

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

HOUSING AND HEALTH SERVICES
COORDINATION COUNCIL MEETING

TDHCA
Room 116
211 East 11th Street
Austin, Texas

January 18, 2023
10:00 a.m.

COUNCIL MEMBERS:

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

ON THE RECORD REPORTING
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P R O C E E D I N G S

MR. WILKINSON: Good morning, everyone.
Welcome to the Housing and Health Services Coordination
Council meeting on January 18. It is 10:00 a.m. And
let's get started calling roll.

Helen Eisert.

MS. EISERT: I am here on the phone.

MR. WILKINSON: Okay. Claire Irwin?

MS. IRWIN: Here.

MR. WILKINSON: Suzanne Barnard?

MS. BARNARD: Here.

MR. WILKINSON: Michael Wilt, we will get him
later. Dr. Blake Harris.

MR. HARRIS: Good morning.

MR. WILKINSON: Doni Green.

MS. GREEN: Here.

MR. WILKINSON: Reverend Darden.

MR. DARDEN: Here.

MR. WILKINSON: Mr. Goodwin.

(No response.)

MR. WILKINSON: No. Donna Klaeger?

(No response.)

MR. WILKINSON: No. Joycesarah McCabe.

(No response.)

MR. WILKINSON: Dr. Jennifer Gonzalez.

1 (No response.)

2 MR. WILKINSON: Diana Delaunay.

3 MS. DELAUNAY: Good morning.

4 MR. WILKINSON: Hey. And Barrett Reynolds.

5 MR. REYNOLDS: Here.

6 MR. WILKINSON: Hey, Barrett.

7 MR. STREMLER: And then we do have a new member
8 from DSHS who is joining us for the first time: Josh
9 Hutchison.

10 MR. WILKINSON: Okay. What is your name, sir?

11 MR. HUTCHISON: Josh Hutchison.

12 MR. WILKINSON: Good. All right. So we are
13 what, one short?

14 MR. STREMLER: Yes.

15 MR. WILKINSON: Okay. Let's go ahead and skip
16 Item 1 then, and we will move on to Item 2, our
17 legislative update by Michael Lyttle.

18 MR. LYTTLE: Good morning, everybody. I'm being
19 pressured, despite my social anxiety. I'm kidding. I
20 don't have social anxiety. I should.

21 Okay. Legislative Affairs report. We are in
22 the middle of the midst of the beginning of the 88th
23 regular session. Our TDHCA Legislative Affairs staff is
24 monitoring bills and watching the action that is going on
25 in the floors of both chambers.

1 So far, there are two bills that I think might
2 be of interest to this group. The first one to mention is
3 House Bill 1058 by Representative Craig Goldman. It has a
4 Senate companion bill by Senator Charles Perry, Senate
5 Bill 325.

6 This bill would create a state housing tax
7 credit. The state housing tax credit would be used in a
8 variety of ways. And I guess it will all depend on if it
9 passes and if they give TDHCA the ability to do
10 rulemaking.

11 There are a number of different options that we
12 could utilize with a state tax credit. But certainly one
13 of them that is mentioned is using the financing tool for
14 something called deeper targeting. That would provide our
15 ability to serve very low and extremely low income tenants
16 in housing tax credit developments.

17 Basically, if you know anything about the
18 housing tax credit program, you know that it kind of was
19 built to fit and serve people at 50 and 60 percent of area
20 median income, generally speaking. That seems to be sort
21 of the sweet spot for the financing element of it.

22 It has been hard for those developers to serve
23 people that are at income levels lower than that, and so a
24 tool like this that would create a state tax credit could
25 provide TDHCA the ability to help finance some of these

1 deals and, again, serve poorer working families in that
2 regard.

3 The bill caps the tax credit at \$25 million
4 each year. That is a new thing. This bill has been filed
5 several sessions now, by the way. The last two sessions,
6 it has made it out of the House, gotten over to the
7 Senate, and not passed in the Senate.

8 So there is a lot of momentum this time. Mr.
9 Wilkinson and myself have talked to a lot of different
10 entities that are lobbying for this bill and pushing it.
11 There seems to be a strong push for it.

12 So perhaps this will be the session that it
13 passes. We will have to see. But that is one of the
14 bills that I think might be of interest to this group.

15 The other one of course, involves you all
16 directly, and it is a refile from a bill that was filed
17 last session.

18 This is House Bill 833 by Representative Liz
19 Campos. This bill would require this Council, the Housing
20 and Health Services Coordination Council, to conduct an
21 extensive evaluation of the state's 2-1-1 network.

22 The bill was filed again last session. It had
23 a significant fiscal note attached to it, because
24 obviously we don't have the funds to do what this bill
25 would require us to do.

1 We do plan to discuss the bill further with
2 Representative Campos and her staff, to try to educate
3 them on the limitations of our funding, and of this
4 Council, in terms of doing that kind of extensive work.

5 But certainly it is something that we are
6 watching closely and something that we are going to have
7 to work on, because, if you have seen this bill, it
8 requires an extensive amount of work every year, to
9 basically conduct this evaluation of service-enriched
10 housing through the state, in terms of how the 2-1-1
11 network is working. There would be data collection
12 analysis, database analysis, interviews, recommendations,
13 with a number of people.

14 It is a lot, and we would have to certainly
15 contract out to do this kind of study.

16 I think, Elizabeth, what are we looking at? --
17 like \$300,000 or something like that?

18 MS. YEVICH: I believe it was over a million.

19 MR. LYTTLE: Over a million? Is that right?
20 Okay. Yes. It was a lot of money, basically, to do a
21 study in this regard.

22 So that bill has been filed. We will see if it
23 moves or not this session. But those are the two bills
24 basically that I think I wanted to mention to you all that
25 we are tracking, that could have some relevance to the

1 work of this Council.

2 The other thing to mention is that committees
3 will be named in both the House and the Senate, most
4 likely by the middle of February. The Speaker announced
5 at the House last week -- announced that he was telling
6 the members to submit their cards in by January 26.

7 That basically is when members will tell the
8 Speaker, I want to serve on this committee or that
9 committee. Usually it takes the Speaker two to three
10 weeks, and then he will make the announcement. Lieutenant
11 Governor makes his announcement about the same time.

12 So really, I think, you know, we have this
13 period now, for about two, maybe three weeks where we will
14 be watching bills filed and kind of waiting for those
15 committees to be named.

16 Once the committees get named though, it is off
17 to the races. We will have budget hearings almost
18 immediately. And then the policy committees will start
19 meeting shortly thereafter. And then we will be on our
20 merry way until sine die, which is Memorial Day, later
21 this spring.

22 And so that is my report. I don't know if you
23 all have any questions that I can answer.

24 MS. GREEN: Yes. What is your sense of what's
25 driving House Bill 833? I remember us talking about it

1 last month, and it just seems bizarre.

2 So 2-1-1 occasionally provides information
3 about housing, but their sweet spot is, you know,
4 transportation and food pantries and, you know, aging
5 services.

6 And to have you all evaluate a program for
7 which housing -- I mean, they get a lot of emergency --
8 requests for emergency financial assistance. So people
9 may be looking for help with utility bills or rent. But
10 to have you all evaluate an agency with, you know, the
11 majority of its work being beyond the scope of housing
12 issues makes no sense to me.

13 MR. LYTTLE: Well, I will tell you that it
14 didn't make a lot of sense to us, either, especially since
15 HHSC is the state agency technically, that oversees the
16 2-1-1 network; not TDHCA.

17 We talked with our colleagues there at HHSC
18 about this bill, because when it got filed last time, they
19 kind of asked us, Well, what is this about? Thinking that
20 maybe we were the ones pushing it. And we were like, have
21 no idea.

22 I think that the representative has -- it has
23 been told to me from her staff last time, if I remember
24 correctly, she had some concerns about knowledge gaps in
25 what 2-1-1 offers Texans and that she had some

1 constituents that were needing help and felt like they
2 weren't getting the kind of help that they should have
3 gotten through 2-1-1.

4 And so she wanted to make sure it was sort of a
5 complete network that offered, you know -- that there
6 could be a go-to place for Texans, which it is, but, you
7 know, with more complete information.

8 And that is about the extent of our knowledge
9 on that, unless Bobby -- unless you know something about
10 that.

11 MR. WILKINSON: She has some strong feelings
12 about the San Antonio housing authority. And it is my --

13 MR. LYTTLE: Yes. That's true, too.

14 MR. WILKINSON: It might be wrapped into that
15 somehow.

16 MR. LYTTLE: Yes.

17 MS. YEVICH: I could throw a little bit of
18 history -- and, Doni, you might remember this. About
19 ten -- and Spencer, you might remember it as well. It was
20 about a decade ago.

21 This Council -- again, this bill is not for
22 TDHCA; it's for this Council. I mean, that is the
23 difference. I mean, and short of saying did anybody get
24 the acronyms confused from HHSC to HHSCC? We have thrown
25 that out there. I doubt that is it.

1 This Council did a very short -- the Council
2 contracted out with a little bit of money it had years
3 ago, to do a study about 2-1-1. I suspect that somebody,
4 when they were writing this, perhaps Googled it, found
5 this Council, found that study with 2-1-1. Sort of put
6 some pieces together. Those pieces did not fit; they were
7 from like five different puzzles since.

8 That's the only thing I can offer. And I see
9 Spencer shaking his head.

10 MR. DURAN: Yes.

11 MS. YEVICH: You were with the Housing Resource
12 Center at that time.

13 MR. DURAN: Yeah. We did actually do regular
14 data transfers of our housings -- of the housing we
15 funded. We were doing data transfers to HHSC. What is
16 that?

17 MS. GREEN: Of the inventory?

18 MR. DURAN: The inventory.

19 MS. YEVICH: It was the inventory. Right.
20 Exactly.

21 MR. DURAN: But the problem was we found that
22 it was up to each 2-1-1 region to do that labor-intensive
23 data entry.

24 MS. YEVICH: Right.

25 MR. DURAN: We would just automatically just

1 upload our data into their system, so we would do this
2 data transmission. But it was pretty fruitless, because
3 it was up to that local 2-1-1 region to hard-code data
4 entry -- that data into the 2-1-1 system, because 2-1-1
5 works at a bottom up, from the local region.

6 MS. GREEN: Correct.

7 MR. DURAN: It doesn't work from the top down.

8 MS. GREEN: Right. The area information
9 centers --

10 MR. DURAN: Exactly.

11 MS. GREEN: -- would gather the information and
12 upload to the regional information center.

13 MR. STREMLER: And to that, to Doni, you know,
14 currently, we do get phone calls from people at HRC. They
15 are looking for housing or other types of services.
16 Sometimes we mention, you know, 2-1-1 is also an option.
17 They listed other services.

18 And a lot of times they say, we called 2-1-1,
19 but we needed housing assistance, so they gave us your
20 phone number. So we are already kind of filling that gap
21 for 2-1-1, because 2-1-1 is referring people to us to give
22 out housing information.

23 MS. GREEN: Right. And there is no doubt there
24 is a knowledge gap. I mean, there are lots of different
25 agencies that kind of dabble in housing issues.

1 You know, the Aging and Disability Resource
2 Centers have funding for housing navigation. And you
3 know, we host -- in ADRC, we have people calling daily: I
4 need you to find me an apartment by tomorrow for \$300 a
5 week.

6 That is beyond our scope. You know, we can
7 provide inventories and wait lists. And it is just -- it
8 is frustrating.

9 There was a new housing assistance service that
10 was stood up during the last few months. And I think
11 their primary expertise was in serving people who had had
12 involvement with the criminal justice system. But
13 everybody is just kind of referring each other back to the
14 same players.

15 And there is not -- you know, particularly when
16 it comes to the emergency, that is where we see the
17 greatest requests on, you know, I came home from work and
18 I have been evicted. And you know, where can you get me
19 into housing, you know, today, tomorrow.

20 We don't have any good solutions for that. We
21 are just providing the list of properties and, you know,
22 explaining wait lists. And that is not sufficient to meet
23 the needs.

24 But, yeah, I can't imagine how we --

25 MS. YEVICH: Right. HHSCC. I mean, again,

1 Health & Human Services, that agency is the one that 2-1-1
2 is under.

3 MR. GREEN: Right.

4 MS. YEVICH: You know, so --

5 MS. IRWIN: And it would seem like there would
6 be a Council with us that would be able to take that up.

7 MS. YEVICH: Claire from HHSC.

8 MS. IRWIN: That is interesting. I am happy
9 you brought up that question.

10 MS. YEVICH: Yes.

11 MR. LYTTLE: Well, hopefully, we will -- you
12 know, our colleagues with HHSC and then the rep's office
13 will be engaged in some conversations fairly soon to find
14 out what the aims are there and, you know, again, try to
15 educate her on what the realities are about what this
16 council does, the funding situation and that kind of
17 thing.

18 MS. YEVICH: And, Michael, this bill did make
19 it to committee last session.

20 MR. LYTTLE: This bill made it out of
21 committee.

22 MS. YEVICH; Out of committee. Right.

23 MR. LYTTLE: It made it out of the House
24 Committee. It was a House bill. It did make it out of
25 the House Committee, but it was very late in the process.

1 MS. YEVICH: That is right.

2 MR. LYTTLE: When it made it out of committee,
3 it got -- actually, I don't even -- yeah, it didn't even
4 get considered on the House floor.

5 MS. YEVICH: Right. That is -- thank you.

6 MR. WILKINSON: Many, bills made it out of --
7 (General laughter.)

8 MS. GREEN: So are you all allowed to educate
9 them about what this council is? I know you can't lobby.

10 MR. LYTTLE: Sure. Absolutely we can. And we
11 can talk about -- basically we use the phrase
12 operationalize -- how would the agency operationalize this
13 bill. And then we would have to explain the challenges
14 that it presents in its current language.

15 MR. HARRIS: If I recall from reading the bill,
16 which I did a number of weeks ago, I think one of the
17 duties is for the Council to also name a state agency to
18 kind of be the point for this. I guess with some
19 discussion here, was that -- I had assumed that to -- the
20 intent behind that would be either TDHCA or HHSC?

21 MR. LYTTLE: I don't know who else it would be.
22 (General laughter.)

23 MR. HARRIS: I agree with you. I was curious
24 why it said, you know, a state agency, as opposed to the
25 ability to, you know, even seek an outside, non-state

1 agency partner to do that.

2 MR. LYTTLE: I suppose because they would be
3 using some sort of government funding, perhaps to -- you
4 know, bills generally -- at least in my experience, when
5 they are going to task somebody with doing this kind of
6 work, they'll give it to some agency and won't go and open
7 it up, say, to the private sector opportunity. You know,
8 saying -- there has to be -- it basically has to be
9 grounded somewhere in some agency.

10 MR. WILT: Is there a budget rider attached to
11 this bill?

12 MR. LYTTLE: No. And there wasn't last time,
13 either. And we did educate the member's office last time,
14 to say, Hey, if you want this to pass, you are going to
15 need a budget rider.

16 What Mr. Wilt is referring to is if a bill --
17 if a general bill has an agency required to do something
18 that is going to require funds, it also has to include a
19 rider, language in the state budget that says if this bill
20 passes, then we will give Agency X this amount of money to
21 carry out the duties of the bill.

22 MR. WILKINSON: So did I hear correct, does it
23 say the council is named as an agency? So it seems like
24 we have a fix. We will just vote to kick it back to HHSC.

25 MR. LYTTLE: Our sister agency.

1 MR. WILKINSON: They have billions and billions
2 they can just fine a way --

3 (Simultaneous discussion.)

4 MR. WILKINSON: Any more questions about the
5 legislative session or thoughts on it?

6 (No response.)

7 MR. WILKINSON: I would like to recognize
8 Michael Wilt. Michael Wilt, you are in fact here. Right?

9 MR. WILT: Yeah.

10 MR. WILKINSON: That gives us quorum. And so
11 let's get back to Item 1, Approval of the April 20, 2022;
12 July 13, 2022; and October 12, 2022 HHSCC meeting minutes.

13 Do I have a motion?

14 MS. GREEN: I move approval.

15 MR. WILKINSON: Second?

16 MR. HARRIS: Second.

17 MR. WILKINSON: All those in favor, say aye.

18 (A chorus of ayes.)

19 MR. WILKINSON: Any opposed?

20 (No response.)

21 MR. WILKINSON: All right. We did it. Okay.
22 Now, let's skip back to Item 3. Well, we kind of covered
23 Item 3. Yes. Item 4, then. Update on Section 811
24 Project Rental Assistance Program by Spencer Duran.

25 MR. DURAN: Thank you. Spencer Duran, director

1 of Section 811 at TDHCA. I usually inform this group
2 about how we are doing on the Section 811 project rental
3 assistance program, so here is my update for now.

4 The big thing, since we have -- some of the big
5 highlights since our last visit in October. We have since
6 trained 56 new referral agents. So referral agents are
7 the local organizations that provide referrals to 811. So
8 I think we are well over maybe 700 across the state.

9 There is a lot of turnover, so we don't sustain
10 a high network. But we are always training new referral
11 agents; teaching people who do other disability-related
12 services on how to make housing referrals and how to help
13 their clients access affordable, accessible, and
14 integrated housing.

15 A big chunk of those new referral agents serve
16 formerly foster youth with disabilities, so youth with
17 disabilities who age out of the foster care system; that
18 is one of our target populations. And that is one of our
19 target populations that we have a waiting list preference
20 for.

21 And so we basically -- if someone from that
22 population comes on, they have a preference in our waiting
23 list. Our program is really dominated by the local mental
24 health authorities for people with serious mental illness.
25 They are doing an amazing job.

1 But I think I have shared this before, that our
2 target populations are really unbalanced because the local
3 mental health authorities have done an amazing job. So we
4 are really trying to focus on youth aging out and people
5 exiting nursing facilities, and people with IDD, or people
6 with intellectual and developmental disabilities who are
7 exiting institutions as well.

8 So we think that that new referral agent cohort
9 will kind of really help forward that target population
10 equity goal. So lifetime housed, 671; currently housed is
11 437. We have 1,800 waiting.

12 And our average tenant portion of rent remains
13 \$160. I don't think that that takes into the big COLA
14 that was just -- that went into effect with SSI. But so
15 anyway even with the big COLA increase, it won't really
16 disrupt our tenants at all.

17 Okay. So the other big news is that we are
18 closing waiting lists in the McAllen-Brownsville area.
19 And we are really excited, because we were really
20 struggling for a long time to generate interest in 811 in
21 the McAllen and Brownsville area. And so closing a
22 waiting list is a good healthy sign for demand of the
23 program.

24 So we have struggled for a long time with
25 having a geographic distribution around the state. You

1 know, we were really concentrated, thanks to Doni Green in
2 the DFW area and other referral agents in DFW. San
3 Antonio has a really strong referral system. They have a
4 great local mental health authority there in Houston.

5 But we were kind of underserving the McAllen
6 and Brownsville area. We have now fixed that. And we
7 have a ton of referrals in, and so we are closing the
8 waiting list for the McAllen and Brownsville area.

9 So then we have, you know, various metrics to
10 trigger closures and openings of the wait list for various
11 areas. For example, the county trigger is if there's
12 twice as many applicants waiting for a unit, then we can
13 close that. You know, if there is twice as many
14 applicants waiting for a unit count, then we can close it.

15 I just want to give a special thanks to
16 Tropical Behavioral Health for being our most prolific
17 referral agent in that area. And we are going to follow
18 our procedures to close those waiting lists.

19 So just to give you some context, in Cameron
20 County, we have 55 units, and we have over 300 families
21 waiting. So that is more than twice, right. So we can
22 close it. Hidalgo County, 40 units, 348 households
23 waiting, so we can close that one. So we are just going
24 to start -- as vacancies come up, we will fill with those
25 300 or so folks that are already on our waiting lists.

1 In other news, we are opening waiting lists in
2 Bexar County and Fort Bend County, but just for specific
3 bedroom sizes. One-bedroom units are at extremely high
4 demand, and so sometimes we have two bedrooms and three
5 bedrooms that are committed to the program that we have
6 trouble filling.

7 And so we are going to open up waiting lists in
8 those areas with the hope that we can kind of fill some of
9 those larger units. So yes. Opening in Bexar County, and
10 Fort Bend County.

11 And we do a ton of messaging to our affiliated
12 network around openings and closures. We give a lot of
13 notice. And people in our network are aware that this is
14 happening.

15 So the other thing I wanted to mention is, this
16 is the first time where we are opening waiting lists with
17 that preference I mentioned earlier in place. You know,
18 we have had that preference in place for a while now, but
19 all the waiting lists were closed, so it was kind of
20 meaningless because we weren't having new people come into
21 the program.

22 So hopefully, with opening waiting lists with
23 that preference in place, we really hope that youth aging
24 out of foster care, people with IDD exiting institutions
25 and people exiting nursing facilities will really finally

1 kind of benefit from the program. And I think that is all
2 the updates on that item.

3 MS. GREEN: So is the preference equal among
4 those three populations?

5 MR. DURAN: Yes. Yes.

6 MS. GREEN: Okay.

7 MR. DURAN: Yes. So there is still competition
8 amongst those three preference populations, so it is not a
9 perfect solution.

10 But I think that it is, you know -- it would be
11 a lot of data analysis to try to figure out how we would
12 have a preference among the preferences. That just seems
13 really tough for us to try to figure out.

14 So yeah, youth exiting foster care will have a
15 preference, and they are still competing with the nursing
16 facility and the IDD population.

17 MS. GREEN: Okay. Yes. It seems like youth
18 exiting foster care would have a more time-sensitive need.

19 People who are exiting institutions, they have got a roof
20 over their heads; people with IDD who are in state
21 supported living centers.

22 MR. DURAN: Yes.

23 MS. GREEN: They are housed at that point.

24 MR. DURAN: Yes.

25 MS. GREEN: But what happens to a youth who

1 ages out of foster care, if there is no housing timely
2 available?

3 MR. DURAN: Then they become homeless.

4 MS. GREEN: Yeaj.

5 MR. DURAN: Yes. That is what is happening.
6 So we did a lot of work with DFPS to -- so one of the big
7 things we did to accommodate that population was we
8 allowed people to come onto the waiting list before they
9 turn 18.

10 We can't house them until they are 18, but we
11 can get them started on the waiting list, so we are
12 working on that. And then we work really closely, I don't
13 know, maybe weekly with DFPS on just planning and
14 coordination.

15 Every person who hits 18 or 21 or 25, there is
16 various levels of support that are associated with those
17 ages. And so it is not a hard dropoff at 18 or 21 or 25.
18 It is kind of a tapered dropoff.

19 The managed care organizations are also highly
20 involved in the Medicaid youth foster population, so we
21 work with the MCOs as well. So we are working on using
22 811 as a really powerful tool that can respond to the
23 foster youth population.

24 MR. HARRIS: Spencer, in terms of those three
25 populations, I don't know if you have any accurate data on

1 it, but when you look at the wait list, what is the
2 percentage breakdown amongst those three?

3 MR. DURAN: I don't know. That is a great
4 question. Kaitlin, are you on?

5 MS. DEVLIN: Yes, sir, I am.

6 MR. DURAN: So you probably don't have a -- did
7 you hear Dr. Harris' question about -- can you give a
8 general sense -- I know we can provide data later.

9 But can you give a general sense of the waiting
10 list target population breakdown? Do you think that it is
11 90 percent still serious mental illness and then kind of
12 everybody else makes up the 10 percent?

13 MS. DEVLIN: Yes. Exactly. I think we are at
14 92 percent for local mental health authority referrals.

15 MR. DURAN: Yes. So Dr. Harris, I am not sure
16 exactly what that breakdown is, but they all would
17 comprise that 8 percent. Yes.

18 MR. HARRIS: Okay.

19 MR. DURAN: But that's a good -- I'll put that
20 down as a data point for our next meeting.

21 Okay. Does anybody have any other questions?

22 (No response.)

23 MR. WILKINSON: Okay. If not, we will move on
24 to the next item; Emergency Housing Vouchers. Once again,
25 Spencer Duran.

1 MR. DURAN: Well, thank you. So the emergency
2 housing vouchers, it is a new Section 8 activity. So it
3 is a type of housing choice voucher, and we were allocated
4 798 by HUD.

5 And there is a requirement that the housing
6 authority partners with a continuum of care, which is an
7 entity that serves -- that kind of coordinates a local
8 homelessness response. And so we have partnerships with
9 three different continuums of care to help us administer
10 the emergency housing voucher program.

11 So that is Heart of Texas Homeless Coalition,
12 and the Texas Homeless Network; we have contracts with
13 those two COCs. And then we are working on a new contract
14 with the Tarrant County Homeless Coalition, and we are on
15 track to sign that contract by February 1.

16 So Heart of Texas, they serve Waco, the Waco
17 area. That is 50 vouchers. Texas Homeless Network, that
18 is 380. And then Tarrant County, the contract is not
19 signed, but we are negotiating currently, and that would
20 be a 368-voucher allocation to them. So that would absorb
21 all of our vouchers.

22 For a while, we had a problem where we only had
23 those two, we only had two partners, and they couldn't
24 take on -- the COCs couldn't just -- they couldn't take on
25 more vouchers. It is a really difficult program to

1 administer; there are a lot of moving parts.

2 So it wasn't that we weren't able to
3 administer; it was that our local -- we couldn't find a
4 willing local homeless coordination entity to help us out.

5 But we found that with Tarrant County. They
6 are -- I think that they are the most successful emergency
7 housing voucher partner. So them and the Tarrant County
8 housing authority, they already spent all their housing,
9 all their EHVs previously.

10 So we were really excited about targeting them
11 as a partner, because they are the best in the state. And
12 so they worked with their local PHA to get all their
13 vouchers committed. Now they are pivoting to work with us
14 to get our 368 vouchers committed.

15 So we have a -- and again, it is a lot of work.

16 You know, just because -- as we know, just because you
17 have a voucher in hand, you know, doesn't mean you are
18 going to get housing. You are still having to find a
19 willing landlord who will take that voucher on.

20 And that is the really important piece that the
21 COC provides, is they do this housing search assistance,
22 which is required by the program. So anyway, that's the
23 design, and I can answer questions about that.

24 So we are at 155 housed. So that is 94 more
25 than we had housed in October, when I last presented to

1 you guys. So you know, it is not 800, but it is 155.

2 So and we have housed 94 in the past three
3 months, so progress is happening, you know, and we have
4 419 applications received.

5 We have 96 families that are out there doing
6 that housing search. You know, they have their voucher
7 from us, but they are doing that landlord search right now
8 with their local partner. So hopefully those 96 will find
9 their housing soon.

10 And then we have declined 104 applicants that
11 have been referred to us, for being over income, or didn't
12 respond timely to paperwork. You know, these things
13 happen. But the big number is, yes, 155 housed.

14 And then the other big program development is
15 we are very close to finally having a partnership to
16 satisfy 100 percent of our allocation. So that is it.

17 MR. WILKINSON: Spencer, on this search, are
18 they going to just any apartment, or is it apartments that
19 already are willing to partner with Section 8?

20 MR. DURAN: Yes. So the cool thing about the
21 program is we have got \$3,500 per voucher that they can
22 use to purchase furniture; they can use for landlord
23 incentives. They can pay off bad --all kinds of cool
24 stuff; pay off bad debts, all kinds of cool stuff. But
25 yes, they are using any landlord. So they are using our

1 Help for Texans, our vacancy clearinghouse.

2 MR. WILKINSON: Okay.

3 MR. DURAN: They are looking at our properties
4 that we have funded. Yes. Because our properties, they
5 have -- they can't exclude people based on Section 8.

6 MR. WILKINSON: Okay.

7 MR. DURAN: So they are definitely mining that
8 list first. I don't know about first; they are definitely
9 mining that list, and then they are using their local
10 expertise, you know.

11 These are a lot of rural areas, you know. So
12 the good thing about rural areas is the rents tend to be
13 lower. But it is a more nuanced -- it is a relationship.

14 It really is a trust relationship with the local
15 landlord. A private landlord, maybe they have a couple of
16 houses. So they are having to go, landlord by landlord,
17 almost house by house, unit by unit, to get these vouchers
18 accepted in the community.

19 So there are -- so yes, so I think the answer
20 to your question is it is both. Hopefully they have
21 existing relationships, but a lot of times they are having
22 to find new landlords, too.

23 MR. WILKINSON: Is there anyone that helps them
24 with this, like a navigator?

25 MR. DURAN: Yes. So that is what we are paying

1 for. So we are paying -- a lot of that 3,500 goes for the
2 housing search assistance. We have also leveraged some of
3 our ERA funds, the housing stability -- what does HSS
4 stand for?

5 MS. YEVICH: Housing Stability Services.

6 MR. DURAN: Housing Stability Services, thank
7 you. Housing Stability Services, so we are pairing that
8 program with this program, and using HSS for a lot of the
9 administrative costs, that staffing time, of doing that
10 research, literally cold-calling landlords, doing that
11 housing navigation.

12 MR. WILKINSON: Okay. Yes. So I know we have
13 with the Texas Homeless Network. Do we have money ready
14 for Tarrant County as well?

15 MR. DURAN: Yes. So we are not doing that with
16 Waco. They are just about 50 vouchers; it's a much
17 smaller allocation.

18 MR. WILKINSON: Sure.

19 MR. DURAN: Yes. It is not over 350 like
20 everybody else.

21 MR. WILKINSON: What is the eligibility for
22 emergency housing voucher?

23 MR. DURAN: Yes. So it is the general Section
24 8 income limit. So I don't know what that is for us.
25 What is that? Are we 80? It seems real high.

1 MS. YEVICH: It is 80 percent, but 90 percent
2 have to be at 50 percent.

3 MR. DURAN: Yes. Okay. Cool. So technically
4 it would be high. But I mean, our folks are not that. So
5 there is the -- so each PHA would apply their income limit
6 and then -- based on the geographic area.

7 And then you also have to meet a target
8 population. So it is people exiting homelessness, who are
9 literally homeless; people who are in a moving-on program.
10 So they are in a temporary situation; they are moving on
11 to a more permanent situation, using this voucher. It is
12 also people who are victims of domestic violence, human
13 trafficking, those types of populations.

14 And so those -- our local partners have -- and
15 actually, a big majority -- not a big majority; a large
16 number of other roles from THN are actually coming from
17 the survivor population, which is really cool.

18 So yes, we have to meet the target population.
19 We have to meet the income. And then there's -- a lot of
20 this stuff has been waived by HUD to kind of lower the
21 barrier to accessing Section 8, so we have adopted all of
22 the available waivers to try and ease that path for these
23 applicants.

24 MR. WILKINSON: Thank you, Spencer.

25 Any other thoughts on Emergency Housing

1 Vouchers, questions for Spencer?

2 (No response.)

3 MR. WILKINSON: All right. Moving on, we'll
4 talk about HOME, American Rescue, HOME ARP. Is Naomi on
5 the phone?

6 MS. YEVICH: We're not sure. There may have
7 been some miscommunication.

8 So Naomi, are you on the phone, by chance?

9 (No response.)

10 MS. YEVICH: I don't think so. How about we go
11 on to the next agenda item.

12 MR. STREMLER: I think in the interim, we can
13 put out there, you know, HOME ARP has a NOFA out for their
14 funds.

15 MR. WILKINSON: Yes. The Board just actually
16 awarded a very soft loan to a project in Austin; Burnet
17 something.

18 MS. SYLVESTER: Burnet Place.

19 MR. WILKINSON: Burnet Place. It is for --
20 it's is HOPWA over there. So in fact 60 units, you know,
21 Transitions Incorporated, they started in the '80s,
22 housing AIDS patients when everyone was like super scared
23 of them. And it evolved, and it is going to be a
24 supportive housing with a focus on homeless and AIDS
25 condition.

1 So many of the big pieces of HOME-ARP are
2 coming later, for rental housing capacity building. And
3 one that I think is really cool is a non-congregate
4 shelter; we have 7 million-ish for that.

5 You know, we have funded a lot of services but
6 not any like sticks and bricks for the homeless
7 population, so this is nice. So that is my Naomi speech.

8 Next we have an update on the definition of
9 service enriched housing, by Jeremy.

10 MR. STREMLER: Yes. A simple update of the
11 rule, of course, was sent to the Board in December. It
12 was put out for public comment. We did not receive any
13 public comment on the version that you all settled, agreed
14 on.

15 MR. WILKINSON: Perfect.

16 MR. STREMLER: Yeah. It was exactly what
17 everybody wanted to hear, so it will go to a next Board
18 meeting for final approval and be published in the Texas
19 Register and become official 22 or 27 days after that gets
20 published in the Register, and then you will see the
21 change on the Secretary of State website.

22 MR. WILKINSON: Thank you, Jeremy. I assume no
23 questions about that.

24 (No response.)

25 MR. WILKINSON: Yes. Next we have a report on

1 supportive housing efforts by Michael Wilt from TSAHC.

2 MR. WILT: Yes. Thanks for having me. I am
3 going to report on two programs we have for supportive
4 housing. The first is the Affordable Housing Partnership,
5 and then other is our Supportive Housing Institute.

6 Both of these are outcrops of the longstanding
7 partnership we have with HHSC, and we are very grateful
8 for that partnership.

9 The Affordable Housing Partnership is a direct
10 subsidy in rental units. And these units are designed for
11 Medicaid long-term services and support eligible
12 individuals that are exiting institutions and we are
13 trying to create community integrated housing for them.

14 That program is geographically limited to
15 Travis and Dallas counties currently. It was going to
16 expand, but we ran out of money, so it technically is
17 expanded but we don't have any money for the other
18 counties.

19 We have made seven awards under this program.
20 And it is administered through our direct lending program.

21 So technically it is a loan, but it is a deferred,
22 forgivable loan, and the term period is ten years.

23 And basically, you have to hold that unit open
24 to an LTSS-eligible tenant for those ten years to meet the
25 deferred, forgivable terms.

1 The per unit subsidy is \$75,000. The program
2 was funded with Money Follows the Person rebalancing
3 funds. And we have \$2.4 million to administer, so we have
4 committed all the funding.

5 It will fund the creation of 32 units across
6 these seven properties. Three of them are in Dallas
7 County; four of them are in Travis County. And the awards
8 range from three to five units for each of these
9 properties.

10 So we are very excited. That program was
11 kicked off in 2020. We ran out of money at the end of
12 last year well in advance of -- we had until the end of
13 this year to commit all the funding, so we were a year
14 ahead; it's a very heavily subscribed program. And we are
15 hopeful that we can replenish that funding at some point.

16
17 The Supportive Housing Institute we started in
18 2020. We have completed -- we are almost done with our
19 third Institute. It wraps up next month. This is
20 designed to increase the capacity and the number of
21 supportive housing developers across the state.

22 To date, we have trained 15 teams: five in the
23 Metroplex, one in Houston, one in Brownsville, one in San
24 Antonio, one in Waco, and now six in Austin.

25 This most recent Institute that we wrapped up

1 was geographically limited to just Austin teams, and that
2 was to harness the synergy of the collective efforts
3 between the City of Austin and Travis County to create
4 2,100 supportive housing units by 2024.

5 The six teams that -- the six Austin-based
6 teams that went through our institute are collectively
7 developing upwards of 600 supportive housing units. And
8 collectively the 15 teams that we have trained are
9 creating roughly 1,050 units across the state.

10 The training is free for teams. We fund-raise
11 for this. It is not cheap. We partner with the
12 Corporation for Supportive Housing to do the Institute.
13 And we also award the teams follow-on grants, once they
14 complete the Institute, of \$10,000.

15 And we also provide them technical assistance.
16 We also make sure that they get a quality endorsement
17 review, so that the housing that they are developing is of
18 the highest quality and highest caliber. And of course,
19 every unit has to be designated for a tenant earning less
20 than 50 percent of median family income.

21 We are taking a pause from the Institute this
22 year. And in lieu of doing it, we are going to host a
23 supportive housing symposium in the fall.

24 We feel like this programming is not being
25 provided currently in the state; not really in our state

1 or anywhere else, for that matter.

2 So we feel like there is a big void for
3 continuing education and programming that is specific to
4 the supportive housing population service providers,
5 developers, et cetera.

6 And yeah, like I said, we will have that
7 symposium here in Austin in the fall. And we are
8 currently in the planning process for that.

9 Once we conclude that, we will reintroduce the
10 Supportive Housing Institute next year. We may do place
11 based again; we may have a rural focus for the 2024. We
12 are not really sure at this point.

13 That is about it. I am happy to answer any
14 questions.

15 MS. GREEN: Yes. I had a question on the
16 partnership. When do you anticipate the Dallas units
17 coming online? And what is the application process?

18 MR. WILT: The application process is the
19 developer applies through our Texas Housing Impact Fund.
20 And it is just a single application, regardless of the
21 financing you are seeking, and then the partnership is
22 just kind of a supplemental portion of that application.

23 So it's for -- the developer applies. Oh, are
24 you talking about the tenant?

25 MS. GREEN: Yes. Yes.

1 MR. WILT: I don't know the answer to that.

2 MS. GREEN: Yes. Because we relocate people
3 from Dallas County facilities to the community. And
4 housing is part of our scope of work.

5 MS. SYLVESTER: So the ones where we've layered
6 our funds, it's just their regular application process.
7 But their tenant selection criteria will show, okay, well,
8 there's, you know, two units for this population at this
9 development that may or may not be layered with --

10 MS. GREEN: So tenants would need to make
11 application directly to the property. So how do we find
12 out what properties are participating?

13 MR. WILT: I can send them to you. I have them
14 right here. And to answer your question about when they
15 are coming online, we have some units in Dallas County
16 that are coming online this year.

17 MS. GREEN: Okay. And obviously that would be
18 a property-based subsidy.

19 MR. WILT: That is correct.

20 MS. GREEN: So if the tenant moved out, she'd
21 waive.

22 MR. WILT: Yes. That's correct.

23 MR. WILKINSON: All right.

24 MR. WILT: I will send this to you, Doni.

25 MS. GREEN: Thank you.

1 MR. WILKINSON: If there is no more questions
2 for Michael, we will move on to public comment; it's a
3 time where anyone in this room or on the phone to give
4 comment to the Council.

5 (Phone tone.)

6 MR. WILKINSON: Did they just hang up?

7 (General laughter.)

8 MR. WILKINSON: Okay. So there's no public
9 comment.

10 Thanks to everyone for coming. We had a good
11 discussion today.

12 Spencer is going to have the breakdown of the 8
13 percent next time. I am curious too. Our next meeting
14 will be April 19, 2023, and other 2023 meeting dates can
15 be found at the bottom of the agenda.

16 Thank you all again, and this meeting is
17 adjourned.

18 (Whereupon, at 10:48 a.m., the meeting was
19 concluded.)

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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: January 18, 2023

I do hereby certify that the foregoing pages,
numbers 1 through 39, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Elizabeth Stoddard before
the Texas Department of Housing and Community Affairs.

DATE: January 24, 2023

/s/ Carol Bourgeois
(Transcriber)

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