

STATE OF TEXAS

HOUSING FINANCE CORPORATION

MEETING MINUTES

COUNTY OF COLLIN

APRIL 24, 2017

On Monday, April 24, 2017, the Housing Finance Corporation of Collin County, Texas, met in Regular Session in the Commissioners' Courtroom, Jack Hatchell Collin County Administration Building, 4th Floor, 2300 Bloomdale Road, City of McKinney, Texas, with the following members present, and participating, to wit:

President Keith Self

Director Susan Fletcher, Precinct 1

Director Cheryl Williams, Precinct 2

Director Chris Hill, Precinct 3

Director Duncan Webb, Precinct 4

1. President Self called to order the meeting of the Collin County Housing Finance Corporation at 2:26 p.m.

GENERAL DISCUSSION

2. AI-43048 Utilization of Housing Finance fund balance to support a group home, Administrative Services.

Bill Bilyeu, County Administrator, came forward to introduce the item. At this point the HFC (Housing Finance Corporation) has \$147,000 in its fund balance and has previously awarded four grants. Mr. Bilyeu invited Randy Routon, Ph.D., LifePath Systems, to give the presentation.

Dr. Routon asked for the Board's consideration of a one-time assistance of \$140,000 for a group home for three individuals with autism. People with autism need more supervision than the typical LifePath client in the IDD (Intellectual and/or Developmental Disability) world; therefore, a group home is being opened for the three individuals. The state rate to fund this is less than what it takes to provide for individuals who have autism and behavioral needs. In Collin County one-fourth of the babies served with IDD's have flags for autism. Of the adults served with IDD's one-fourth have autism and a small number of those have severe behavioral needs. Other programs across the state were looked at for the three individuals, but it has been impossible to find another provider for them. The problem LifePath is having is the cost of housing in the area and the cost to staff it.

Clay Boatright, resident of Plano and father of two of the individuals, came forward to speak on the item. Two of his children are 17-year old twin daughters who have severe developmental disabilities and autism. The twins are considered an LON 6 (Level of Need) which means they have an extremely severe level of disability.

It is second from the highest LON. Only 6% of people with IDD in the state are at the twins' LON. Less than 1% is at the highest LON. The twins have lived at home for the last 17 years; unfortunately, Mr. Boatright and his wife can no longer provide the care they need at home even with the assistance that has been provided.

Mr. Boatright has been involved with disability advocacy for 13 years. He currently chairs the IDD Redesign Advisory Committee in Austin. The Committee advises the Executive Commissioner of Health and Human Services as well as the state legislature on issues related to the IDD system. When it came time for the children to need help he reached out to his contacts throughout the state, particularly here in Collin County, and every provider he has worked with over 13 years said they would not serve his children. The reason for that is because the level of care his children require is unprofitable. It was recommended for him to send the twins to Houston because there may be capacity to care for them there. Mr. Boatright and his wife did not believe sending the twins to Houston because they cannot be cared for in Collin County was the answer. Fortunately, they were led to Avid Quality Care who was willing to take a chance with their children even though they have never assisted children at this LON. Mr. Boatright asked for the Board's assistance to enable Avid to take the chance on caring for his children.

Cody Clark, Executive Director of Operations, Avid Quality Care, came forward to brief the Board on his business. Mr. Clark and his wife, Shelly Clark, own Avid Quality Care which is a licensed Medicaid HCS (Home and Community-Based Services) provider in serving the North Texas area, specifically Collin and Denton Counties. Avid provides residential placement in foster care homes and their 11 group homes. Avid also provides for the medical needs of the individuals in the program. Currently there are 100 individuals in the program.

President Self asked how the HFC funds would be used. Mr. Clark said the funds would be used for home related expenses such as rent, but primarily used for labor costs. President Self asked if this will provide for a long-term financial model. Mr. Clark said it will make what we are trying to accomplish with the three individuals attainable. Without the funds there is no way it can be replicable and other providers are not willing to take this on.

Director Hill questioned the request letter which says the funds will be used for startup costs not ongoing operating costs. Mr. Clark explained that Avid decided to take a leap of faith and have already started the house with Avid funds. The home is being rented from a nonprofit organization. The HFC funds would be reimbursement for ongoing costs. Director Hill asked if the model will be self-sustainable after the HFC funds are spent or if Avid will need more for operating costs. Mr. Clark said that could be the reality for the home, but they hope the funds will sustain the home through a change in legislature for appropriate funding for the care for these individuals.

Mr. Boatright said he is in direct contact with senior leadership at HHSC (Health and Human Services Commission) and they are very aware of the lack of adequate funding

rates for people with higher levels of needs. He is hopeful for a long-term solution so that these types of requests would not be required in the future.

Dr. Routon said LifePath has spent time independently with the state talking about this particular issue and the opportunity to do something with these people. The state is very aware of the problem. Our commitment is to build the most efficient program that serves these individuals who will otherwise end up in a more costly situation that may not be safe for them. Director Williams asked if Avid will have a contract with LifePath as the provider. Dr. Routon said Avid has a contract with the state, but LifePath is the service coordinator for the home. Because this is a problem statewide this home will be a model to look at data and costs for a model program.

Director Williams had concerns regarding operating costs and constraints on how HFC money can be spent. Mr. Bilyeu said the control from the bond council was that the funding had to go to a nonprofit and the HFC determines the use. There wasn't necessarily a restriction on ongoing costs, but capital purchases were built into the grant program.

Director Hill asked if the 6% of LON 6 individuals statewide translates the same to Collin County as with the whole state. Dr. Routon said in general you can take the prevalence data for IDD across any county in the United States and see about the same levels. It is not a function of experience or resources the family has, but rather a medical issue.

Judge Self asked if the state is looking at this as a proof of concept. Dr. Routon said it is and that he has met with Sonja Gaines, Associate Commissioner for Behavioral Health and IDD Services for HHSC, and they believe there is work to do to discover programs that work because there are other people who need this help. Mr. Boatright added that the state can see there is a problem but no one is taking the initiative to fix it. It would be marvelous that as a result of these efforts people would begin working on the problem instead of talking about it.

Director Williams asked if Avid has considered purchasing a home for this situation rather than renting and if purchasing a home would be an option for the HFC funds. Mr. Clark said purchasing a home has been considered, but the down payment on the types of homes used would be significant. He did think using the HFC money could be an option for the purchase of a home. Mr. Clark was asked how much money is spent to modify the homes. He said it could be anywhere from a few hundred dollars for simple modifications to \$10,000 for modifications like a roll-in shower. Judge Self said if the down payment and renovations were made with the HFC money they would be capital costs and would then support the long-term as opposed to renting.

Director Webb asked how many of the Avid group homes are rented from nonprofits. Mr. Clark said the only one rented from a nonprofit is the home where Mr. Boatright's children reside. Director Webb was concerned with using the funds for operating expenses that

go to for-profit opportunities. He would rather see the money used as a down payment to purchase a group home.

Director Williams suggested exploring using the funds as a capital investment, maybe even purchasing the home being rented. She would be more inclined to support this matter if LifePath was the owner which would make it a long-term asset for the County. LifePath and Avid will look into the suggestion and bring the item back to the Board for consideration. (Time: 2:49 p.m.)

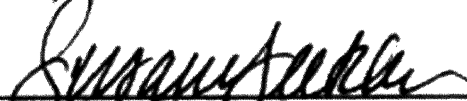
NO ACTION TAKEN

EXECUTIVE SESSION

The Board did not recess into Executive Session. There being no further business of the Board, President Self adjourned the meeting at 2:49 p.m.



Keith Self, President



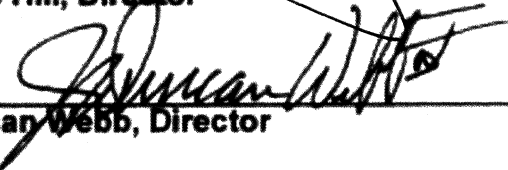
Susan Fletcher, Director



Cheryl Williams, Director



Chris Hill, Director



Duncan Webb, Director