

Memorandum



DATE March 17, 2017

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Housing Opportunities for Persons with Aids

On Monday, March 20, 2017, you will be briefed on Housing Opportunities for Persons with Aids. A copy of the briefing is attached.

Please let me know if you have any questions.



Theresa O'Donnell
Interim Chief of Economic Development &
Neighborhood Revitalization

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Alan E. Sims, Interim Chief of Community Services
Directors and Assistant Directors

Housing Opportunities for Persons with AIDS

Housing Committee

March 20, 2017

**Bernadette Mitchell, Director
Housing & Neighborhood Revitalization
City of Dallas**



Presentation Overview

- Background/History
- Purpose
- HUD Regulations for the HOPWA Program
- Prior Years' Budgets and Operational Impact
- Proposed Action
- Staff Recommendation
- Next Steps



Background/History

- During the 2016-17 Consolidated Plan Budget review process, the City Council requested an opportunity to learn more about the entitlement grants and discuss the future use
- The Housing Opportunities for Persons with AIDS (HOPWA) program is an entitlement grant that has been received by the City of Dallas since FY1992-93 from the U.S. Department of Housing and Urban Development (HUD)
 - The intent of HOPWA is to help low-income **persons living with HIV or AIDS** and their families obtain and maintain (i) stable housing and (ii) access to care and services

Purpose

- Provide information regarding the HOPWA grant program ***for persons living with HIV or AIDS***
- Receive Housing Committee feedback for FY2017-18 budget recommendations

HUD Regulations - Eligibility

- Eligibility for HOPWA Assistance
 - HIV or AIDS diagnosis
 - Resides in Dallas Eligible Metropolitan Statistical Area (EMSA)
 - 7 counties - Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall
 - Household income cannot exceed 80% of Area Median Income (AMI)

HUD Regulations – Allowable uses

- Uses of HOPWA Funds
 - Housing Information Services (to locate housing)
 - Resource Identification (to research/develop housing resources)
 - Acquisition, Rehabilitation, Conversion, Lease, Repair, New Construction (development of housing units)
 - Project-Based Rental Assistance (PBRA) (voucher to use at contracted project site)

HUD Regulations – Allowable uses

- **Tenant-Based Rental Assistance (TBRA)** (voucher to use at scattered site of tenant's choice)
- **Emergency Short-Term Rent, Mortgage, and Utility Assistance** (to prevent homelessness)
- **Supportive Services** (residential care, case management, food, transportation, outreach, employment, legal, life skills, child care, etc.)
- **Permanent Housing Placement** (application, deposit, and first month's rent to move into housing)

HUD Regulations – Allowable uses

- **Operating Costs** (maintenance, security, insurance, utilities, and other costs to operate owned or leased facilities)
- **Technical Assistance** (TA providers only)
- **Administrative Expenses** (3% for grantee and 7% for project sponsors)
- **Other Approved Activities** (competitive grants only, e.g., shallow rent subsidies)

HUD Regulations – Additional provisions

- Funds are not required to be matched, but leveraged resources are reported
- Funds must be expended within 3 years
- Annual reports are required
 - Partners submit monthly reports and enter client data in HMIS with client consent
- Assisted housing must meet minimum habitability standards
 - Inspections required

HUD Regulations – Additional provisions

- Rent paid for clients must be reasonable and cannot exceed Fair Market Rent (FMR)
 - Required to use area-wide FMRs (not zip code FMRs)
- Partners serve homeless individuals and families ***living with HIV or AIDS*** (but not exclusively)
- All clients receive some level of case management

Operational Impact: Budgets

Activity	FY15-16	%	FY16-17	%
Emergency/Tenant Based Rental Assistance (Financial Assistance)	\$2,291,723	40.7%	\$2,430,204	37.9%
Emergency/Tenant Based Rental Assistance (Housing Services/Staff)	\$557,000	9.9%	\$557,000	8.7%
Housing Facilities Operations	\$850,900	15.1%	\$876,000	13.7%
Supportive Services	\$1,355,170	24.0%	\$1,355,170	21.1%
Housing Facilities Rehab/Repair	\$0	0.0%	\$500,000	7.8%
Housing Information/Resource Id	\$124,860	2.2%	\$168,480	2.6%
Program Administration/City	\$169,121	3.0%	\$192,270	3.0%
Program Administrator/Project Sponsor	\$288,600	5.1%	\$330,000	5.2%
Total	\$5,637,374	100.0%	\$6,409,124	100.0%

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Operational Impact: Partners

Partner Agency & Service	FY15-16	FY16-17
Dallas County Health & Human Services (Tenant Based Rental Asst, Emergency Short-Term Rent/Mortgage/Utility Asst)	\$1,900,855	\$1,900,855
Health Services of North Texas (Tenant Based Rental Asst, Emergency Short-Term Rent/Mortgage/Utility Asst)	\$576,730	\$580,000
AIDS Services of Dallas (Permanent Housing Facility)	\$1,201,620	\$1,220,775 \$478,550*
Legacy Counseling Center (Transitional Hospice/Respite Facility, Master Leasing & Housing Info Services)	\$775,052	\$882,151 \$21,450*
My Second Chance (Transitional Recovery Housing Facility)	\$180,970	\$180,961
Open Arms, Inc. dba Bryan's House (Child Care)	\$53,625	\$53,625
Metro Dallas Homeless Alliance (HMIS Data Services)	\$17,215	\$26,730
City of Dallas (Tenant Based Rental Asst, Emergency Short-Term Rent/ Mortgage/Utility, Permanent Housing Placement, Outreach, Grant Administration)	\$931,307	\$1,064,027

*One-time rehabilitation/repair/acquisition funds

Operational Impact: Accomplishments

Activity	FY15-16 Households
Tenant Based Rental Assistance (TBRA)	217
Emergency Short-Term Rent, Mortgage, Utility Assistance	382
Permanent Housing Facilities	203
Transitional Housing Facilities	44
Permanent Housing Placement (PHP) Assistance	38
Duplicates – Clients receiving more than one type of housing	(33)
Total – Housing & Housing-Based Support Services	851
Housing Information Services	225
Other Support Services	137
Total Served	1,213

Operational Impact: Client Profile

- Living with HIV (77%) or AIDS (23%)
- In Dallas County (87%) or Other Counties (13%)
- Homeless (11% of new clients)
- Single Person Household (76%)
Female Head of Household (19%)
Other Family Household (5%)
- Extremely Low Income (85%)
Very Low Income (11%)
Low Income (4%)
- Male (67%), Female (32%)
Transgender (1%)
- Black (65%), White (20%)
Hispanic (12%), Other (3%)
- Continuing year-to-year in TBRA (85%) and in Facilities (67%)
- Stably Housed (97%) and Accessing Care/Services (94%)

*Based on FY15-16 HOPWA Data

Operational Impact: Other HIV Funding

Description	Amount
HIV Housing	
HUD - City of Dallas - HOPWA Competitive Grant (over 3 years) - Housing Placement, TBRA, Case Management (for parolees)	\$746,853
Subtotal - Housing	\$746,853
HIV Medical & Support Services	
U.S. Department of Health & Human Services (HHS) - Dallas County – Ryan White HIV/AIDS Program	\$20,284,509
HHS – Direct Awards – Ryan White HIV/AIDS Program	\$3,212,697
State of Texas – Dallas County – HIV State Services/Rebate	\$2,444,445
Subtotal – Medical and Support Services	\$25,941,651

Operational Impact: Other HIV Funding

Description	Amount
HIV Prevention	
Centers for Disease Control (CDC) – Targeted High-Risk HIV Prevention & Routine HIV Testing – High-Impact HIV Prevention Projects	\$4,200,691
State of Texas – Targeted High-Risk HIV Prevention Project	\$278,000
U.S. Department of Health & Human Services (HHS) – HIV Prevention Capacity Building	\$208,283
Subtotal – HIV Prevention	\$4,686,974
TOTAL	\$31,375,478

Operational Impact: Local Ryan White Planning Council

- Mandated and funded by Ryan White legislation
- Appointed by Dallas County Judge from various groups and organizations (at least 1/3 living with HIV/ AIDS)
- Managed by Dallas County Health & Human Services
- Responsibilities – HIV needs assessment, priority-setting and comprehensive plan for Ryan White funding and service delivery, and evaluation of services
- City staff fill HOPWA Grantee seat, and consider Ryan White needs assessment, priority setting, and comprehensive plan in administering HOPWA funds

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Proposed Action

- Maintain HOPWA focus on housing for *persons living with HIV or AIDS*



Staff Recommendations

- Increase Tenant Based Rental Assistance (TBRA)
- Maintain other types of housing options (e.g., facilities, master leasing, homeless prevention emergency assistance)
- Maintain housing navigation services

Next Steps

- Council Retreat to be held March 29-30, 2017
- HUD Budget preliminary adoption May 24, 2017
- HUD Budget final adoption June 28, 2017
- Program implementation October 1, 2017

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