

HHSCC Quarterly Meeting

Wednesday, May 15th, 2024

at 10:00am

221 East 11th St. Room 116

Austin, Texas 78701

Bobby Wilkinson (00:00):

Okay. Good morning. It's Wednesday, May 15th, 10:02 AM I'm calling to order the Housing and Health Services Coordination Council. I'm Bobby Wilkinson, executive director of TDHCA, and let's start with a roll call starting on my left and in person here with Ms. Green.

Doni Green (02:15):

Doni Green, our Central Texas Council of Governments.

Mike Goodwin (02:18):

Mike Goodwin, developer Appointee.

Diana Delaney (02:22):

Diana Delaney. Good morning.

Suzanne Bernard (02:25):

Suzanne Bernard, Texas Department of Agriculture.

Jennifer Gonzalez (02:29):

Jennifer Gonzalez, the Meadows Institute.

Veronica Neville (02:33):

Veronica Neville, HHSC.

Bill Cranor (02:36):

Bill Cranor, TDHCA.

Blade Berkman (02:39):

Blade Berkman, Texas Department of State Health Services.

Gavin Reid (02:45):

Gavin Reid, TDHCA.

Jeremy Stremmler (02:47):

Jeremy Stremmler. TDHCA.

Megan Sylvester (02:50):

Megan Sylvester. TDHCA.

Bobby Wilkinson (02:52):

Alright. And any board members on the phone that would like to introduce themselves?

Brittany Hinton (02:59):

Yes. This is Brittany Hinton. I guess I'm a member.

Bobby Wilkinson (03:04):

Yep.

Brittany Hinton (03:06):

I don't know about board member. Yeah.

Bobby Wilkinson (03:12):

Any other agency or appointed members on the phone?

Claire Irwin (03:19):

This is Claire Irwin with Aging Services Coordination in Texas Health and Human Services.

Bobby Wilkinson (03:24):

Alright,

Brooke Boston (03:26):

This is Brooke Boston with TDHCA.

Bobby Wilkinson (03:29):

Hey Brooke.

Brooke Boston (03:30):

Hi.

Bobby Wilkinson (03:35):

We're set.

Michael Wilt (03:36):

Michael Wilt, Texas State Affordable Housing Incorporated.

Bobby Wilkinson (03:38):

Michael.

Andre Adams (03:45):

Andre Adams. TDHCA.

Bobby Wilkinson (03:48):

Hey Andre.

Andre Adams (03:50):

Hello.

Bobby Wilkinson (03:55):

All right. Anyone else on the phone?

Abigail Versyp (03:58):

Abigail Versyp TDHCA.

Bobby Wilkinson (04:04):

And then in person here on the edge we have just a guest.

Rosy Falcon (04:10):

Rosy Falcon, TDHCA.

Bobby Wilkinson (04:11):

Rosie. Okay.

Boliver Allmon (04:12):

Boliver Allmon with IOD the recording Company.

Bobby Wilkinson (04:16):

Oh, great. Great. Alright. Okay, we're short on quorum, but let's go ahead and get to our first item or second item. We're going to skip over the approval of minutes, TDHCA, general updates from Ms. Elizabeth Yevich.

Gavin Reid (04:31):

Let's come back to her.

Bobby Wilkinson (04:32):

Okay. We're going to skip further. We're going to go to item three, community Services Block Grant with Gavin Reid.

Gavin Reid (04:41):

Yes, that's me again. Good morning everyone. I am Gavin Reid. I work here at TDHCA in the Community Affairs Division. Once every couple years. I like to get into this meeting and discuss or

give an overview of one of our programs under the umbrella of TDHCA and that is the Community Services Block grant, otherwise known as CSBG. Everyone should have an information sheet then on the back of it or an attachment in the email, a little map. And I'll discuss this and I'll just take a few minutes of your time just to get the word out on CSBG that we do have this program. What it's for a little bit some of the basics about it, but the purpose of CSBG, it's to alleviate the causes and conditions of poverty and poverty in communities and to help low income persons to become self-sufficient to get themselves out of poverty, stay out of poverty.

(05:43):

Basically, CSBG provides funds to community action agencies throughout the state. They're mostly nonprofits, but they can also be units of local government. It is funded by, like I said, the federal government, specifically the US Department of Health and Human Services, and they allocate funds to all the states, of course, of which Texas is one of 'em. And they allocate that funding for us to allocate in turn to sub-recipients throughout the state. But getting into the bullets below already discussed some of this, but it's allocated or USHH? Yes, United States Department of Health and Human Services allocates by their own formula to the state. So Texas is going to get a bigger, bigger allocation than Delaware, for example. But in Texas, the

governor has designated TDHCA to minister CSBG for the state of Texas in 2023. To kind of give you some idea of the amount of funding we received, we received \$37 million and that stays about the same every year. It rises a little bit every year, but we expect the same in or we are receiving about the same in 2024.

(07:04):

We also distribute the funds once we receive it from the federal government, we distribute the funds by a formula to our sub-recipients, and that formula is based primarily on the poverty population of the counties. So then that formula is in our rules. It doesn't often get changed, but the biggest piece of that is poverty population. We have 38 CSBG sub-recipients. We call them eligible entities. All 254 counties in the state of Texas are covered by this program or by various sub-recipients. And you can see on your map those sub-recipients. I'll talk a little bit about that here shortly. But again, primarily these eligible entities, they're primarily private nonprofit organizations, but they can also include units of local government. So for Austin, we city of Austin, receives the funding for CSBG to service Travis County, city of Fort Worth. They service Tarrant County. But as you can see, a lot of these others are not units of local government and they service many more counties.

(08:23):

So it varies, but not everybody is eligible for these services. Of course, it's targeted at low income households and there's the specific income they cannot exceed. Normally it's 125% of federal poverty income, but for the past couple of years, basically since covid and it continues to be temporarily 200% of federal poverty. So any household receiving or earning less than 200% can receive these services.

Bobby Wilkinson (09:05):

Gavin, I thought that was over. We're still at 200%.

Gavin Reid (09:07):

Still at 200%. Yeah. We keep on expecting it to end, but we keep on, it depends on Congress passing a budget. So we keep on going on all these continuing resolutions, so they keep throwing this in there. But yeah,

Doni Green (09:22):

Are you obligated to use that higher limit or can the state or the SUBRECIPIENT establish more restrictive, kind of avoid expending all the funds and then being out

Gavin Reid (09:37):

There is an alternative option to use the state median income, which I believe would restrict that, but generally we just follow the 200%. We've never veered from that. Or not 200%, but 125% temporarily, 200%, but we've never veered from that and we keep it at 125 or temporary 200%. Okay. So what does CSBG funds do? It depends really on the agency that you're going to seek services from in the area you are. Because they have their priorities, they're supposed to establish their priorities in what they call a community action plan. They're supposed to really plan this out like strategically of what is needed in their communities, their area, whether it's housing, medicine, jobs, education. So it really depends on the area and the eligible entity you're seeking services from. But as an example, most, well all of 'em provide case management. That's just basically counseling as far as bringing somebody in, connecting them to other services in the area to help get them and other resources to help get them out of poverty.

(11:02):

But a lot of it can be education and employment programs, so somebody that can help somebody get pay for application fees to apply for a school or a college. It can help people get GEDs. Employment programs can actually help people obtain interview skills, maybe even buy tools or boots or uniforms for a job that they need to have those tools and uniforms for. It can provide

utility assistance, although we have another program that we would refer to first for utility assistance, but it can provide transportation to interviews or maybe to jobs or that they have food pantries. Some of these agencies have food pantries and like I said, a lot of coordination of services with other providers in the community such as churches or the Texas Workforce Commission, et cetera. So it provides a wide range of services. It's highly flexible and variable, but the whole idea is to connect people to other places and get them out of poverty so they can sustain a living on their own.

(12:22):

So just to give you some idea, in 2023, CSBG eligible entities assisted approximately 320,000 persons in those various ways. I said it could be even a simple gift card and then also assisted 882 persons achieve incomes above poverty, which is the main goal is that that's what we're really striving to is to get persons out of poverty so that they can sustain themselves without maybe government assistance. Okay. So how do you find and connect to a CSBG provider? One of these on your map or listed on your map? There's a couple ways. TDHCA website. We have TDHCA website called Help for Texans, and I gave you the link there, or you can just search for it in your browser bar, and then once you get there, it's three easy steps. But CSBG is

kind of a little hidden, so it doesn't act exactly, say CSBG. So you have to select emergency and homeless services.

(13:29):

You'll see it on there, scroll down, you'll see select Emergency and Homeless Services, CSBG falls under that, and then you simply write the city or county and then you click find help, and then it would list one of these agencies wherever you're at. So if you live in Travis County, which we are in today, it would connect you to City of Austin Health and Human Services and provide the phone number for you and wherever you're at, it would get that eligible entity for you. Then there's another way on our website, click on if you click on our website under community affairs, we do have a master list of community affairs sub-recipients We keep that updated and it gives all our sub-recipients for all our programs, but in there it also lists the counties that are served with CSBG. So that's another way. And then finally, of course you can write me, ask me any questions, but I have another point of contact at the bottom there.

(14:41):

If you have any questions or would like more info, you can contact Rita and there's her number and her email. But again, you can contact me. So the map here, I guess I kind of already discussed it, we have 38 CSBG eligible entities. They're over

here listed on the left. The map is pretty much updated. We are wanting to change one over there on the left out in Big Bend. They went away and were actually right, hopefully in the next week getting this map updated, but they were replaced with another eligible entity. But anyway, that gives that map gives you a rough idea of the counties and the variability of eligible entities in the state of Texas. So that's all I have. I took a little bit longer than I thought I would, but I guess I had a lot to stay. So does anybody have any questions?

Doni Green (15:39):

A question. You said that utility assistance is allowable, but this is not the major program that provides that type of assistance. So would weatherization be the primary program? Or LIHEAP? Or

Gavin Reid (15:49):

LIHEAP. Yeah. Yeah. Weatherization is another one we offer that does play into reducing energy needs for a home. But yes, we would for utility assistance, it's LIHEAP, CA, and I know these acronym's, lots of acronyms, but yes, you're right. There is a utility

Doni Green (16:07):

Assistance and that's out of funds statewide or

Gavin Reid (16:09):

That's statewide,

Doni Green (16:11):

But out of funds. I tried to make a referral recently and I got a note that the provider was out of funds. I wasn't sure if that was a provider specific issue or a state issue.

Gavin Reid (16:22):

Which provider was it?

Doni Green (16:26):

TCOG.

Gavin Reid (16:26):

Okay. Yes. There's a lot of demand and I think after covid they had a lot of extra funds, so they're getting a lot of clients who have come early in the application process and a lot of 'em have seen all the applications. So they're telling customers right now that they're out of funds, which is true. So yeah, that is happening in some areas of the state.

Doni Green (16:56):

And then you mentioned that funding is determined by, I think you said demographic poverty data specifically. So does the SUBRECIPIENT receive an award for the entire service area or the funds segregated by county.

Gavin Reid (17:09):

By county,

Doni Green (17:10):

Okay.

Gavin Reid (17:10):

Yes.

Doni Green (17:11):

Okay. So it's possible that a provider may have a wait list for a county but not others within a service area?

Gavin Reid (17:19):

Yes, and I always encourage applicants, even if they're not out of funds, to fill out an application just to get in queue because we don't know what's, there's no promises or guarantees, but no, there could be funds later in the year that are

Doni Green (17:39):

So the provider would be obligated to accept an application even if there's a wait list?

Gavin Reid (17:44):

Wait list? No, it depends. It depends on their policy. Yes. But I would ask that question or say, Hey, can I still fill out an application to get in queue? But anyway, but yeah, sometimes the sub-recipient just may not be accepting any and we leave that up to them in that case. Any other questions?

Diana Delaney (18:07):

So when they're in that queue, how long before that application drops and they have to reapply?

Gavin Reid (18:14):

A year.

Diana Delaney (18:15):

Okay.

Gavin Reid (18:15):

Yeah. Again, it kind of depends on the individual organization you're applying to, but in general, I think they're all pretty much doing by calendar year. They opening it up, they open it up

January 1st, 2024, and then they close it December 31st, 2024, then you got to reapply. Okay.

Bobby Wilkinson (18:38):

Gavin, of these CSBG eligible entities, about roughly how many of 'em are also energy assistance Sub-recipient schools?

Gavin Reid (18:47):

Yeah, roughly. I'm just going to throw out most of 'em. I'd say 30. I'm just throwing out a number.

Bobby Wilkinson (18:53):

Yeah, we've had some cases where we consolidated energy assistance, but not CSPG. Right?

Gavin Reid (18:57):

Yeah. But yes, Bobby is correct in that these CSBG eligible, they had many of them have LIHEAP program under us and the weatherization program in addition to other programs within TDHCA

Bobby Wilkinson (19:11):

You even do things like Headstart and other random stuff, right?

Gavin Reid (19:13):

Yes. Yeah. Head Start as well. Yeah. These CSVG eligible entities, they're hubs I would call 'em in my own terms, like a hub of a headquarters of resources for low income. It is a good starting point for a low income person to go to if they're having trouble and need assistance. It's a good first stop to go to. That's all.

Bobby Wilkinson (19:48):

Anything else we got? Okay, see, Elizabeth's not back yet. Okay. Does she know she's on the interview. Alright, we'll move on to Mr. Bill Cranor talking to us about section 811.

Bill Cranor (20:05):

Okay. I'm Bill Cranor with TDHCA and I'm the Director of section 811. Just going to go over where we are number wise and also talk about what's going on, which is, this is all pretty much the same as last, but the numbers might be slightly different. Right now we're at 770 people housed lifetime, whereas last time we were at 739, which means we've had 41 people. Basically in the last quarter we have 464 current, and last time I think we had 440, so we have 24 new people housed total, which means we're slowly growing still a little bit. Some of that growth is from our FY 19, which we signed in, well I think it was October 30th, but basically November and we've already housed 11 people.

We really just started housing people in March. I think we had five potential move-ins that were going to happen in March.

(21:05):

So we've basically more than doubled that number over the other two. One, we do have our other people in process and there may be people from that FY 19 award that have moved in that nobody's told us. The properties don't always tell us when they move somebody in and immediately, so they're supposed to, but they don't always. And then the other thing that we had talked about last time that we were focusing on was getting the other target populations that weren't persons with serious mental illness. We have a preference for them and we've been trying to grow that. Traditionally only 8% of our entire portfolio of people who have moved in are people that are not serious mental illness, but last time I think we were at 17% over the last a hundred and right now over the last a hundred we're at 16% of less.

(22:02):

So we're basically doubling what we used to do for those other target populations, which are youth exiting foster care, people with developmental disabilities, exiting intermediate care facilities and people exiting nursing facilities. That's been a focus that we've been trying to push. To that end, we are also trying to get to more real time filling of units. So like

shorten the wait list because the people in those target populations, especially the kids leaving foster care, once they're out, they're pretty much out. School ends and then they have to have somewhere to be, or they turn a certain age and they have to find somewhere to be. So telling them that you're going to sit on a wait list for a year doesn't really work for them very well. Exiting facilities the same way, although some of them can hang around in the facility for a little longer, it's still a challenge for them.

(22:57):

And so shortening that really seems to be helping and then having a preference where they just move to the top of the list over other target populations seems to help also. We are currently, I think we sent out letters last month to people who hadn't responded to previous contact saying we were going to take them off the wait list if we didn't hear from them. Because people who we can't get ahold of to send to a property isn't really helping anyone, doesn't help them. It doesn't help the property. It doesn't help the people on the wait list behind 'em. What happens, somebody asked me one time, what happens if you take someone off the wait list? They didn't respond and they get back to you. We put 'em back on the wait list. That's all that happens. That happened last quarter because at the bottom, we had a woman who after nine months didn't respond, didn't

respond. Then she came back and said, well, I've been in the hospital. I just got out. And I was like, you're back on. I mean, we just want to be able to get in touch with them. We don't want to penalize them if something happens to them, obviously.

(24:04):

And then hopefully this month, although for those of you that know the idea is that we bid on more money for our program and we're supposed to find out in the federal government's definition of May

Mike Goodwin (24:22):

A long month.

Bill Cranor (24:25):

Sometimes that means July. So that's the other thing that's going on.

Bobby Wilkinson (24:31):

How much is it the latest pot?

Bill Cranor (24:33):

We're asked for 8 million.

Bobby Wilkinson (24:35):

Okay, great.

Doni Green (24:36):

And I think we're real competitive with that.

Bill Cranor (24:40):

Yeah.

Mike Goodwin (24:41):

Question. I've been watching too much. CNN, are you giving us the Biden count by saying you've housed 534 households, or is it the Trump count who adds all of the families living there and says, we have 3000 people who were out.

Bill Cranor (25:00):

It's 770 households.

Bobby Wilkinson (25:03):

Households,

Mike Goodwin (25:04):

Okay.

Bobby Wilkinson (25:08):

Mostly singles, right?

Bill Cranor (25:09):

Mostly, yeah. We're somewhere around 85%. One bedrooms, well, I don't actually know if they're all singles, but one bedrooms

Bobby Wilkinson (25:19):

And sometimes a second bedroom might just be for medical equipment,

Bill Cranor (25:21):

Right. Sometimes there are two people in a one bedroom also, but I would say that those kind of even each other out, if you're given a choice to have a one bedroom or two bedroom and you're paying based on your income, I think everybody in the room, it's going to be the same amount for You would take the two bedrooms.

Bobby Wilkinson (25:46):

Do you need more units yet?

Bill Cranor (25:48):

Not yet, but if we get the money we're going to, so.

Bobby Wilkinson (25:52):

Right. I don't know if any developers are listening, but it might be back in the QAP 811 units.

Mike Goodwin (25:59):

Oh, it's no longer in,

Bobby Wilkinson (26:01):

No, that new program had enough so it was removed and so it might be about time to put it back in.

Mike Goodwin (26:07):

And that's every year you revise? Or is that

Bobby Wilkinson (26:10):

The QAPs revise every year. Every year? Yeah. Yeah. Technically for statute we can make a two year and just no one's wanted to really do it. I like the idea of the two year

Megan Sylvester (26:21):

And there always seems to be, even if we did the two year, there always seems to be some statutory change. It either happens with our legislature or we, and it just makes it really difficult

Bobby Wilkinson (26:34):

Anymore.

Megan Sylvester (26:37):

Occasionally it does happen.

Bobby Wilkinson (26:40):

Any more questions for Bill on section 811? Alright, we'll go back to item two Ms. Yevich for general updates.

Elizabeth Yevich (26:50):

I have general updates. Tell me on the agenda, the general update is that Ms. Yevich. is not prepared. Okay. Yes. Okay. Yeah, we do have a lot going on in the housing resource center. What has just closed for public comment was the every five year plan, the analysis to impediments for fair housing. We had an overview of that in here several months ago, and that will be going back to probably the June or July meeting before it's submitted to HUD. And that's about all going on in the Housing resource center. Also, we have had an update very recently on the one year action plan, which of course Suzanne and Blake and Jeremy are very involved in. Those are the HUD community development programs for CDBG, HOME, ESG, National Housing Trust Fund and HOPWA. And that plan is out right now for public comment until I believe next Wednesday.

(27:57):

So a lot of things, the Housing resource center, Jeremy and I work at a lot of plans and reports go in and out through this division. And so that's what we have going on right now. And I believe that's all the basic updates that we have right now. We have the price plan, but do you want to talk about that one?

Megan Sylvester (28:17):

I can just say we're applying for a competition for manufactured housing and I think it's still in the works,

Elizabeth Yevich (28:28):

But there will be a public comment period on that. I think Abigail's on the phone. Abby, do you want to talk about that one?

Abigail Versyp (28:40):

Hi. Sure. Yeah. We are applying for a NOFO, it's called PRICE for Short. And so far the direction that's taken, luckily we got an extension from HUD. The application deadline was really, really fast, but now we have until June 24th to submit. It does require a 15 day comment period. And we're partnering right now in the application process with an organization called Rock USA. They work to establish resident ownership of manufactured housing communities, which assist with maintaining reduced cost overall for the households that live there. Plus it gives them

ownership of the place where they live. So we're pretty excited about the application. It is still preliminary. We have not released it for public comment, but we'll do so so that we can submit the application timely on June 24th. Does anybody have any specific questions about that or the activities that are proposed?

Doni Green (29:46):

So that would allow the resident to own the home or the property or both?

Abigail Versyp (29:54):

Oh, okay. That's a great question. Most of the residents in manufactured housing communities already own their home. What this does, Rock USA works with the community for a period of time to establish a cooperative. And that cooperative then works with the owner of the community to actually purchase the community. Then the owners would have a 10 year agreement with Rock USA to help them learn how to manage their manufactured housing community. And so they're building equity through the cooperative.

Megan Sylvester (30:30):

I talked to a man a couple of weeks ago who was in a manufactured home in his law fees went from 200 to 900 and his income,

Abigail Versyp (30:40):

Right. That's a major problem that's occurring in that this NOFO is only 225 million nationally. So while there's a whole lot of need for manufactured housing, we're narrowing our scope to just the resident own acquisition so that the owners, the tenants that live there aren't subject to those kind of outrageous rent increases.

Megan Sylvester (31:04):

We also get requests to modify.

Abigail Versyp (31:07):

It's becoming a huge issue

Megan Sylvester (31:08):

And a lot of times we have people who need a walk-in shower and that's not an option, but a lot of substandard manufactured and based on my research, I would typically refer to USDA Rural Assistance. Is there another program that can help with those kinds of things?

Bobby Wilkinson (31:30):

For modification, manufactured house repairs are Amy Young Barrier Removal program. If it's about accessibility, we can put a ramp on an MHU. Federal money. I don't think you can use it.

Megan Sylvester (31:43):

You can move Abby. There is some home possibilities with manufactured housing where you can move one. Do you want to talk about that a little bit?

Abigail Versyp (31:53):

Yeah. We allow for replacement of manufactured housing under our home program. However, this activity doesn't really assist those that live in manufactured housing communities where they're renting the land underneath them because it doesn't meet HUD's definition of home ownership. So usually that program is used for folks that live in more rural areas where they actually own the parcel of land that their MHU is cited on, not folks that live in communities as a whole. However, as we're working through the application with Rock USA, we're also looking toward potentially utilizing HOME funds for tenant-based rental assistance, which would help with the lot fee costs for low-income households, the lot rental cost. They could then potentially use their savings to improve their home, but renovation of manufactured housing can be really difficult.

Structurally, they're just not designed to be modified and we don't want to inadvertently put someone in a structure that's unsafe by trying to fix their problem, if that makes sense.

Bobby Wilkinson (33:16):

Thanks Abby. The thing I see in the PARENTES here, our homeowners Assistance fund call center is closing. I don't know exactly when, but that program's winding down just like rent relief is over. Our mortgage assistance, this is a Covid era thing, it's going to wind down, it's basically out of funds. There's like 10 grand in it or something. It was at one point over 700 million out the door. Alright, we're going to get an update on emergency housing vouchers from someone in single family homeless I, Andre or Abby.

Andre Adams (33:53):

That'd be me. Great. Hey, hello everybody. My name is Andre Adams. Andre, today I'm pleased to, can you hear me?

Bobby Wilkinson (34:00):

Yep.

Andre Adams (34:01):

Okay, perfect. Today I'm going to share the latest development regarding the EHV program and just for those that are not

familiar with the EHV program, the demographics, the EHV program is dedicated to aiding those that are homeless at risk of homelessness, fleeing, attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking, or those who have recently been homelessness or at a risk of being homeless. The focus of this program is just basically to aid those that are most vulnerable in their community. Currently as of today, we have a remarkable number where we've reached 94.8% lease up for our vouchers. That's translating into 757 families out of the 798 that were awarded to us. So through our partners with our three continuum cares, the Texas Homeless Network, Heart of Home, and the Tarrant County Homeless Coalition, we have a remaining count of 33 vouchers that we are working with.

(35:08):

Eight of those are in the midst of still trying to find units, but they're encountering obstacles stemming from just the stigma from regular section eight vouchers where landlords just don't want to work with them. They don't want to work with the voucher at all. So a lot of follow-up phone calls that staff are doing to talk with the landlords to try and see if we can come to some type of an understanding of maybe there might just be an education. And not fully understand the voucher, but the remaining 33, they're in the pipeline of getting ready to move into their units. But we are at a standstill right now because

our program right now is in the middle of a data-based transition. So we are unable to process any files. So we're waiting until that process is done. So this may be our last update on the EHV vouchers because we should be at a hundred percent by next month. Are there any questions for the EHV program?

Bobby Wilkinson (36:10):

Andre? Just a comment for me, man, this is fantastic. I don't know if Y'all remember, but when this got started it was slow moving. We had to develop these relationships with the continuums of care that would be willing to partner with us and to be so close to a hundred percent is fantastic. Thanks Andre.

Andre Adams (36:28):

You're welcome. Thank you.

Bobby Wilkinson (36:31):

Any thoughts about emergency housing brokers?

Andre Adams (36:34):

Okay,

Bobby Wilkinson (36:36):

Jeremy is going to talk to us about the Husky Biannual plan and report.

Jeremy Stremmler (36:41):

Yes. So as it states biannual plan, so every two years, usually in the off year from the legislative session, this council is required to produce a plan and a report to all the major executive entities, the governor's office, LBB, oversight Committee, things of that nature about what it does, what it's been doing. So you will see a draft version of that council members in your inbox early next week for you to review for about 30 days. You're welcome to make any suggested edits or anything of that nature that you wish to put into that plan. Some of the state agency members have already received it to input specific texts about programs that those agencies operate. But this will be the full document for everyone to look at that's on the council to provide any suggested edits. And then we will take that and work to potentially incorporate those edits at Bobby's direction. And then in July we will with a majority of those present vote to approve it to submit to those oversight entities for our submission for this binum. But I just wanted to provide an update to look out for that early next week. And feel free to make edits you're not required to if you don't want to. If you think it's great the way it is, that's always a nice thing to hear too.

(38:27):

If not, feel free to make any suggested changes that you want and we will work on getting that done.

Bobby Wilkinson (38:35):

Thanks Jeremy. At this time, it's time for public comment. Anyone either in person or on the phone that wants to make a general public comment or suggested an item for the next agenda.

Mike Goodwin (38:48):

I have one that I'll probably bring up at every meeting in the area in which I live, which would be the San Antonio Metropolitan Statistical area. It's actually 30 miles away. There is no such thing as affordable housing. We had a developer who built an assisted living facility. Very nice. He's a good developer. Right behind it. He built this huge apartment complex and the citizens found out that that apartment complex got a 50% tax abatement and they went nuts because here's a developer covered big thing driven by water. We are in a water crisis. All of the water supplies for that area are at or approaching below 50% availability. We just can't have people drink anything anymore. And so as these comments came in, racking my brain and with a nice glass of bourbon, I wrote a response to that says, what you don't understand is they have so many units set aside

for people who are at such and such an income level and worked it backwards.

(40:00):

And it was like, yeah, make \$25 an hour to get one of the tax credit cards because the income levels in San Antonio so damn high. So it is the workforce people, there is no workforce housing, let's put it that way. It's not available. You can't live there and it's going to be pretty soon that you're going to be buying bottled water by the truckload if we don't stop. And the official thing from the city council prior, which was all led by developers, was, oh, we can't put a moratorium on building. Somebody wants to build something. We got to let 'em any answers. That's not true. State law allows municipality to put that. And I know we're not that different from other places I've been. I think the next crisis, if TDHCA could come out some way to find water,

Bobby Wilkinson (40:52):

We're going to pack it in Louisiana, steal their water, they don't need it.

Mike Goodwin (40:56):

Well we had the city of Fair Oaks Ranch pumping a million gallons a day out of a well in our private subdivision. It's

neither in the city limit nor the ETJ and they had no permit to public water

Bobby Wilkinson (41:11):

That stop or is it still going?

Mike Goodwin (41:13):

Finally, the groundwater conservation district two months ago put a stop. What they got was an easement to lay pipes, but they started pumping. They had no water rights and they bamboozled one owner who had like 17% water rights to give them their water rights. So they cut 'em down to a hundred thousand a month from about 12 million. A 15 million a month

Bobby Wilkinson (41:38):

Reduced.

Mike Goodwin (41:39):

Yeah. But that's going to be the next, housing is going to be harder because you can build all the housing you want, but if people can't afford to live there, they're not going to live there. So the sub-recipient requirement gets much, much greater.

Bobby Wilkinson (41:56):

A good one. Any other public comments? Alright, looks like our next meeting is scheduled so far for July 24th. Look for a calendar invite from Jeremy in the coming month. It's good to seeing y'all today. And I'll go ahead and adjourn. It's 10:42.