

**HOUSING AND HEALTH SERVICES COORDINATION COUNCIL
POLICY & BARRIERS COMMITTEE MEETING**

**Meeting Minutes
November 1, 2010 10:00am**

Call to Order, Roll Call

Council Coordinator Ashley Schweickart called meeting to order at 10:03am and asked each person present to introduce himself/herself.

Committee Members Present:

Paige McGilloway, Member
Jim Hanophy, Member
Paula Margeson, Member
Jean Langendorf, Member
Steve Ashman on behalf of Marc Gold

Committee Members Absent:

Michael Goodwin, Member
Jonas Schwartz, Chair
Felix Briones, Member

TDHCA Staff Present:

Ashley Schweickart

Discussion of Partnership with the Disability Opportunity Fund

Charles Hammerman, President of the Disability Opportunity Fund, spoke via conference call to the Committee regarding opportunities for the utilization of the DOF in Texas. Mr. Hammerman spoke about the huge need that exists for supportive housing for persons with disabilities and how the DOF can assist Texas in moving persons out of institutions and into the community.

Mr. Hammerman spoke about assisting non-profits, community groups, developers, and local governments to analyze finances, layer resources, and provide technical assistance and problem solving. Mr. Hammerman also detailed the recent funding assistance the DOF has provided to its clients, including short-term predevelopment loans (\$125,000-\$225,000), a construction loan for a school for children with autism, and mini-perm loans (5 year loans, interest only, 20-25 year amortization).

Mr. Hammerman stated that the DOF hosts action-oriented community roundtable discussions around the country to begin a dialogue with non-profits and community organizations of that area. The Committee expressed interest in helping to facilitate a roundtable in Austin. He also discussed convening a discussion with the Federal Reserve Bank in Dallas in early 2011.

Approval of June 10th Meeting Minutes

There being no edits to the June 10th meeting minutes, the minutes were approved.

Approval of June 24th Meeting Minutes

There being no edits to the June 24th meeting minutes, the minutes were approved.

HOUSING & HEALTH SERVICES COORDINATION COUNCIL
November 1, 2010 – Policy & Barriers Committee Meeting

Discussion of Coordination with TX NAHRO

The Committee welcomed Corina Wilson, Director of Assisted Housing Programs for the San Antonio Housing Authority, attending as a representative of TX NAHRO. Ms. Wilson discussed that San Antonio's goal is to expand permanent supportive housing for special needs populations and that the greatest need they see is assistance in transitioning from institutions back into the community.

Ms. Wilson stated that the biggest obstacle to providing service-enriched housing through PHAs is the funding for supportive services. Many properties try to partner with service providers, but the service organizations have maxed out their funding allocations. These service providers could not afford to serve more individuals without decreasing the quality of service provision. Ms. Wilson stated that the commitment by the PHA is there, but the resources were not. This is especially true for rural areas.

The Committee discussed connecting PHAs and affordable properties to Aging and Disability Resource Centers. The Committee also discussed PHAs creating preferences within their Section 8 voucher allotments. The Committee acknowledged that differing opinions exist around the state as to the willingness to prioritize persons with disabilities in public housing.

Ms. Wilson stated that TX NAHRO's role is to establish connections and collaborations amongst housing and service entities and can help gather and disseminate data. Ms. Wilson recommended that the Council provide feedback on topics for TX NAHRO events/conferences. She also recommended that the Committee connect with the Texas Housing Association.

Discussion of Implementation of Biennial Plan Recommendations

The Committee discussed the need to production more affordable housing stock, but also recognized that much of what is produced using government assistance (primarily HTCs) is not affordable to those at 0-30% area median income. However, developers are unable to cover operating expenses if they set rents low enough to be affordable to those at 0-30% AMI. The Committee discussed the need for rental assistance/subsidy but the on-going lack of funding for this activity.

The Committee discussed pursuing the statutory responsibility of evaluating the current efforts to produce service-enriched housing by surveying developers, large and small non-profits, etc. This evaluation would help the Committee understand who is currently developing this housing and how the Committee could help these entities get connected to more resources for the future. Learning from these service-enriched housing developers/providers would allow the Council to disseminate information on how to best link affordable housing with services and supports.

The Committee discussed having each state agency representative send out the survey link to their own subrecipients, to establish trust and provide an incentive for the subrecipients to complete the survey.

ADJOURN

There being no further business before the Committee, the meeting was adjourned at 11:56am. The next meeting of the Committee will take place on Monday, February 7th, 2011.