our
13 top line numbers. Total households served throughout the
14 lifetime of the program is 506; the households we have
15 currently housed are 439. So we're a pretty huge program,
16 it's gotten a lot more complicated and a lot more moving
17 parts, but we're able to maintain our property
18 partnerships and keep people housed.

19 I want to mention the impact of the COVID-19.
20 Our business has remained pretty solid. As far as TDHCA
21 staff are concerned, everyone is working from home but
22 we're able to get new properties on board and keep people
23 housed.

24 Some of the impacts that we have seen have been
25 that we've had some uptick in problems at some properties.

1 The services have stopped providing face-to-face service
2 provision for those folks that are engaged in services,
3 and so we think that we've seen a slight degradation in
4 people's ability to maintain housing maybe because of
5 that, the lack of the same level of services going on.

6 We have finally topped out the number of people
7 served under our first grant and we are projected to top
8 out our second grant in the near future. We likely have
9 slots remaining for maybe a hundred more households under
10 our second grant, so we're basically a year ahead of
11 schedule as far as committing all of our funding by
12 assisting households. So we're really excited about that.

13 And once we've kind of hit that level, we're going to
14 essentially be in a one-in/one-out as far as those
15 receiving assistance, so we're really excited about that.

16 The other thing I want to mention is that we do
17 have 34 counties with open waiting lists and we have five
18 counties with closed waiting lists. We're still housing
19 people in all of our participating counties but in those
20 five we are not accepting any new applicants but we are
21 starting to look like every other housing program and have
22 longer and longer wait times. So we don't want our wait
23 times to be excessive so HUD allows us to close waiting
24 lists to new applicants.

25 And the last thing I want to mention is, again,

1 the Money Follows the Person, we are funding a risk
2 mitigation fund which has two components. It's a damage
3 fund where we can pay for damages that the tenant did that
4 the property can't recoup, and we have set up our system,
5 we're processing our first damage claim right now, and we
6 have a few more claims that are coming into our program
7 as well. So we're just real excited, I think it's a real
8 enhancement to our property partners to offer that.

9 And the other component of the mitigation fund
10 is a barrier busting fund and we're going to be rolling
11 that out in the near future. Barrier busting allows for
12 the housing entity or the service entity to provide
13 funding to properties to allow someone to get housed who
14 wouldn't be able to otherwise because of the tenant
15 selection criteria of the property. So if someone has
16 poor credit but they're otherwise qualified, then we can
17 offer some funding to that property to accept that risk by
18 accepting that applicant that they would not otherwise
19 accept. We think it's a big innovation, and again, a huge
20 thank you to HHSC for the Money Follows the Person funding
21 for that program.

22 That's kind of all I have unless anyone has any
23 questions about 811.

24 MR. GOODWIN: Spencer, Mike Goodwin.

25 Just one quick comment about the example you

1 used. I would recommend using a different example because
2 in the world of the Section 8 voucher, prior credit should
3 not be an overriding criteria because that's guaranteed
4 rent, it's going to be paid regardless of what happens,
5 and the resident's portion is no burden greater than any
6 other renter in the city. So if somebody is declining
7 because of credit, you might want to go punch them in the
8 nose and say you're running your program wrong. At least
9 that's what in the HUD side we've done for years is the
10 credit report is minor. Now, criminal reports are a big
11 deal, prior landlord reports are a big deal, but credit
12 is -- their ability to pay rent is there and guaranteed.

13 MR. DURAN: I think that's a good point. We do
14 allow the properties to keep their existing screening
15 criteria. I also kind of think that it's not that
16 relevant because we pay the rent, so their history isn't
17 as relevant because we have a subsidy. So point well
18 taken, but nevertheless, we do have funding available to
19 overcome a wide variety of landlord denials.

20 MS. GREEN: Spencer, how do 811 tenants know to
21 get how to get in touch with Kaitlin?

22 MR. DURAN: In general, we coordinate that
23 through the referral agent who is working with the tenant,
24 but I think that because the position is unique -- you
25 know, normally I would want to create a little bit of a

1 distance between program staff and the actual tenants
2 because the on-the-ground service coordinator is probably
3 in a better position to help the tenant. We have had some
4 people work -- it is completely fine for Kaitlin to work
5 directly with a tenant in this case. Her information is
6 on the TDHCA web page, including her email and phone
7 number, so she's available that way. Are you suggesting
8 we do some sort of more permanent?

9 MS. GREEN: I wasn't aware of the position and
10 that may mean that I'm, you know, not as diligent as I
11 should be in reading my email, but if there has not been
12 some type of notification to the referral agents, it might
13 be helpful.

14 MR. DURAN: Sure. We have done some
15 notification but I would definitely make a note that maybe
16 we could have -- we work pretty hard to create kind of a
17 community around the referral agents and the properties by
18 sending out pretty regular listserv and hosting conference
19 calls, but point well taken. We will make sure that the
20 housing and the service community know about Kaitlin.

21 MS. GREEN: It sounds like a great service.

22 MR. DURAN: Yeah, she's had a lot of success in
23 this first six months. You know, it's hard for someone at
24 TDHCA to reach into the local community and do a lot of
25 stuff, so it's really a lot of technical assistance and

1 facilitation and education, so we're trying to figure out
2 exactly the best way to use her expertise. It's not a
3 supplement or a replacement of a local service
4 practitioner, but we have seen that we can add some value
5 to that relationship so far.

6 MR. WILKINSON: Spencer, what's the status of
7 the third 811 grant?

8 MR. DURAN: I have no idea. We sent in our
9 application in February, and we were supposed to hear back
10 in May, and we were supposed to hear back at the end of
11 June, and I have no idea. It's really complicating our
12 projections, that's for sure.

13 MR. WILKINSON: Hopefully soon. Maybe by our
14 next meeting we'll have some good news about the program.

15 MR. DURAN: I hope so, yes.

16 MR. WILKINSON: Any more questions for Spencer
17 on the 811 Program?

18 MS. GREEN: Spencer, I'm assuming that, you
19 know, any of the CARES Act or any other federal COVID
20 relief funds that have been allocated, none of those
21 really expand what you're doing through 811. Correct?

22 MR. DURAN: That's correct. I thought that we
23 were getting additional funding through the CARES Act
24 because there are a lot of similar programs that are
25 getting funding, but 811 Project Rental Assistance that we

1 operate is not getting any funding. I think functionally,
2 though, if we are actually awarded that additional \$7
3 million that Bobby was referencing, it will somewhat
4 function as -- just based on the timing it will kind of
5 function as a supplement similar to the CARES Act.

6 MS. GREEN: Thank you.

7 MR. WILKINSON: I found it confusing because in
8 the CARES Act they mention 811, but it's like it's not the
9 Project Rental Assistance, it's another type of 811.
10 Spencer and Brooke had to explain that to me very slowly
11 and surely.

12 MR. DURAN: It's very confusing.

13 MS. GREEN: We all are 811.

14 MR. GOODWIN: From a person who used to work in
15 the federal budget area, if you're in the Navy you're not
16 even a decimal point.

17 MR. WILKINSON: That's right.

18 MR. GOODWIN: And that is an issue because if
19 you're not a decimal point, you know, you're down on the
20 list of what they're backpedaling to get done.

21 MR. DURAN: Our 500 Texas households, it's not
22 a lot but it's a lot to us.

23 MS. BARNARD: You may be glad not to have the
24 CARES Act restrictions on it complicating your life.

25 MR. DURAN: Right, yeah, for sure.

1 MR. WILKINSON: Any further comments on the 811
2 Program?

3 MR. DURAN: No, sir.

4 MR. WILKINSON: All right. Let's move on to
5 the Community Services Block Grant overview with Mr. Gavin
6 Reid.

7 MR. REID: Yes. Good morning, everyone.
8 Hopefully everybody can hear me.

9 I'm Gavin Reid, as Bobby said. I'm manager of
10 planning and training in the Community Affairs Division at
11 TDHCA. I see a couple of familiar faces on here from
12 yesterday's meeting, so you'll hear this little brief
13 again, your lucky day.

14 So I'm on here, I asked to have an agenda item
15 placed on here just to take five minutes or so to kind of
16 give an overview of one of the other programs that TDHCA
17 administers and that is called the Community Services
18 Block Grant, otherwise known as CSBG.

19 Now, before you is a little information sheet
20 that Danny or Jeremy will send out to each of you after
21 this so you'll have this information that I'm going to
22 cover available to you either for yourself or to give to
23 others. But today my purpose of being on here is to share
24 information about CSBG, collaborate with other poverty-
25 reducing programs such as maybe that you're involved in,

1 you know, collaboration and hopefully partnering because
2 that is one of the overall intents of CSBG is to reduce
3 poverty overall in communities, whether it's housing or
4 other functions. So anyway, that's my purpose of being on
5 here, but let's talk about CSBG.

6 CSBG, the overall goal is to alleviate the
7 cause and conditions of poverty in communities and empower
8 low income persons to become self-sufficient. It is
9 funded by United States Department of Health and Human
10 Services, which is called the grantor, and they distribute
11 it by formula to all the states, some tribes and some
12 territories out there, and then those states, tribes,
13 territories -- and of course we are one -- are called the
14 grantees in this case, we distribute it amongst what we
15 call eligible entities, others may call them the
16 subrecipients, but the particular vernacular for CSBG, we
17 call them eligible entities within the State of Texas.

18 And on the second page of this flyer, and we'll
19 get to it, I'll show you kind of towards the end -- you
20 can keep it on this page, Jeremy or Danny, that's fine --
21 we have 40 eligible entities scattered throughout the
22 state who "own" or have jurisdiction over multiple
23 counties in some cases, in some cases just one county.
24 But eligible entities, they are the ones on the front
25 lines dealing with the clients, connecting them to

1 services, maybe housing such as kind of what you all are
2 overseeing today.

3 But these eligible entities, they can be
4 private nonprofit eligible business or organizations and
5 some of them are units of local government as well. We
6 have 254 counties in the State of Texas, every single
7 county is served by a CSBG eligible entity, so it doesn't
8 matter where a low income person calls in from, they can
9 be connected to one of these eligible entities.

10 Now let's talk a little bit about money as far
11 as how much we're talking about. In 2020 -- and this is
12 about average -- we received \$35.5 million for our regular
13 CSBG grant and that increases slightly every year but this
14 year 35.5-, maybe next year it might be 35- or 36-, but as
15 we are all well aware, it's anomaly type year with the
16 pandemic, and through the CARES Act -- I heard it was
17 mentioned earlier -- we received an extra \$48 million for
18 what we call CSBG CARES to alleviate any costs due to the
19 pandemic. So that's a good amount of money there that's
20 distributed, and as it was distributed from the Department
21 of Health and Human Services to us by formula, we
22 distribute it to our eligible entities by formula also
23 kind of depending on a big part of that is the amount of
24 poverty in a certain area.

25 So this isn't available for everyone, you've

1 got to be below a certain income level, and normally it's
2 below 125 percent or below, but again, you know, pandemic
3 year, weird year, it's been expanded to 200 percent
4 eligibility for COVID cases or for COVID causes or
5 expenses.

6 Now, you might ask what type of services that
7 CSBG provides. Well, it's kind of a broad array and it
8 really kind of depends on the local or eligible entity and
9 what they're providing, but mostly they provide case
10 management to advise and assist low income persons who
11 come in or call in to get out of poverty, and those case
12 managers will connect them to other resources such as
13 housing. They also provide education and employment
14 programs since, of course, education and employment,
15 that's a highway out of poverty, but they can assist with
16 like interview skills and how to fill out applications for
17 school and getting GEDs and other things related to that.

18 They offer utility assistance. We have another
19 program that provides utility assistance but CSBG has the
20 ability to do that as well. Transportation such as bus
21 passes, maybe even Uber to their jobs or their school if
22 they're having issues getting to their school or job.
23 Food, if they're having food issues, food pantries, and
24 just a coordination of services in the community.

25 As far as how many people we serve, in 2019,

1 it's kind of listed there in the last bullet, 362,000
2 persons were assisted with CSBG and just over a thousand
3 persons, low income persons achieved self-sufficiency.
4 Now, how we calculate is if they get over 125 percent of
5 federal poverty and they maintain that for at least 90
6 days, we consider that self-sufficiency, and that's really
7 the ultimate goal is to get them on their own with
8 employment and such so that they can survive on their own.
9 So that's kind of just an overview of CSBG.

10 Now, ways to find local providers of CSBG in
11 the counties throughout the state -- I've got a couple
12 listed down there, if you could just scroll down -- one
13 way is to get on our website and there's a "Help for
14 Texans" tab, but I've also provided a link there and
15 there's three steps that they've got to click on. CSBG is
16 considered emergency and homeless services so they'd click
17 on that, they'd enter either the city or the county and
18 they click "Find Help" and that would give you the name
19 and the location, and most importantly, the phone number
20 of the CSBG agency serving that county or city. That's
21 one way to find them and connect with them, and another
22 way is again on the TDHCA website we have a listing of
23 eligible entities by county located at that link there.

24 And then, of course, at the very bottom I
25 provided a contact information of one of the staff members

1 who are very familiar with CSBG and she can also help you
2 out if you've got any questions. And I'd say it's
3 probably best to email because we're all working remotely.

4 So that's kind of an overview. I think I'm
5 going to get back to the beginning or where I started off
6 with, you know, as far as partnering and collaborating and
7 information sharing about CSBG. The CSBG asks that the
8 state and eligible entities in the state coordinate
9 programs and form partnerships with other organizations
10 serving low income residents, so that's why I'm here today
11 and I'd like to get on here and just share this info in
12 the hopes of maybe partnering and collaborating every
13 couple of years. Again, we work out of TDHCA. But to
14 help partner, so how can you help out with this is this
15 information sheet that will be shared with you via email
16 is you can take that and if you know somebody in your
17 agency or organization who is interested in collaborating
18 on this, you can give them this info and then they can use
19 that info and call Rita or get on the website and find the
20 local organization and contact them to maybe find ways to
21 collaborate on this. If you have down trace organizations
22 throughout the state you can also send this information to
23 field offices at the local level and then they can find
24 the local CSBG providers.

25 So looking at the map just to finish this up,

1 as I talked about, if you count over on the left there's
2 40 what we call eligible entities who provide CSBG
3 services and they're located throughout the state, every
4 county is covered by one. I'll cover just one entity such
5 as maybe if you look at Dallas and Fort Worth they each
6 have just one CSBG provider, but then there's others,
7 primarily in the rural areas, that cover maybe 25
8 counties.

9 So anyway, that's all I have. I appreciate the
10 time. If anybody has any questions, you can ask me now or
11 maybe email Rita later, but anyway, that's all I have.
12 Thank you.

13 MS. KLAEGER: This is Donna Klaeger. I want to
14 say how much we appreciate the Williamson Burnet County
15 Opportunities relationship that we have had for almost 20
16 years in Burnet County. I will applaud everything you
17 mentioned and spoke of today, it works and works at the
18 local level through these organizations. So
19 congratulations and we look forward to continuing to be a
20 partner.

21 MR. REID: Okay. Good. That's very nice to
22 hear. Maybe I don't hear that all that often because I am
23 in the office, so thank you for that.

24 MR. GOODWIN: Mike Goodwin. I had a question.
25 Is Spencer eligible for any of that money?

1 MR. REID: No, he is not.

2 MR. GOODWIN: It seems like some things that
3 might apply to that would be assistance for people who are
4 moving, some of that expense, utility deposits and things
5 that the might not have immediate funding for. If you had
6 kind of a little fund that he could have, that might be
7 very helpful.

8 MR. DURAN: I can say we are very aware of this
9 program, you know, CSBG and ESG, so we definitely refer
10 applicants and tenants to Gavin's program, in addition to
11 other utility and other assistance program, so we
12 definitely do do that on an informal basis. We do intake
13 and referral informally all the time.

14 MS. BOSTON: This is Brooke. I would just note
15 that the CSBG subrecipients do use their funds for rental
16 assistance in varying degrees, usually more on an
17 emergency basis, so it's not that they can't, it's just
18 that we don't make that a state down requirement, it's
19 decided at the local level.

20 MR. REID: Right.

21 MR. WILKINSON: Any other questions of Gavin
22 about CSBG?

23 (No response.)

24 MR. WILKINSON: Thank you, Gavin, I appreciate
25 it.

1 MR. REID: You're welcome.

2 MR. WILKINSON: Next item is going to be an
3 overview of TDHCA's COVID-19 response by Brooke Boston.

4 MS. BOSTON: Thank you.

5 I'll go through this relatively quickly. I
6 just wanted to relay to you guys kind of what the agency
7 has done. First, before the CARES Act passed we went
8 ahead and tried to identify any resources inside of the
9 agency within our current resources that we could take
10 action with and we did have some things we could do.

11 Probably the biggest was with our HOME Program
12 we were able to earmark just over \$11 million to tenant-
13 based rental assistance that could be used for a period of
14 time. It was designed to be pretty short term, although
15 it is allowed to be extended. We had to get some waivers
16 from HUD so it didn't roll out immediately, but now we
17 have 20 contracted administrators who are running that,
18 and it doesn't cover the whole state yet because we need
19 administrators to keep coming forward but right now about
20 119 of the counties are covered. And then they just get
21 set up in a reservation system with us and can draw as
22 soon as they have a household who walks in the door and
23 meets the criteria. And of course, with anything that I'm
24 talking about they need to have been affected by the
25 pandemic financially.

1 We've reprogrammed a small amount of Community
2 Services Block Grant funds, what Gavin was talking about,
3 that were not CARES Act, really quickly, and that was 100
4 percent committed and more than half spent already, and
5 that went, of course, through the community action
6 agencies that he was talking to you about. And then also
7 we were able to recapture some older homeless funds that
8 are state GR, general revenue, and reprogrammed that as
9 well to the recipients who are the eligible recipients for
10 those homeless funds which are the five largest cities.

11 So then we have everything that took place with
12 the CARES Act, so as Gavin mentioned, we received CSBG
13 which we received \$47.4 million. We took that to our
14 board right away in April, got the board permission, all
15 of the contracts are executed and funded, and the
16 subrecipients are getting funds out the door and assisting
17 clients.

18 We also received \$94 million in LIHEAP which is
19 a utility assistance program and it's programmed entirely
20 in this case for utility assistance. The weatherization
21 is generally an eligible use but obviously that's not
22 making a lot of sense right now for weatherization for
23 people's houses, so instead it's all targeted to
24 utilities. Again, we took to our board in April, got
25 immediate approval, the contracts have been executed and

1 funds are moving and people are being assisted.

2 In both of those programs it's a network of
3 predetermined providers, similar to the group that Gavin
4 was discussing and so every county is covered, and if
5 someone were interested in trying to find that out for
6 clients, you'd look on our website. We have both a COVID
7 web page that shows our resources or you could also just
8 go to the Community Affairs page and click on whatever
9 county you're interested in and it will show you who the
10 right provider is. We also have a site called "Help for
11 Texans" and you can find it through that as well.

12 So then we are also the CDBG recipient. As
13 most of you guys know, typically the Community Development
14 Block Grant funds go through Texas Department of
15 Agriculture, but in this case because of the kind of
16 different nature of the funds, it was directed to come to
17 us by the Governor's Office. We are receiving -- it's
18 coming in two pots so far. The first pot is about \$40
19 million, the second pot is \$63 million, and we are still
20 working with the Governor's Office to identify the highest
21 and best use of those funds, and as we do so, those will
22 go our for plan amendments, and there will be a small fast
23 period for public comments and then those funds will be
24 released.

25 We also have ESG funds and those are coming

1 also in two parts. A lot of the CARES Act was
2 intentionally targeted to come out in iterations. So the
3 first available ESG funds -- which stands for Emergency
4 Solutions Grants -- was for \$33.2 million. As of our
5 board meeting tomorrow, all of those funds will have been
6 awarded by our board and then following up into
7 contracting. About half the contracts are already
8 executed and the remaining half will be executed after
9 tomorrow. And then the second batch of the ESG funds is
10 \$64.5 million and that allocation still needs to go to our
11 board and have a discussion and then go out for public
12 comment.

13 That's one of the questions, Mr. Goodwin, you
14 had asked, and I think this might be germane. We did
15 actually get 15 additional MVP vouchers which were
16 targeted for our project access list, and so because we
17 were already a recipient of those, we got 15 more, and
18 within a few days of finding that out from HUD we went
19 ahead and released those to more people on the waiting
20 list.

21 And that is all. Any questions?

22 MS. GREEN: This is Doni Green, and thank you
23 for sharing the information.

24 I'm wondering if somebody from the department
25 might be able to do a webinar for the Aging and Disability

1 Resource Centers. Those would be local organizations that
2 would be making referrals for folks who are older or have
3 disabilities. Hopefully they're all familiar with you all
4 but it does sound like you've been able to expand some of
5 your programs with CARES Act, so I think that the
6 information is really valuable.

7 MS. BOSTON: Yeah, we'd be happy to do that.

8 MS. GREEN: Thank you. Can I just coordinate
9 with you or is there someone else?

10 MS. BOSTON: Yeah, you can work with me.

11 MS. GREEN: Okay. Super. Thank you.

12 MS. BOSTON: Yeah, happy to.

13 MR. WILKINSON: Any other questions for Brooke
14 on our COVID-19 response or programming of CARES Act
15 funds?

16 (No response.)

17 MR. WILKINSON: I'd just add that I'm happy
18 with the progress so far that that's been made and I'm
19 anxious to get the rest of it programmed and out the door.
20 I know it's going to be hard on some of the subrecipients
21 to be to be spending an extra year's worth of money but
22 the need, as we all know, has dramatically increased as
23 well.

24 MS. GREEN: Kudos to y'all for moving as
25 quickly as you have. We've got a little bit of the money

1 and we're still trying to figure out what do and how to do
2 it.

3 MR. WILKINSON: Hopefully we can help as many
4 people as we can in a reasonable amount of time.

5 If there's no more comment, I guess we can move
6 on -- thank you so much, Brooke -- to item 7 where Donna
7 Klaeger will present the Texas Housing Foundation
8 overview.

9 MS. KLAEGER: I just took my picture off so I
10 don't look at myself while I'm talking.

11 Good morning, everyone. It's really an honor
12 to be included as a member of HHSCC representing rural
13 communities, and I will have to say I have a learning
14 curve, a lot of acronyms I need to learn, and I appreciate
15 Danny Shea for his assistance and helping us with this
16 presentation.

17 I talked to Danny and Elizabeth after the last
18 meeting because I saw so many similarities in the plan and
19 what we are doing in rural Texas with our Community
20 Resource Center program, and they asked me to maybe share
21 some of what we're doing and how it might fit into other
22 communities.

23 So basically, Community Resource Centers are a
24 subsidiary nonprofit of the Texas Housing Foundation, and
25 together we provide affordable housing with easy access to

1 health and social services. We work together
2 collaboratively to address needs and challenges in rural
3 communities, affordable housing and low income populations
4 by providing affordable service-enriched housing and one
5 stop shop health and social services.

6 Texas Housing Foundation was formed under
7 Chapter 392 of the Local Government Code. We have 45
8 properties across the State of Texas in 25 counties, and
9 we serve approximately 10,000 residents. The Community
10 Resource Center is a subsidiary, as I said, 501(c)(3)
11 which was established in 2004 and now is part of the Texas
12 Housing Foundation family. We do have four CRCs across
13 rural Texas located in Johnson City, Blanco, Marble Falls
14 in Burnet, Llano in Llano County, and Liberty Hill in
15 Williamson County.

16 So one of the blessings of this relationship is
17 that the Texas Housing Foundation provides us with
18 financial support from their housing income so that we can
19 carry out our mission.

20 If you'll leave it at this slide; we haven't
21 practiced this slide thing so if you'll leave it at this
22 one for a minute.

23 So because we have financial assistance, we are
24 able to provide a service-enriched model that connects
25 both the housing and community services in addressing a

1 lot of the goals for our HHSCC in our report of findings
2 and recommendations which we just approved. You know, I
3 think we all agree, working in these communities and
4 affordable housing and social services, that no matter
5 where you go, whether it's rural or urban, there's always
6 similar challenges. You can review community health
7 assessments from any type of community and you will always
8 find lack of access to care, lack of transportation,
9 chronic disease, mental/behavioral health provider
10 shortages and disparities in care, and very predominantly
11 at this time, homelessness. So at our CRCs and at Texas
12 Housing Foundation we learn every single day that the
13 model that we have in providing services puts power into
14 the hands of each community, each nonprofit providing
15 services and each affordable housing resident and low
16 income community member to begin to work together to
17 identify, repair the problems that we find and to bring
18 gaps in services to that community.

19 This slide that you're looking at breaks down
20 our model, and as Mark Mayfield, our CEO says, as
21 affordable housing providers we put our earnings into
22 meeting demands over and above housing, and as goal is to
23 break the cycle of poverty and raise the standards of
24 living. And we do, we want to help the whole person and
25 the whole community.

1 So CRCs Community Resource Centers of Texas --
2 I'm going to say CRC the rest of the slides -- are
3 actually one stop shops for local, regional and state
4 nonprofit organizations and governmental agencies, and we
5 provide these agencies offices for free in each one of
6 these communities. Our goal is always to locate our CRCs
7 next to or near Texas housing affordable housing
8 properties. We started in 2004 with our first CRC but we
9 have found that it is very easy to replicate and to scale
10 it to meet the needs of each community. Each location is
11 very different in the services they provide. We are not
12 providers of services, we connect people to the providers
13 of services.

14 Next slide, please.

15 This is my favorite slide, so if you'll look
16 down at the lower quadrant, CRC with the food pantry, this
17 is a bird's eye view of the Burnet County Marble Falls CRC
18 community. This CRC is presently under construction and
19 renovation and will be opened again at the end of this
20 year. We're in that trailer house right now waiting to
21 move into our new location. But you will also see the
22 mixed family property and the older adults, it says coming
23 soon, those are both properties that are also under
24 renovation to be on this site.

25 Our goal is always that our properties can walk

1 to community resources. You will see the senior center,
2 the baseball fields and the soccer fields, and over to the
3 right you'll see police station, fire station, our library
4 and our Lone Star Circle of Care which is our FQHC are all
5 within a couple of blocks of our CRC, so this is a whole
6 community that we know works and we're able to afford all
7 of these residents walking distance to a lot of services.

8 And we're very excited about bringing the generations
9 from older adult senior citizens, you'd be surprised how
10 many make it to the little league fields during the
11 season.

12 Next slide, please.

13 On this slide you'll see the single property,
14 the single story property on the front and this is our
15 older adult property that is under construction at the
16 same time, and behind it is the mixed family building.
17 Again, these are walking distance with sidewalks straight
18 to our Community Resource Center, and so literally they're
19 in our backyard. And I know affordable housing has the
20 connotation not in my backyard, but this is in our
21 backyard and our entire community welcomes it and loves
22 the connection. So we believe by locating in the vicinity
23 of affordable housing is one of our biggest assets and
24 benefits that reduces and eliminates sometimes
25 transportation barriers to services, but it also increases

1 available access to care. It brings the services to the
2 people instead of asking people to travel across the
3 county or out of county for services.

4 We're adding clinical and professional office
5 space to our counties at low cost to the providers. We
6 recruit providers to our locations that fill the gaps in
7 the services that are needed. We also build agency
8 capacity by helping them save money on rent and reception
9 services, and our agencies, because they are housed in one
10 location have a lot of referrals so their client base
11 outreach is expanding every day. So we are convinced that
12 this model has offset some of the biggest obstacles facing
13 affordable housing residents and low income community
14 members in accessing local, regional or state services,
15 most especially in rural communities.

16 Next slide, please.

17 Okay, this is really busy but it's again one of
18 my favorite slides. This is the model called CRC
19 renovation, so you can kind of see the floor plan and how
20 it works. All of these organizations are under one roof,
21 so you can come in and you can access the food pantry
22 which is about 4,000 square feet, you can access community
23 pregnancy resource center. Community kitchen, large
24 meeting room, meeting rooms are all open for free to
25 anyone in the community to provide events, training,

1 social enterprise activities and we even make these
2 available during emergencies. We're actually
3 administering the county's COVID relief funds at this
4 time. So it's kind of a view of what happens.

5 In all of these agencies we have full-time
6 agencies, they live with us, and then we have agencies who
7 are here only one day a week or two days a week and they
8 come and go as they're scheduled. This building will be a
9 little over 12,000 square feet and the Helping Center Food
10 Pantry alone is approximately 4,000 square feet. So this
11 is an example of a stand-alone resource center.

12 In Johnson City it's much like this. We have
13 renovated an old grocery store right in Johnson City,
14 however, in Llano and Liberty Hill we have a much
15 different model so it's right in the middle of our
16 affordable housing in the same office building as the
17 property manager, so we have built in offices and meeting
18 rooms for free in those communities to provide office
19 spaces.

20 To date through these four agencies -- and
21 remember, we've been closed doors since April, however, we
22 are still actively assisting people over the phone -- we
23 have provided connections to services to over 8,607. It's
24 amazing since our doors have been closed we are now, even
25 in this Marble Falls location, receiving between 90 and

1 120 service requests every single day -- every single day,
2 so those numbers continue to increase, which we were
3 worried it would be having an adverse reaction for us.

4 Also, in the tract right above AARP is our
5 entry into this location and at all locations we provide a
6 site coordinator who is from the community, who knows the
7 community. We have advisory boards in each community who
8 help identify what the needs are so that we can work with
9 all the different organizations that are necessary to
10 provide the services that they need. So we're a central
11 hub of information with our coordinators being from the
12 community and knowing who to refer people to, but at the
13 same time they serve as our reception desk for all of our
14 participating agencies.

15 I think it's really important to see a listing
16 of a lot of the agencies. We put them all around so you
17 can see their logos. And we are very, very strong
18 partners with Williamson/Burnet County Opportunities,
19 Texas Workforce, Catholic Charities, DSHS, Area on Aging,
20 we're very close with Bluebonnet Trails and Hill Country
21 MHDD in different areas. So if you see anybody that's not
22 on there that you think we should call, we'd be most
23 appreciative.

24 The next slide, please.

25 So we are service-enriched housing critical to

1 our areas. In fact, the Texas Housing Foundation and the
2 CRC work together providing affordable housing and
3 assisting people with the challenges that they meet every
4 day. I will say we have three communities who have called
5 us to provide assistance in opening CRCs in their
6 communities, and so we are beginning to look at the
7 critical success factors. You know, when you're looking
8 at a CRC how hard is it and what are the essential needs.

9 So number one, our staff is here. We are small
10 but we are mighty and have a lot of background in
11 assisting people and we are available to assist
12 communities at this time. But you know, most importantly,
13 you need financial champions to provide startup costs
14 while you're developing sustainable financial plan, which
15 we can also assist with, but you also have to have someone
16 in your community, a group of people, an advisory board,
17 what-have-you, that are engaged local community members
18 who are willing to spend a lot of time and will be able to
19 help guide the community into success.

20 Each of the factors that you're reading here
21 are very, very important and it's a big project, I promise
22 you. I started the first one in 2004, went into a
23 political career for many years and I came out of
24 retirement a couple of years ago at the request of Mark
25 Mayfield, and we have really seen the growth and the need,

1 so much more need than we had back in 2004, so many
2 different challenges that are really large, especially now
3 with COVID and the homeless issues that each of our
4 communities are facing.

5 So they're big challenges but I want to stress
6 to you it's achievable. Getting the right people together
7 and working as a team, a CRC is in reach in any community.

8 You know, it doesn't have to be a 12,000 square foot
9 building, it can be in affordable housing. In fact, in
10 one of our affordable housing communities, very small
11 community, we just set up a CRC in the property manager's
12 office and the reception area and everything. Sometimes
13 it's as easy as providing the information and resources
14 for them. So there's plenty of ways to start small to
15 provide services and to grow according to what the
16 community needs and that has the resources to do.

17 The next slide, please.

18 So what are our next plans? Sometimes God
19 helps us choose those plans in remarkable ways. Our next
20 passion is to help the homeless and we have a whole list
21 of what our goals are for the next year, and I think Mark
22 Mayfield's statement here says it all, basically. "How
23 difficult is it to love your neighbor and to help your
24 community?" So we are actively working with a nonprofit
25 organization, Highland Lakes Haven, to bring them under

1 the Texas Housing Foundation and Community Resource Center
2 to serve the homeless. We are very interested in
3 transitional service-enriched housing for the homeless and
4 how we can work through our affordable housing and move
5 into providing homes for those in need, short term
6 transitional. Right now there are RV trailers that are
7 set up at the beginning.

8 We really are working with resident empowerment
9 and training of our property managers. We have been
10 approved to actually start going to each of our properties
11 across the State of Texas and helping our property
12 managers better understand the communities in which they
13 live and how simply providing just information from their
14 offices will be helpful. Again, consulting with other
15 communities to bring CRCs to new locations across the
16 State of Texas. A peer support for the CRC type
17 organizations, there are a lot of agencies and a lot of
18 different models of community resource centers and we all
19 work together and share ideas. And again, being a retired
20 county judge, we will always assist with local disaster
21 relief, and like I said, right now we're distributing
22 funds. And we have been emergency operations centers
23 during floods and fires in the past.

24 So one thing we know for sure, there's never a
25 shortage of opportunities to help other people and there

1 will always be people who need a helping hand to move
2 forward with life.

3 So again, I am honored to serve on this board,
4 I look forward to learning a lot from you all, and I am
5 committed to the purpose of increasing state and community
6 efforts to offer service-enriched housing and community
7 resources connections to everyone in need.

8 I'm available for questions if you have any,
9 and thank you.

10 MR. WILKINSON: Thank you, Donna.

11 Any questions for Donna?

12 (No response.)

13 MR. WILKINSON: Well, Donna, I liked it. It
14 was really good to see everything, the planning involved,
15 the fields, the senior, the mixed family, it's really
16 cool.

17 MS. KLAEGER: Especially in rural communities
18 where the services are not readily available,
19 transportation is such a challenge for everyone. We do
20 have programs for transportation, programs for vouchers
21 and different types of things that we have to deal with
22 independently. So we would like to have anyone with
23 questions to give us a call if you know any community
24 which is interested or any affordable housing property who
25 would like to give it a try, we'll be glad to talk to

1 them.

2 MR. WILKINSON: Great. I'll bet some folks
3 that work in urban communities are jealous about the type
4 of space for future development.

5 Well, I actually have to jump off myself, I
6 have another panel, but Danny and Vice Chair Green will
7 take you through to the end of the meeting. Thank you so
8 much, everyone.

9 MR. SHEA: Thank you, Bobby.

10 So before we jump into this, I will also say
11 thank you to Donna for reaching out with the idea for that
12 presentation, and thank you for providing all that
13 information just to kind of get everyone an idea of one of
14 the things coming up at future meetings as we thought it
15 would be a great idea, kind of out of Donna's suggestion,
16 to invite all of the new governor appointees to kind of
17 present a little bit about themselves or their work for
18 their agencies to council just so that we all kind of have
19 a better idea of where everyone is coming from and kind of
20 where everyone might be able to fit moving forward with
21 council.

22 So thanks to you again, Donna, for that.

23 And on that note, I think with the plan and
24 report of findings got approved today, some new members
25 jumping in, we have a full roster on council for the first

1 time in a while, we thought that it would be a good idea
2 to kind of talk about some next steps, and so Jeremy, if
3 you will go to the next slide.

4 As TDHCA staff we have discussed a couple of
5 ideas internally and then I'll kind of walk through those
6 and we'd like to open up to you all to hear from you about
7 what you think.

8 I'll go to the second bullet here since Brooke
9 mentioned that earlier for kind of a policy advisory
10 subcommittee, or you know, the name is flexible if anybody
11 has strong opinions about that if anybody has a snappy
12 acronym that they'd like to share. But I think basically
13 the idea, as Brooke mentioned, we've heard from a lot of
14 members wanting to provide feedback on certain policy and
15 planning documents. I think the QAP is one that comes up
16 a lot, but Jeremy has also been at some of the meetings in
17 the past talking about the con plan and other documents.
18 As Brooke mentioned, this doesn't necessarily need to be
19 specific to TDHCA but kind of anything that might be
20 touching service-enriched housing, we thought it could be
21 a good idea to kind of provide a venue for members to come
22 together and talk about the feedback that you all would
23 like to provide in these planning and policy documents,
24 and again, kind of provide the space for y'all to talk
25 about it and maybe submit comments or feedback as council.

1 And so, again, I think the idea is pretty
2 flexible. We'd love to hear what you all think, but as
3 Brooke mentioned earlier, I think the general idea would
4 kind of be maybe to put together a list of these documents
5 are coming up, this is what that schedule is going to look
6 like, and so we could hold kind of subcommittee meetings
7 or work-through meetings in the run-up to kind of the
8 public comment periods for those documents and help kind
9 of facilitate that conversation and put something together
10 for council to submit.

11 The first bullet on this slide, the idea for a
12 service-enriched housing database, this may be kind of a
13 refresher for some folks, maybe new information for some
14 folks. When I came on board with council about a year
15 ago, I took some time to look through what council has
16 done over the past ten years, what it has laid out for
17 council to do in its enabling statute.

18 And we identified a couple of the outstanding
19 tasks remaining in statute for council, and one of them
20 was this development of a service-enriched housing
21 database, so the idea would be to develop a database to
22 identify, describe, monitor and track the progress of all
23 state-funded or federally funded service-enriched housing
24 projects in Texas for these state projects. But we
25 thought it could be a good time to work on that.

1 I think kind of the specifics of what that
2 might look like could be flexible, I think one thing that
3 we have talked about, similarly how the biennial report
4 and plan was developed over the past year, I could work on
5 primarily on what staff at TDHCA, the opportunity for you
6 all to jump in and provide your feedback, your expertise
7 and maybe either using these meetings or at small meetings
8 outside of the quarterly meetings of full council.

9 So those are kind of the two main things that
10 internally the TDHCA staff has identified as some possible
11 next steps for council. I'll open it up to hear if
12 anybody has ideas or questions or either of those or maybe
13 different ideas for council moving forward.

14 MS. GREEN: Danny, this is Doni Green. I have
15 a comment and a question. So I really like the idea about
16 forming a policy advisory subcommittee. I don't have a
17 snappy name for it but would be interested in serving and
18 speaking primarily from the service side as opposed to the
19 housing side.

20 And to the first suggestion, developing a
21 service-enriched housing database, how do you see the
22 council fitting into that? Because I assume that you have
23 a list of all of the TDHCA kind of properties, so it would
24 just be a matter of, you know, either working from
25 existing data kind of applying a working definition of

1 service-enriched housing to identify those that would
2 qualify or perhaps doing a survey of all of those
3 properties, you know, to determine which ones are
4 providing service-enriched housing. So again, what role
5 would the council play terms of compiling that database?

6 MR. SHEA: So I mean, Elizabeth or Brooke, if
7 either of you want to jump in. I would say for me it's
8 through emails working on this. I don't think necessarily
9 like we need like everyone doing the compiling of the
10 data. Right? But I think it could be really helpful even
11 doing the talking through that idea. We have our working
12 definition of service-enriched housing so I think as we
13 start kind of talking about a project like this, there's a
14 real like spectrum of what that looks like, and so I think
15 maybe just like providing some guidance and some input
16 around what kind of information would be helpful to gather
17 about these projects, what you would like to see being
18 made available and helping kind of just nail down the
19 specifics, I think, of what you want included in the
20 project and what kind of projects would kind of get into
21 this.

22 MS. BOSTON: This is Brooke.

23 I would just say, first, I don't think it would
24 just be our portfolio. I think that would be one of the
25 benefits of the database, Doni, is if we were able to

1 reach out to PHAs or locally financed housing entities and
2 hopefully generate a database that includes anything in
3 the community that would meet some varied definition of
4 public housing, then it is bigger than what TDHCA has.

5 MS. GREEN: I thought you mentioned that it
6 would be TDHCA funded properties, so that makes sense to
7 me, and certainly if it's the council's will to move in
8 that direction, I think it would be helpful to have the
9 ADRC housing navigators weigh in. You know, they've
10 compiled databases of affordable, accessible and
11 integrated housing that could include but certainly not be
12 limited to TDHCA properties. That may be a potential data
13 source for the properties outside your portfolio.

14 MS. BOSTON: Yeah, that would be good.

15 MR. GOODWIN: Mike Goodwin. Two comments. One
16 on Doni's first comment, we could call the advisory
17 committee a PAC and just scare the hell out of the
18 politicians.

19 MS. BOSTON: I don't think that would be a good
20 idea.

21 (General talking and laughter.)

22 MR. GOODWIN: Secondly, one of the things that
23 stood out to me as I was reading sort of the way ahead in
24 the annual report is the number of programs out there that
25 are -- I'll use the term "in the same business as TDHCA"

1 which are housing and services, I would guess there were
2 15 in that documentation that you sent out, and that
3 didn't even scratch the surface of the HUD funded housing,
4 which y'all have Section 8 and which in many cases has
5 service coordinator grants from HUD on their menu, and you
6 don't get into the 501(c)(3) bond properties which also,
7 in general, have some sort of, so that's a huge inventory
8 out there that have got a lot of strings that you're going
9 to have to pull in. It would be a great database to have,
10 and maybe we're getting Danny a larger office to keep all
11 this into. But there's a ton of properties that would
12 meet the beginning of the definition and you would
13 actually look for both housing and services because I
14 would almost guarantee you there are affordable housing
15 properties out there that don't have a clue where services
16 are, but if they knew them, they might use them.

17 MS. BOSTON: Other than those two projects, I
18 mean, I kind of felt like when we talked about this
19 internally that between the database and then the
20 committee for policy issues that that was probably enough
21 to take on, but was there anything anybody else wanted to
22 try and make sure we focused on this year beside those two
23 things?

24 (No response.)

25 MS. BOSTON: Great.

1 MR. SHEA: Great. Thank you, everyone.

2 MR. GOODWIN: Doni, you're in charge.

3 One question, Danny, are you going to send out
4 the handouts that were used at this meeting? I'd love to
5 get copies of those slides.

6 MR. SHEA: Yes. I will send everything out
7 after the meeting.

8 MR. GOODWIN: I think those were neat
9 presentations with a lot of good information in them.

10 MS. GREEN: Mike, I purposely mentioned that I
11 would try to represent the service side, that I wouldn't
12 be eligible as a leader.

13 MR. GOODWIN: Yeah, but aren't you the vice
14 chairman of our committee? Our chairman is gone. Or
15 council, I'm sorry.

16 MS. BOSTON: So what's next on the agenda?
17 Let's see.

18 MR. SHEA: Public comment.

19 Doni, if you would like to jump in.

20 MS. GREEN: Jump in in terms of, you know,
21 volunteering, I'd be really interested in serving on the
22 policy advisory non-PAC, but wouldn't feel comfortable
23 leading it, you know, on the housing side.

24 MR. SHEA: Totally. So thank you for wanting
25 to be involved with that. Immediately, I think just kind

1 of through the next couple of agenda items for this
2 council meeting, since our chair is no longer with us.

3 MR. GOODWIN: Doni, you're not on video so I
4 can't see where you are, but you may not know it but our
5 leader left.

6 MS. GREEN: Right.

7 MR. GOODWIN: Which puts you in charge of the
8 meeting.

9 MS. GREEN: Yes, yes. Thank you for that
10 reminder.

11 So we have come to the public comment portion
12 of the agenda. Is there anyone who would like to provide
13 comment?

14 (No response.)

15 MS. GREEN: Okay. Being none, I'm assuming
16 that we're closing the public comment portion, which
17 brings us to general updates, next steps and staff
18 assignments, and Danny, can you?

19 MR. SHEA: Yes. I will follow up after this
20 meeting with, again, the meeting materials from this
21 meeting, and hopefully soon we should be setting a final
22 date for the next one. I believe we had tentatively
23 identified October 28th, and so I will be following up
24 with more information sometime after this meeting.

25 MS. GREEN: All right. And I'm assuming you'll

1 be making a determination whether that's face-to-face or
2 remote.

3 MR. SHEA: Yes. And again, I would say, Brooke
4 or Elizabeth, feel free to interrupt me. I believe that
5 we're planning on for now -- you know, planning on it
6 still probably being remote.

7 MR. GOODWIN: Good job, Danny, good job.

8 MS. YEVICH: Yes. Thank you. This is
9 Elizabeth. And sorry, my dog was barking, the last couple
10 of minutes I was going to jump in, and she started
11 barking.

12 But yeah, as of this writing TDHCA staff is
13 still telecommuting. If that changes we'll certainly let
14 everyone know. Not all staff but the majority of the
15 staff is still telecommuting, and in-person meetings would
16 have to be socially distanced, and so again, for right now
17 we are under the assumption that the October meeting will
18 probably still be via webinar.

19 Thank you, Doni, thank you for stepping in as
20 vice chair.

21 MR. GOODWIN: It's a great weight control
22 program, because virtual donuts have no calories.

23 MS. YEVICH: Thank you, Mike.

24 In person, everybody, Mike would always bring
25 us donuts, just so you know that's what that's about. So

1 we're missing the donuts and the muffins, Mike.

2 MS. GREEN: All righty. Okay. So it looks
3 like we are at the end of our agenda, so do we need a
4 motion to adjourn?

5 MR. GOODWIN: So moved, Mike Goodwin.

6 MS. GREEN: All righty.

7 MS. DELAUNAY: I'll second, Diana Delaunay.

8 MS. GREEN: Perfect. Okay. All in favor?

9 (A chorus of ayes.)

10 MS. GREEN: We are adjourned.

11 (Whereupon, at 11:34 a.m., the meeting was
12 adjourned.)

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C E R T I F I C A T E

MEETING OF: Housing and Health Services Coordination
 Council

LOCATION: Austin, Texas

DATE: July 22, 2020

I do hereby certify that the foregoing pages,
numbers 1 through 56, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Nancy H. King before the
Texas Department of Housing and Community Affairs.

DATE: July 28, 2020

/s/ Nancy H. King
(Transcriber)

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