



## Interagency Council on Homelessness (ICH) ❖ Strategic Plan Implementation Housing, Homelessness Prevention and Intervention

### WORKGROUP #1 MINUTES April 06, 2016

Via Teleconference with Public Access Located At:  
4126 Technology Way,  
Second Floor Conference Room  
Carson City, NV 89706

#### 1. **Introductions, Roll Call, and Announcements**

CJ Manthe called the meeting to order at 9:02 a.m. A quorum was determined by roll call.

##### Members Present

CJ Manthe  
Kelly Robson  
Michael McMahon  
Stephen Shipman  
Wendy Simons

##### Members Absent

Michele Fuller-Hallauer  
Tony Ramirez

##### Staff Present

Meg Matta

##### Others Present

Betsy Fadali  
Kathi Thomas-Gibson  
Kelly Marschall  
Maria Castillo Couch  
RJ Ramirez  
Ryan Rogers  
Sara Yeats Patrick

Ms. Manthe was happy to announce the Affordable Housing Forum on April 7 has 100 percent enrollment. She expects the 100 attendees will provide valuable input. She will report back to this Workgroup on what was learned and accomplished at that forum.

#### 2. **Public Comment**

There was no public comment.

#### 3. **Review and Approval of March 2, 2016 Minutes**

Ms. Robson moved to approve the minutes. Ms. Simons seconded and the motion carried.

#### 4. **Update on Veterans Affairs Supportive Housing (VASH) Programs and Progress with Reno Housing Authority**

Ms. Robson and Mr. Tony Ramirez were actively working on ways to provide assistance to help the Reno Housing Authority include their information in Health Management Information System (HMIS). Ms. Robson reported that through the Cooperative Agreement to Benefit Homeless Individuals (CABHI) Grant, Washoe County has funding to support HMIS. Once the contract is executed between Department of Public and Behavioral Health (DPBH) and Washoe County, they can authorize the purchase of a scanner and licenses for the Reno Housing Authority, who can then contribute to data in HMIS.

## 5. **Review and Discuss Affordable Housing Survey**

Ms. Fadali presented a PowerPoint overview of the Taking Stock 2015 report. The survey was of all units receiving the Low Income Housing Tax Credit (LIHTC) and Bond properties, representing 9 percent of all multi-family units in the state and 75 percent of subsidized housing. Vacancy rates are down again this year, and all of multi-family vacancies have gotten tighter. Vacancy rates for seniors are lowest.

- Slide 4, Table 5 shows the vacancy rates are lowest for studio and one bedroom properties, and much lower for seniors than for families.
- Slide 5, Figure 9 shows all rents increasing; the affordable rents are rising as fast as private rents.
- Slide 6, Figure 4 shows approximately 50 percent of the properties (the bottom half of the donut) have either reached 15 years, or are about to, and are now at risk for being privatized
- Slide 7 shows the difference between waiting lists for properties without rental assistance and the properties with rental assistance.
- Slide 8 provides a comparison with Taking Stock 2015, which affirms that the units with 60 percent rental assistance have the lowest vacancy rate and longer waiting lists for the units.
- Slide 9 shows an 11 percent overlap in tenant based rental assistance (TBRA) and tax credit, LIHTC tenants.
- Slide 10 shows that of all the accessible units, an average of 63 percent are utilized by tenants needing those accessibility features.
- Slide 11 provides a conclusion that rents are increasing faster than wages, while new building activity is in extreme luxury housing. This puts an increasing squeeze on affordable, multi-family housing. Nevada mirrors the nation in experiencing a tightening in the market for multi-family apartments.

Ms. Simons asked if there is a sense of how many veterans are in the 63 percent of accessible units, and if veteran data is being submitted. Ms. Manthe said that veterans' preferences were built into the tax credits funding. Developers were incentivized to accelerate housing units to veterans, which are now coming online. Of the funding applications received, 100 percent contained that preference, meaning veterans would go to the top of the list.

## 6. **Propose, Discuss, Recommend Use for the National Housing Trust Fund Award Compatible with ICH Strategic Plan Goals**

Ms. Manthe provided an overview of the basics of the National Housing Trust Fund Award which has been presented at former Workgroup meetings as well as the ICH Quarterly meeting. During the recession and the economic recovery funding was set aside by congress which has recently received the green light to move forward. The funding comes from Fannie Mae and Freddie Mac which funded a special account called the National Housing Trust Fund. In Nevada, the Nevada Housing Division is the designated agency to receive those funds, which are expected to be \$3 million in 2016. It may be used towards the construction of new units or the preservation of existing units, but the Housing Authority feels it is best used for construction of new rental units. Once the funds are put into the project, the units must remain affordable and available to residents for 30 years. Of the funds, 75 percent have to benefit extremely low-income households, or those below the federal poverty level. It fits well within the goal of the ICH Strategic Plan. Beyond providing financing to expand housing units, a thought is to support a pilot project concept that would include supportive

services so a partnership between health and housing agencies can be built. A proposed model with a public and private partnership between government entities like the Nevada Housing Division and cities or counties working in tandem with private developers to leverage financing of housing units. Additional involvement might be from nonprofit and social services, together with rental assistance from housing authorities.

The Strategic Plan identifies a need for over 4,000 permit supportive units, which is a large goal to achieve. The supportive housing model presented may provide one approach to leveraging expertise, knowledge and financing to make additional units available. Hopefully, the outcomes of this model would stabilize at-risk Nevadans, reduce medical costs by shifting services away from emergency care, and expanding affordable housing choices.

The full ICH provided feedback that ideally, they would like to see an integrated community model, meaning that units would not be dedicated to one category of client. The Council also wanted the facility to be close to services, incorporate design considerations to serve specific subpopulations, and be located where there could be the most efficient leveraging of resources to build the best property possible.

Ms. Manthe called for input from the Members to define a demonstration project and report to the full Council. A diverse set of stakeholders could be invited to a public workshop to identify supportive services and funding sources. The ideas for this project must be implemented quickly to fit into the development timetable. If it complements the tax credit funding, applications will be accepted in early May 2017.

Mr. McMahan pointed out the importance of having a smooth working relationship between the private sector owners, social services and case management. If the available unit cannot be filled within 30 to 60 days, the unit goes to someone else and the opportunity is lost. Landlords are more likely to rent to a person who has a case manager and some oversight and direction as there are fewer issues with the tenant. Mr. Shipman commented there needs to be a mechanism for a more generalized supportive service model. Mr. McMahan added that supportive services do not necessarily need to be provided solely by county social services, but may also be provided through community-based processes or private providers. Ms. Simons added that having veteran case service officers available to help manage benefits was also important.

Ms. Thomas-Gibson said many of the options available for funding for case management will pertain to the focus populations that will be served. Often, colleges and communities have programs specific to a subpopulation that are not referred to as case management, although the service networks would fit the definition of case management for this Workgroup's purposes. Ms. Marschall added that it also fits with considered care coordination or resource coordination.

Ms. Manthe said the State was awarded a technical assistant grant relating to the Medicaid Innovation Accelerator Program which may be a doorway to a connection between housing and supportive services. The overall goal of those grants is to assist states in understanding how housing-related activities and Medicaid benefits can work together to keep affordable and community integrated housing available. This would position us for additional matching federal dollars in the upcoming State funding cycle and hopefully provide an opportunity for resources and added

flexibility. One of the first tasks is a tenancy crosswalk to include all agencies involved and in what capacity.

The Workgroup will continue to consider the ideas suggested during this meeting and work toward providing priorities at the next meeting.

**7. Discuss Strategic Plan Timeframes and Needed Expertise**

Ms. Manthe provided an overview on the Strategic Plan items Workgroup #1 was in the process of meeting. Suggestions for needed expertise were:

- Developers to provide input on feasibility of designs to incorporate additional services.
- Shannon Ernst, Social Services Churchill County
- Nevada Association of Counties (NACO)

**8. Discuss Date of Next Meeting and Propose Agenda Items**

The date of the next meeting is May 4, 2016, at 9:00 a.m.

Agenda items suggested were:

- Report on the Affordable Housing Forum
- Invite Mike Mullin and other developers to the next meeting

**9. Public Comment**

There were no comments.

**10. Adjournment**

Ms. Simons moved and Ms. Robson seconded and the motion carried. The meeting was adjourned at 10:24 a.m.