

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 48V

SUBJECT

Authorize an amendment to Resolution No. 14-1488, previously approved on September 10, 2014, to extend the loan agreement with Builders of Hope CDC in the amount of \$265,000 from November 30, 2014 to December 31, 2016 for one phase of the Prairie Creek project - Financing: No cost consideration to the City

BACKGROUND

In 2009, this project received HOME funds in the amount of \$500,000 for acquisition of 40 lots for the Prairie Creek project. This loan agreement, as amended, calls for 40 single family homes to be built on the lots and sold by December 31, 2016. This project also received \$265,000 as gap financing for the construction of five of the 40 homes by November 30, 2014. The five units have been built and sold to homebuyers at or below 80% of Area Median Family Income. Builders of Hope (BOH) is to repay the \$265,000 from the proceeds of the sales of the remaining thirty-five units. As each of the remaining units are sold, the developer's lien is partially released.

In August 2015, Builders of Hope CDC had a change in executive staff that resulted in some delay in the completion of this project. To-date, BOH has built and sold 24 of the 40 units to low-moderate income families at or below 80% of Area Median Family Income and has repaid a total of \$114,833 towards this loan. BOH has obtained interim financing from Benchmark Bank, Inwood Bank and American National Bank for construction of the remaining sixteen units and has pulled permits and began construction of nine of the sixteen units

The extension of the maturity date of the loan agreement will allow BOH to continue its efforts to build and sell the remaining units and repay the loan from sales proceeds.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2001, City Council approved the CHDO Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049.

On January 27, 2016, City Council authorized an amendment to two separate loan agreements with Builders of Hope CDC (BOH), for two separate phases of their Prairie Creek project, to extend the completion dates of each agreement to December 31, 2016, by Resolution No. 16-0168.

Information about this item will be provided to the Housing Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Builders of Hope CDC

Damon Polk, Interim President

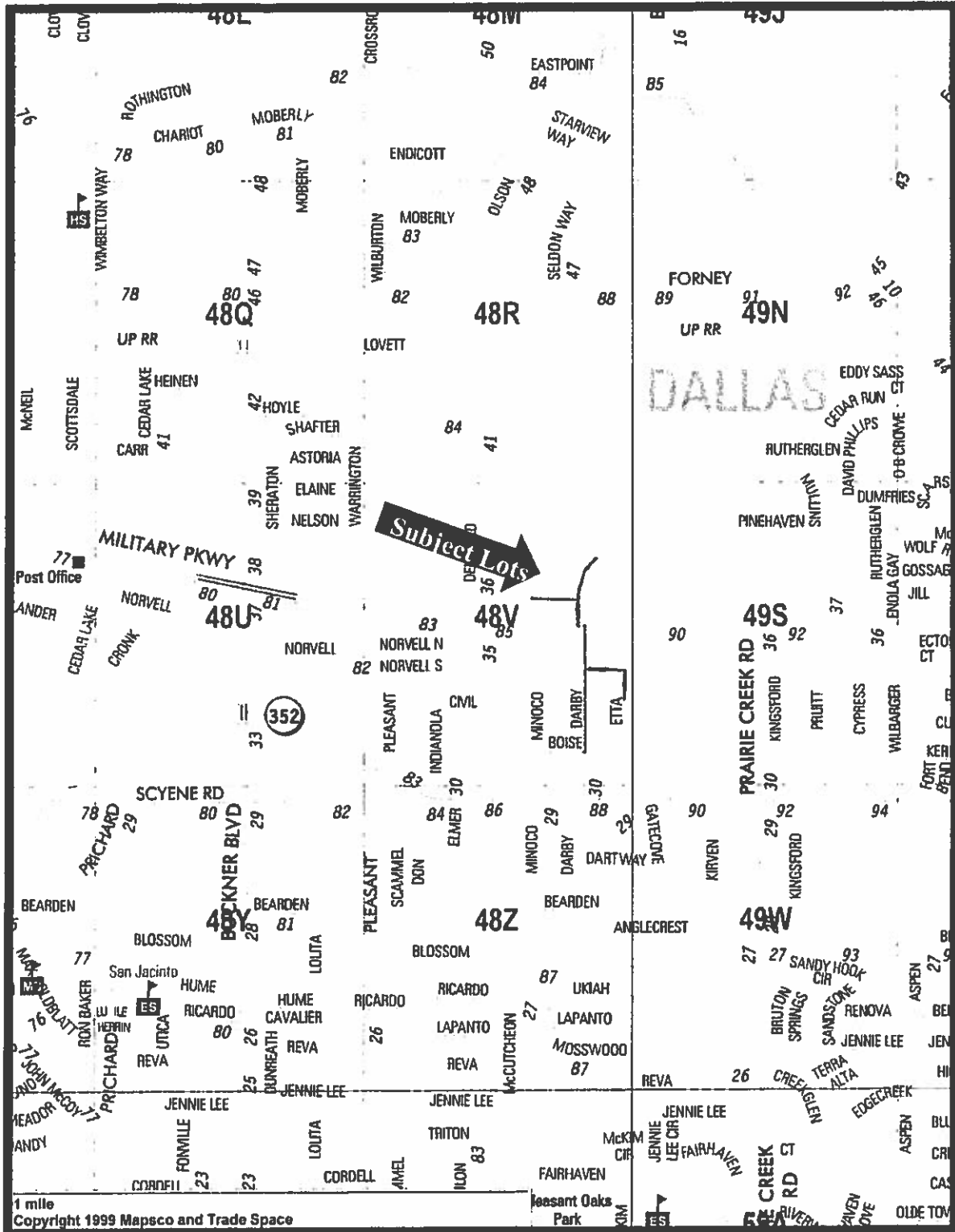
DEVELOPER

Builders of Hope CDC

Damon Polk, Interim President

MAP

Attached



MAPSCO 48V

April 13, 2016

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on January 27, 2016, City Council approved (1) an extension of the development loan agreement with Builders of Hope CDC, Prairie Creek Project for acquisition and related acquisition costs of 40 unimproved properties to December 31, 2016; and (2) a development loan in the amount of \$480,000 for the construction of the final sixteen homes, by Resolution No. 16-0168; and

WHEREAS, Builders of Hope CDC (BOH) has requested an extension of time to the development loan agreement to allow them to continue their efforts to construct the final 16 units, complete the sale of the units to low-to-moderate income families at or below 80% AMFI and repay the loan from proceeds; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend the loan agreement with Builders of Hope CDC in the amount of \$265,000 to extend the completion date from November 30, 2014 to December 31, 2016 for one phase of the Prairie Creek project.

Section 2. That the terms of the agreement include:

- (a) Borrower must execute a Notes Payable and Deed Restrictions.
- (b) BOH must complete and sell or rent the remaining homes to low-to-moderate income families whose incomes are 80% or less of area median family income by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase on the home and repayment is received.
- (d) Properties will be deed restricted for affordability at 80% or less of Area Median Family Income for sale and resale to eligible homebuyers for a period of fifteen years.
- (e) The City will subordinate to the interim construction lender for the construction of each unit.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

April 13, 2016

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55B

SUBJECT

Authorize an amendment to Resolution No. 15-1380, previously approved on August 12, 2015, for the loan agreement in the amount of \$85,000 with 2000 Roses Foundation, Inc. to **(1)** change from a loan to a conditional grant agreement; **(2)** to allow rental and sale of the unit; and **(3)** extend the completion date from March 31, 2016 to September 31, 2016 for construction of one single family unit located at 220 North Cliff Street - Financing: No cost consideration to the City

BACKGROUND

On March 9, 2016, Alonzo Harris, President of 2000 Roses Foundation, Inc., requested an extension of the completion date to September 31, 2016 of the loan to 2000 Roses Foundation, Inc. in the amount of \$85,000 for the development of one single family unit located at 220 N. Cliff Street. Upon completion, 2000 Roses Foundation, Inc. will have a 10-year deed restriction on the unit to maintain affordability at 140% Area Median Family Income.

The 2000 Roses Foundation, Inc. has completed construction on the home with a few remaining punch list items such as paint touch up, adjustment of the attic stairs and clean up to be finished. Delays have occurred due to stringent historical requirements for the structure and bad weather. The organization has a potential homebuyer.

The extension of the completion date will allow 2000 Roses Foundation, Inc. to finish renovations and occupy the home.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 12, 2013, City Council approved the loan to 2000 Roses Foundation, Inc. in the amount of \$85,000 for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street, by Resolution No. 13-0994.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

On August 27, 2014, City Council approved an amendment to the loan agreement to remove the obligation to construct the home at 1102 E. Ninth Street, by Resolution No. 14-1375.

On August 12, 2015, City Council approved an amendment to the loan agreement to extend the completion date to March 31, 2016, by Resolution No. 15-1380.

Information about this item will be provided to the Housing Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

2000 Roses Foundation, Inc.

Alonzo Harris, President

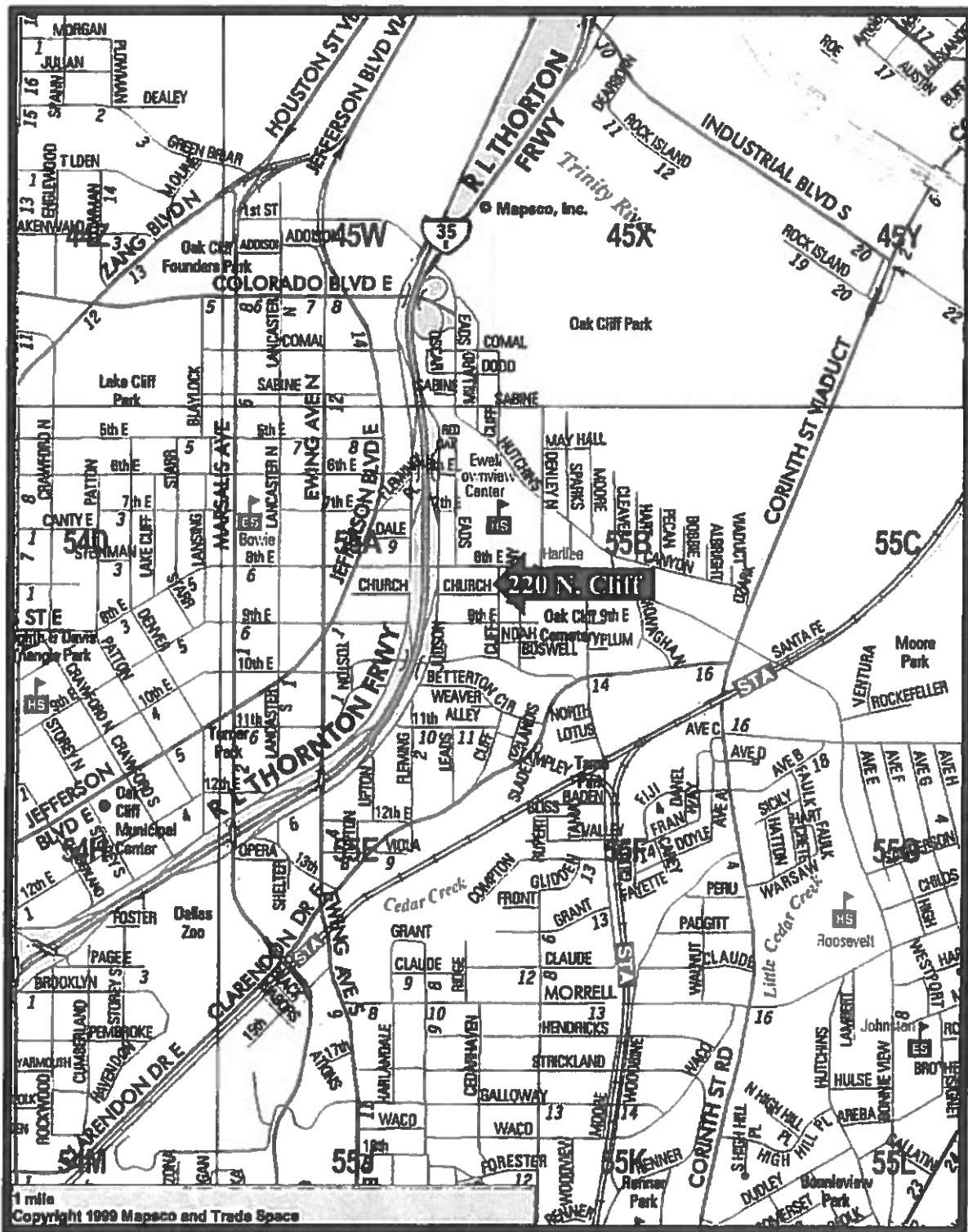
DEVELOPER

2000 Roses Foundation, Inc.

Alonzo Harris, President

MAP

Attached



MAPSCO 55B

April 13, 2016

WHEREAS, the City of Dallas seeks to support economic growth in the Southern area of the city and economic development; and

WHEREAS, 2000 Roses Foundation, Inc. wishes to partner with the City of Dallas to provide one single family unit in the 9th Street historical area; and

WHEREAS, on June 12, 2013, City Council approved the loan agreement with 2000 Roses Foundation, Inc. in the amount of \$85,000 for renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street, by Resolution No. 13-0994; and

WHEREAS, on August 27, 2014, City Council approved an amendment to the loan agreement to remove the obligation to construct the home at 1102 E. Ninth Street, by Resolution No. 14-1375; and

WHEREAS, on August 12, 2015, City Council approved an amendment to the loan agreement to extend the completion date to March 31, 2016, by Resolution No. 15-1380; and

WHEREAS, the City requests a modification to the loan agreement as part of the City's ongoing efforts to promote housing as a part of greater economic development plans in the city; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to amend Resolution No. 15-1380, previously approved on August 12, 2015, to (1) change from a loan agreement to a conditional grant agreement; (2) to allow rental and sale of the unit; and (3) extend the completion date from March 31, 2016 to September 31, 2016 for construction of one single family unit located at 220 N. Cliff Street.

SECTION 2. That the loan agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- a. Borrower must execute an amendment to the Note
- b. 2000 Roses Foundation, Inc. shall complete construction and occupancy by September 31, 2016
- c. 2000 Roses Foundation, Inc. must present documentation for the homebuyer or renter to have an income at or below 140% Area Median Family Income
- d. Borrower will be released from liability on the Note at the same time the low-to-moderate income family occupies the home

April 13, 2016

- e. Property will be deed restricted for affordability at 140% or less of Area Median Family Income for sale or rent and resale or rent to eligible homebuyers for a period of ten years

SECTION 3. That the City Manager or designee may further extend the completion date for a period up to three months for just cause.

SECTION 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the amendment is duly approved by all parties and executed.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize an amendment to Resolution No. 16-0280, previously approved on February 10, 2016, which authorized a contract between the City and CitySquare to increase the contract amount to provide supportive services for up to 40 homeless individuals for the period January 1, 2016 to August 31, 2016 – Not to exceed \$50,000, from \$770,362 to \$820,362 - Financing: Texas Department of State Health Services Grant Funds

BACKGROUND

The CitySquare, located at 511 N. Akard, is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas. Founded in 1988, CitySquare provides 450 supportive housing units to assist homeless persons to transition from homelessness. The original approved funds will assist them in serving an additional 75 clients with supportive services and rental assistance for 8 months. The additional requested funds will allow CitySquare to subcontract with Homeward Bound, Inc. to provide medically supervised detoxification due to intensive substance abuse for up to 40 homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016. The Texas Department of State Health Services requires that each Healthy Community Collaborative include a detox provider.

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services requested applications from five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

BACKGROUND (Continued)

In FY2014, the City of Dallas applied and was awarded \$5,177,000 in funds to service mentally ill and substance abuse homeless individuals. The City was awarded an additional \$2,613,607 for FY2016 to continue to serve mentally ill and substance abuse homeless individuals.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services and, once requirements are met, the provision and/or coordination of optional services.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Heathy Community Collaborative program, by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Heathy Community Collaborative program, by Resolution No. 15-1893.

On February 10, 2016, City Council authorized an agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 16-0280.

Information about this item will be provided to the Housing Committee on April 4, 2016.

FISCAL INFORMATION

\$50,000 - Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

CitySquare Board of Directors

Black Female	1	Black Male	4
White Female	3	White Male	15
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	1

April 13, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council approved the acceptance of FY2014 TDSHS funds in the amount of \$5,177,000 to service mentally ill and substance abuse homeless individuals, by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council approved the acceptance of FY2016 TDSHS funds in the amount of \$2,613,607 to service mentally ill and substance abuse homeless individuals, by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized an agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 16-0280; and

WHEREAS, the City desires to increase the contract with CitySquare to serve mentally ill and substance abuse homeless individuals to provide supportive services through Homeward Bound, Inc. that will provide medically supervised detoxification due to intensive substance abuse for up to 40 homeless individuals;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to amend Resolution No.16-0280, previously approved on February 10, 2016 with CitySquare to increase the contract amount to provide supportive services for up to 40 homeless individuals for the period January 1, 2016 to August 31, 2016 - Not to exceed \$50,000, from \$770,362 to \$820,362.

Section 2. That the Chief Financial Officer is authorized to disburse funds to CitySquare, Vendor No. VS0000000497, from Fund S269, Dept. HOU, Unit 1829, Object Code 3099, Encumbrance No. HOU1829D198, in an amount not to exceed \$50,000, for the period January 1, 2016 through August 31, 2016.

April 13, 2016

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with Dallas County Health and Human Services for 2015-16 to (1) revise the Statement of Services and budget to reallocate funds in the amount of \$29,902 from Emergency/Tenant Based Rental Assistance - Housing Services to Emergency/Tenant Based Rental Assistance, with no net change in the contract amount; and (2) revise the Housing Opportunities for Persons with Aids Contract Provisions to include changes to applicable federal regulations for Financial Assistance - Financing: No cost consideration to the City

BACKGROUND

The 2015-16 Consolidated Plan Budget included the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$5,637,374. HOPWA funds serve not only the City of Dallas, but also Dallas County and six other counties: Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

Under the HOPWA program, Dallas County Health and Human Services (Dallas County HHS) provides short-term emergency rent, mortgage, and utility assistance and long-term tenant based rental assistance, along with housing case management, to low income persons living with HIV/AIDS primarily in Dallas County. Due to a staff vacancy, Dallas County HHS expects to have funds remaining in the Housing Services budget category (which funds housing case management staff), and desires to use those funds in the Financial Assistance budget category, to meet the demand for short-term emergency rent, mortgage, and utility assistance.

In addition, the Office of Management and Budget (OMB) has implemented new Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, found at 2 CFR Part 200. On December 7, 2015, HUD issued a final rule incorporating these changes into HOPWA regulations. These new requirements must be incorporated into Exhibit B, HOPWA Contract Provisions, of the contract.

BACKGROUND (Continued)

PERFORMANCE MEASURES

Number of Persons Assisted

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>
Emergency – unduplicated clients served	140	74
Tenant-based – unduplicated clients served	190	146
Total - duplicated clients served	330	220

*YTD data through 1/31/16 (4 months)

OUTCOME MEASURES

The intended outcome of HOPWA scattered site housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing, at the end of each program year.

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>
Emergency – percent in stable housing	92%	TBD**
Tenant-based – percent in stable housing	92%	100%

*YTD data through 1/31/16 (4 months)

**TBD - Housing Stability for Emergency Assistance determined at year end

In FY2015-16, the agency also collects and reports data on access to care and support per HOPWA requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the FY2014-15 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on August 13, 2014, by Resolution No. 14-1220.

Authorized Supplemental Agreement No. 1 to the FY2013-14 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on August 27, 2014, by Resolution No. 14-1376.

Authorized Supplemental Agreement No. 1 to the FY2014-15 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on June 17, 2015, by Resolution No. 15-1151.

Authorized the FY2015-16 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on August 12, 2015, by Resolution No. 15-1361.

Information about this item will be provided to the Housing Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City

April 13, 2016

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development (HUD) have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY2015-16 Consolidated Plan Budget included the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$5,637,374; and

WHEREAS, the City of Dallas entered into an FY2015-16 Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance services to eligible persons residing primarily in Dallas County for the period October 1, 2015 through September 30, 2016 not to exceed \$1,900,855; and

WHEREAS, Dallas County Health and Human Services has requested to reallocate \$29,902 from the Housing Services category to the Financial Assistance category to meet the demand for short-term emergency rent, mortgage, and utility assistance, with no net change in the contract amount;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 1 to the FY2015-16 Interlocal Agreement between the City of Dallas and Dallas County Health and Human Services to: **(1)** revise the Statement of Services and budget to reallocate funds in the amount of \$29,902 from Emergency/Tenant Based Rental Assistance - Housing Services to Emergency/Tenant Based Rental Assistance, with no net change in the contract amount, and **(2)** revise the HOPWA Contract Provisions to include changes to applicable federal regulations, and execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is hereby authorized to reallocate funds as follows:

<u>Fund</u>	<u>Unit</u>	<u>Object Code</u>	<u>Encumbrance Number</u>	<u>Description</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
HW15	670H	3099	CTGH184701	E/TBRA – Fin Asst	\$1,526,800	\$ 0	\$1,526,800
HW15	670H	3099	CTGH184701A	E/TBRA – Fin Asst	\$ 0	\$ 29,902	\$ 29,902
HW14	481G	3099	CTGH184702	E/TBRA – Hsg Serv	\$ 140,000	\$ 0	\$ 140,000
HW15	671H	3099	CTGH184703	E/TBRA – Hsg Serv	\$ 109,700	(\$29,902)	\$ 79,798
HW15	676H	3099	CTGH184704	Prog Admin/Proj Sp	\$ 124,355	\$ 0	\$ 124,355
Total					\$1,900,855	\$ 0	\$1,900,855

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons With AIDS (HOPWA) master leasing program to **(1)** revise the Statement of Services and budget to increase the contract amount from \$338,810 to \$376,810; and **(2)** revise the HOPWA Contract Provisions to include changes to applicable federal regulations - Not to exceed \$38,000 - Financing: 2015-16 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 10, 2015, City Council adopted the FY2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including \$5,637,374 in funding under the Housing Opportunities for Persons with AIDS (HOPWA) grant. On August 12, 2015, City Council by Resolution No. 15-1370 approved a contract with Legacy Counseling Center, Inc. (Legacy) to provide HOPWA master leasing for the period October 1, 2015 through September 30, 2016.

Legacy provides a HOPWA master leasing program for homeless persons living with HIV/AIDS, under which the agency leases a combination of one and two-bedroom units under a master lease with a private landlord, and subleases those units to homeless persons with HIV/AIDS for independent, long-term living. The master leasing program covers the cost of rent and utilities (less the required tenant 30% portion), along with other costs to operate the units. The agency also provides a housing case manager to provide support for the client in maintaining housing stability and access to care and services.

The agency notified the City that, based on its projection of expenditures and tenant rent collections, additional funds are needed to maintain leases on units currently serving homeless persons living with HIV/AIDS, in lieu of releasing those units back to the landlord and reducing the overall HIV-dedicated housing in the community.

BACKGROUND (Continued)

In addition, the Office of Management and Budget (OMB) has implemented new Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, found at 2 CFR Part 200. On December 7, 2015, HUD issued a final rule incorporating these changes into HOPWA regulations. These new requirements must be incorporated into Exhibit B, HOPWA Contract Provisions, of the contract.

Legacy Counseling Center is a non-profit agency located in the Oak Lawn area. Legacy was founded in 1989, and has been providing services to the HIV/AIDS impacted population of Dallas and surrounding counties for the past 25 years. The agency's programs fall under three categories of services – mental health, substance abuse, and housing. Mental health and substance abuse services include individual, couple, and family therapy and support groups for persons impacted by the HIV/AIDS epidemic, including crisis counseling as well as short- and long-term therapy. Legacy also provides HOPWA facility based housing assistance and HOPWA housing information services and resource identification for persons living with HIV/AIDS under separate contracts.

PERFORMANCE MEASURES

Number of Persons Assisted

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>
Unduplicated clients served	30	48

*YTD data through 1/31/16 (4 months)

OUTCOME MEASURES

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>
Percent in stable housing	92%	97.9%

*YTD data through 1/31/16 (4 months)

In FY2015-16, the agency also collects and reports data on access to care and support per HOPWA requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a twelve-month contract with Legacy Counseling Center, Inc. for a master leasing program on September 11, 2013, by Resolution No. 13-1562.

Authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. for a master leasing program on August 13, 2014, by Resolution No. 14-1227.

Authorized the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. for a master leasing program on August 12, 2015, by Resolution No. 15-1370.

Information about this item will be provided to the Housing Committee on April 4, 2016.

FISCAL INFORMATION

\$38,000 - 2015-16 Housing Opportunities for Persons with AIDS Grant Funds

ETHNIC COMPOSITION

Legacy Counseling Center, Inc. (Board)

Black Female	1	Black Male	0
White Female	3	White Male	6
Hispanic Female	0	Hispanic Male	1
Other Female	0	Other Male	0

OWNER(S)

Legacy Counseling Center, Inc.

Board of Directors

Justin Anderson, Chair	Patricia Horton
Gregg Gunter, Vice Chair	Vince Martinez
Pamela Roberts, Secretary	Roberta McDonald
John Horany, Treasurer	Sharon Walker
Scott Becker	Steve Weir
Ron Brady	

April 13, 2016

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY2015-16 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development in the amount of \$5,637,374; and

WHEREAS, the City of Dallas entered into a contract with Legacy Counseling Center, Inc. to provide a HOPWA master leasing program for the period October 1, 2015 through September 30, 2016; and

WHEREAS, additional funds are needed to maintain leases on units currently serving homeless persons living with HIV/AIDS, in lieu of releasing those units back to the landlord and reducing the overall HIV-dedicated housing in the community; and

WHEREAS, the Office of Management and Budget (OMB) and HUD have implemented new Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which require a contract amendment;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 1 to the contract with Legacy Counseling Center, Inc. for HOPWA master leasing, to: **(1)** revise the Statement of Services and budget to increase the contract amount from \$338,810 to \$376,810, and **(2)** revise the HOPWA Contract Provisions to include changes to applicable federal regulations, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is authorized to disburse funds, in periodic payments to Legacy Counseling Center, Inc., in an amount not to exceed \$38,000, from Fund HW15, Dept. HOU, Unit 672H, Object Code 3099, Encumbrance CTGH184711A, Vendor No. 502679.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons With AIDS (HOPWA) facility-based housing assistance to (1) revise the Statement of Services and budget to reallocate funds in the amount of \$20,000 from the budget category Supportive Services to Housing Facility Operations, with no net change in the contract amount; and (2) revise the HOPWA Contract Provisions to include changes to applicable federal regulations – Financing: No cost consideration to the City

BACKGROUND

On June 10, 2015, City Council adopted the FY2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including \$5,637,374 in funding under the Housing Opportunities for Persons with AIDS (HOPWA) grant. On August 12, 2015, City Council by Resolution No. 15-1371 approved a contract with Legacy Counseling Center, Inc. to provide HOPWA facility based housing assistance for the period October 1, 2015 through September 30, 2016.

Legacy provides HOPWA facility based housing assistance and hospice/respice care to critically ill persons living with HIV/AIDS, in a home-like setting at the Legacy Founder's Cottage, located in Oak Cliff (75208) and comprised of seven single room occupancy units. The facility serves critically ill people living with AIDS, focusing on alleviating their pain and suffering and providing comfort and support during the final stages of the disease (typically in the last six months of life).

Due to larger than expected facility maintenance expenses already incurred during this contract term, the agency has requested to reallocate funds in the amount of \$20,000 from Supportive Services to Housing Facility Operations for the remainder of the term, with no net change in the contract amount. The agency will leverage other support services funding to ensure no disruption in services to residents.

BACKGROUND (Continued)

In addition, the Office of Management and Budget (OMB) has implemented new Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, found at 2 CFR Part 200. On December 7, 2015, HUD issued a final rule incorporating these changes into HOPWA regulations. These new requirements must be incorporated into Exhibit B, HOPWA Contract Provisions, of the contract.

Legacy Counseling Center is a non-profit agency located in the Oak Lawn area. Legacy was founded in 1989, and has been providing services to the HIV/AIDS impacted population of Dallas and surrounding counties for the past 25 years. The agency's programs fall under three categories of services – mental health, substance abuse, and housing. Mental health and substance abuse services include individual, couple, and family therapy and support groups for persons impacted by the HIV/AIDS epidemic, including crisis counseling as well as short- and long-term therapy. Legacy also provides HOPWA housing information services and resource identification for persons living with HIV/AIDS and HOPWA master leasing program for homeless persons living with HIV/AIDS under separate contracts.

PERFORMANCE MEASURES

Number of Persons Assisted

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>
Unduplicated clients served	26	13

*YTD data through 1/31/16 (4 months)

OUTCOME MEASURES

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>
Percent in stable housing	92%	100%

*YTD data through 1/31/16 (4 months)

In FY2015-16, the agency also collects and reports data on access to care and support per HOPWA requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the twelve-month renewal option to the contract with Legacy Counseling Center, Inc. for facility based housing assistance on August 8, 2012, by Resolution No. 12-1905.

Authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding, with Legacy Counseling Center, Inc. for facility based housing assistance on September 11, 2013, by Resolution No. 13-1559.

Authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. for facility based housing assistance on August 13, 2014, by Resolution No. 14-1226.

Authorized the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. for facility based housing assistance on August 12, 2015, by Resolution No. 15-1371

Information about this item will be provided to the Housing Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City

ETHNIC COMPOSITION

Legacy Counseling Center, Inc. (Board)

Black Female	1	Black Male	0
White Female	3	White Male	6
Hispanic Female	0	Hispanic Male	1
Other Female	0	Other Male	0

OWNER(S)

Legacy Counseling Center, Inc.

Board of Directors

- | | |
|---------------------------|------------------|
| Justin Anderson, Chair | Patricia Horton |
| Gregg Gunter, Vice Chair | Vince Martinez |
| Pamela Roberts, Secretary | Roberta McDonald |
| John Horany, Treasurer | Sharon Walker |
| Scott Becker | Steve Weir |
| Ron Brady | |

April 13, 2016

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development (HUD) have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY2015-16 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development in the amount of \$5,637,374; and

WHEREAS, the City of Dallas entered into a contract with Legacy Counseling Center, Inc. to provide HOPWA facility based housing assistance for the period October 1, 2015 through September 30, 2016; and

WHEREAS, due to larger than expected facility maintenance expenses, Legacy Counseling Center, Inc. requested to amend the contract to reallocate funds in the amount of \$20,000 from Supportive Services to Housing Facility Operations, with no net change in the contract amount and no disruption in services; and

WHEREAS, the Office of Management and Budget (OMB) and HUD have implemented new Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which require a contract amendment; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplement Agreement No. 1 to the contract with Legacy Counseling Center, Inc., providing HOPWA facility-based housing assistance, to: **(1)** revise the Statement of Services and budget to reallocate funds in the amount of \$20,000 from Supportive Services to Housing Facility Operations, with no net change in the contract amount, and **(2)** revise the HOPWA Contract Provisions to include changes to applicable federal regulations, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is authorized to reallocate funds as follows:

<u>Fund</u>	<u>Unit</u>	<u>Object</u>	<u>Encumbrance</u>	<u>Description</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
HW15 672H	3099	CTGH184705		Housing Facilities Operation	\$ 49,314	\$20,000	\$ 69,314
HW15 673H	3099	CTGH184706		Supportive Services	\$ 195,796	(\$20,000)	\$175,796
HW15 676H	3099	CTGH184707		Program Admin/Project Spon	\$ 17,157	\$ 0	\$ 17,157
				Total	\$ 262,267	\$ 0	\$262,267

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: April 13, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for Housing Opportunities for Persons With Aids (HOPWA) facility based housing assistance to **(1)** revise the Statement of Services and budget to increase the contract amount from \$1,177,620 to \$1,201,620; and **(2)** revise the HOPWA Contract Provisions to include changes to applicable federal regulations- Not to exceed \$24,000 - Financing: 2015-16 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 10, 2015, City Council adopted the FY2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including \$5,637,374 in funding under the Housing Opportunities for Persons with AIDS (HOPWA) grant. On August 12, 2015, City Council by Resolution No. 15-1375 approved a contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) to provide HOPWA facility based housing assistance for the period October 1, 2015 through September 30, 2016.

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas provides HOPWA facility based housing assistance for persons living with HIV/AIDS. Under this program, the agency provides housing and supportive services to low-income and homeless persons living with HIV/AIDS and their families in four apartment communities (125 units). The properties are located in North Oak Cliff (75203), south of the Trinity River and adjacent to the Central Business District.

The agency requested funding for a staff position to centralize its intake/outreach effort into one central person who will maintain contact and keep track of applicants awaiting housing placement, away from the current decentralized approach using several internal case management staff. This centralized ASD contact will also allow more effective coordination with homeless outreach staff in the City's Housing/Community Services Department.

BACKGROUND (Continued)

In addition, the Office of Management and Budget (OMB) has implemented new Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, found at 2 CFR Part 200. On December 7, 2015, HUD issued a final rule incorporating these changes into HOPWA regulations. These new requirements must be incorporated into Exhibit B, HOPWA Contract Provisions, of the contract.

AIDS Services of Dallas is a non-profit agency located in the southwestern part of the city. The agency was founded in 1987, with its mission being to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. The agency has been providing supportive housing services continually since April 1987.

PERFORMANCE MEASURES

Number of Persons Assisted

	<u>2015-16 Goal</u>	<u>2015-16 Actual*</u>	
Unduplicated clients served at Ewing	24	22	-
Unduplicated clients served at Hillcrest	75	71	
Unduplicated clients served at Revlon	28	27	
Unduplicated clients served at Spencer	13	10	
Total unduplicated clients served	140	130	

*YTD data through 1/31/16 (4 months)

OUTCOME MEASURES

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	<u>2015-16 Goal</u>	<u>2015-16 Actual*</u>
Percent in stable housing at Ewing	92%	100%
Percent in stable housing at Hillcrest	92%	94%
Percent in stable housing at Revlon	92%	100%
Percent in stable housing at Spencer	92%	100%

*YTD data through 1/31/16 (4 months)

In FY2015-16, the agency also collects and reports data on access to care and support per HOPWA's requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the first twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 13, 2014, by Resolution No. 14-1229.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Ewing Center, on October 22, 2014, by Resolution No. 14-1793.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Spencer Gardens, on October 22, 2014, by Resolution No. 14-1794.

Authorized the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 12, 2015, by Resolution No. 15-1375.

Information about this item will be provided to the Housing Committee on April 4, 2016.

FISCAL INFORMATION

\$24,000 - 2015-16 Housing Opportunities for Persons with AIDS Grant Funds

ETHNIC COMPOSITION

Black Female	1	Black Male	1
White Female	2	White Male	15
Hispanic Female	2	Hispanic Male	1
Other Female	0	Other Male	2

OWNER(S)

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

- | | |
|-----------------------------|-----------------|
| Don Neubauer, Chair | Dennis Kershner |
| Donald Mercer, Vice Chair | James Lightfoot |
| Karen Charleston, Secretary | Arlen Miller |
| William Early, Treasurer | David Nelson |
| Jacque Borel | Ashley Peña |
| Debbie Ochoa Duncan | Rich Perry |
| Mark Edgell | Budi Sutomo |

OWNER(S) (Continued)

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

Samuel W. Etheridge
Robert Helm
Bruce Jaster
Domingo Jimenez
Matthew Jones

Wayne Thomas
Jonathan Thorne
Jennifer Thornton
Sharon Valenti
Hon. Ernie White

April 13, 2016

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY2015-16 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development in the amount of \$5,637,374; and

WHEREAS, the City of Dallas entered into a contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) to provide HOPWA facility based housing assistance for the period October 1, 2015 through September 30, 2016; and

WHEREAS, the agency has requested funding for an outreach/intake staff position to centralize its intake/outreach effort into one central person who will maintain contact and keep track of applicants awaiting housing placement; and

WHEREAS, the Office of Management and Budget (OMB) and HUD have implemented new Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which require a contract amendment;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 1 to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for Housing Opportunities for Persons With AIDS (HOPWA) facility based housing assistance to **(1)** revise the Statement of Services and budget to increase the contract amount from \$1,177,620 to \$1,201,620, and **(2)** revise the HOPWA Contract Provisions to include changes to applicable federal regulations, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is authorized to disburse, in periodic payments to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, an amount not to exceed \$24,000, from HW15, Dept HOU, Unit 673H, Encumbrance CTGH184717A, Object Code 3099, Vendor No. 268632.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.