

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2017 MAR 16 AM 10:59

CITY SECRETARY
DALLAS, TEXAS

MONDAY, March 20, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

Chair, Councilmember Scott Griggs
Vice-Chair, Councilmember Carolyn King Arnold
Mayor Pro Tem Monica R. Alonzo
Councilmember Tiffinni A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

BRIEFINGS

2. HOME Investment Partnership Program
All Districts
Bernadette Mitchell
Director
Housing/Community Services
3. Housing Opportunities for Persons
with Aids
All Districts
Bernadette Mitchell
Director
Housing/Community Services
4. Briefing Memo – Owner Occupied Housing
Development Program Notice of Funding
Availability (NOFA)
All Districts
For Information Only

5. **UPCOMING AGENDA ITEMS**

Housing
March 22, 2017

- A. Authorize (1) the first amendment to the Contract No. 2017-049838-001 with the Department of State Health Services for the Women, Infants, and Children (WIC) Program to (a) amend the contract number from Contract No. 2017-049838-001 to Contract No. 2017-049838-001A; (b) revise the budget and extend the term of the contract from September 30, 2017 to September 30, 2018 to allow for successful completion of the WIC Project for FY 2017 and FY 2018 grant allocations; (c) accept additional grant funds in the amount of \$26,000 for FY 2017 allocation for the WIC Summer Food Service Program for the period October 1, 2016 through September 30, 2017; (d) accept grant funds

A quorum of the City Council may attend this Council Committee meeting

for FY 2018 allocation for continuation of the Special Supplemental Nutrition Program for the WIC Program in the amount of \$15,056,672 for the period October 1, 2017 through September 30, 2018; and (2) execution of the amendment and all terms, conditions, and documents required by the contract – *Districts All*

Adjourn



Scott Griggs, Chair
Housing Committee

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.087]

Handgun Prohibition Notice for Meetings Of Governmental Entities

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a propiedad con una pistola a la vista."

Housing Committee

Meeting Record February 21, 2017

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department Staff Coordinator at 214-670-3906.

Meeting Date: February 6, 2017

Meeting Start time: 11:02 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p><u>Other Council Members Present:</u> Philip T. Kingston</p> <p><u>Committee Members Absent</u></p>	<p>Staff Present: Alan E. Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS Charletra Sharp-H/CS</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of February 6, 2017 Minutes of the Housing Committee Meeting**
Presenter(s): CM Scott Griggs

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: CM Mark Clayton	Motion seconded by: CM Carolyn King Arnold
Item passed unanimously: <u> X </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

2. **Emergency Solutions Grant -All Districts**
Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Charletra Sharp, Homeless Services Manager-Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by:	Motion seconded by:
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

3. Gateway To Permanent Supportive Housing Program -All Districts
Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Charletra Sharp, Homeless Services Manager- Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by:	Motion seconded by:
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items

Housing
 February 22, 2017

- A. Agenda Item #37 - Authorize (1) acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$288,401, to provide permanent supportive Housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue, for the period May 1, 2017 through April 30, 2018; (2) an amendment to the grant agreement for the substitution of PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee, in place of the City of Dallas, with their assumption of all rights and obligations under the grant; and (3) execution of any and all documents required by the grant and the grantee substitution – *District 1*
- B. Agenda Item #39 - Authorize (1) Supplemental Agreement No. 1 to the contract with Association of Persons Affected by Addiction to revise the budget amount and increase the contract amount from \$100,000 to \$250,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed \$150,000, from \$100,000 to \$250,000 – *Districts All*
- C. Agenda Item #40 - Authorize (1) Supplemental Agreement No. 1 to the contract with Bridge Steps to revise the budget amount and increase the contract amount from \$1,799,735 to \$2,145,819 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for FY 2017 allocation for the period August 1, 2016 through August 31, 2017, in the amount of \$346,084, from \$299,735 to \$645,819; and (2) execution of any and all documents required by the contract – *Districts All*
- D. Agenda Item #41 - Authorize (1) Supplemental Agreement No. 1 to the contract with CitySquare to revise the budget amount and decrease the contract amount from \$1,508,192 to \$857,725 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed (\$650,467), from \$1,508,192 to \$857,725 – *Districts All*

**Housing Committee
February 21, 2017
Meeting Record**

- E. Agenda Item #42 - Authorize (1) Supplemental Agreement No. 1 to the contract with Shelter Ministries of Dallas dba Austin Street Center to revise the budget amount and increase the contract amount from \$500,000 to \$654,383 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract – *Districts All*
- F. Agenda Item #43 - Authorize an amendment to Resolution No. 15-0779, previously approved on April 22, 2015, for a development loan with East Dallas Community Organization, a certified Community Housing Development Organization and a Community Based Development Organization to (1) reduce the number of units to be developed from seven to five; and (2) extend the completion date from December 31, 2016 to February 22, 2018 for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue – *District 7*
- G. Agenda Item #44 - Authorize an amendment to Resolution No. 15-1380, previously approved on August 12, 2015, with 2000 Roses Foundation, Inc. to (1) allow the unit to be rented to a qualified household; and (2) extend the agreement to May 30, 2017 to complete final paperwork for renovation of 220 North Cliff Street – *District 4*
- H. Agenda Item #45 - Authorize an amendment to Resolution No. 16-0168, previously approved on January 27, 2016, to extend the completion date of each agreement to May 30, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the Prairie Creek project to complete final paperwork – *District 7*
- I. Agenda Item #46 - Authorize an amendment to Resolution No. 16-0169, previously approved on January 27, 2016, to extend the completion date of each agreement to December 31, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the West Dallas project to complete final paperwork – *District 6*
- J. Agenda Item #47 - Authorize an amendment to Resolution No. 16-0279, previously approved on February 10, 2016, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2016 to August 31, 2017 – *District 7*
- K. Agenda Item #48 - Authorize an amendment to Resolution No. 16-0841, previously approved on May 25, 2016, for a conditional grant agreement with Camden Homes at Shady Oaks, LLC for construction of single family homes for the Shady Oaks Project located at Highway 175 and South Woody Road to (1) reduce the number of houses to be built from 40 to 19; and (2) reduce the conditional grant amount by \$630,000, from \$1,200,000 to \$570,000 – *District 8*
- L. Agenda Item #75 - Authorize on-site reconstruction of two homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4227 Opal Avenue in the amount of \$103,000; and 3811 Hamilton Avenue in the amount of \$103,000 – *Districts 4, 7*
- M. Agenda Item #76 - Authorize an amendment to Resolution No. 15-0778, previously approved on April 22, 2015, for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to (1) provide General Obligation Bond funds as a conditional grant for two of the units in the amount of \$80,000; and (2) extend the contract from December 31, 2016 to February 22, 2018 for construction of single family homes located on scattered sites – *District 8*

**Housing Committee
February 21, 2017
Meeting Record**

- N. Agenda Item #77 - Authorize an amendment to Resolution No. 16-1361, previously approved on August 24, 2016, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Bethel Enterprise, Inc. to Miko Trucking Inc. – *District 7*

**Office of Economic Development
February 22, 2017**

- O. Agenda Item #34 - Authorize a public hearing to be held on March 22, 2017, to receive comments concerning the application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,705,000 with tax exempt bonds in the approximate amount of \$15,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Silver Gardens Apartments, an existing senior apartment community comprised of 202 units for seniors, located at 2620 Ruidosa Avenue, and at the close of the public hearing, authorize: (1) DHFC to issue the tax exempt bonds in an amount not to exceed \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and rehabilitation of 202 units for seniors by Dominion Development & Acquisition, LLC ("Dominium"), on behalf of Dallas Leased Housing Associates IV, LLP (the "Applicant"), referred to as the Silver Gardens; and (2) a resolution to support the TDHCA's award of Low Income Housing Tax Credits for the acquisition and rehabilitation of the existing Silver Gardens housing development located at 2620 Ruidosa Avenue, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors – District 9
- P. Agenda Item #35 - Authorize a public hearing to be held on March 22, 2017, to receive comments concerning an application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,579,038 with tax exempt bonds in the approximate amount of \$14,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Flora Lofts, an existing apartment community comprised of 52 units for families, located at 2121 Flora Street, and at the close of the public hearing, authorize: (1) DHFC to issue the tax exempt bonds in an amount not to exceed \$14,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 52 units for families by La Reunion and GREENarc CORP, on behalf of Flora Street Lofts, Ltd. (the "Applicant"), referred to as the Flora Street Lofts; and (2) a resolution supporting the TDHCA's award of Low Income Housing Tax Credits for the acquisition and new construction of the Flora Street Lofts, Ltd. development located at 2121 Flora Street, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §. 11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors – District 14

**Office of Financial Services
February 22, 2017**

- Q. Agenda Item #54 - Authorize (1) an extension through September 30, 2017 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement; (2) preliminary adoption of Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program; and (3) a public hearing to be held on March 22, 2017 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 to the FY 2016-17 Action Plan

Housing Committee
February 21, 2017
Meeting Record

Action Taken/Committee Recommendation(s): Motion made to move forward to full Council with items A – F and items H - Q.

Motion made by: CM Tiffinni A. Young	Motion seconded by: CM Mark Clayton
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 12:32 A.M.

Approved By _____

DRAFT

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 HOME Investment Partnership Program

On Monday, March 20, 2017, you will be briefed on the HOME Investment Partnership Program. 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 Bizzor 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

HOME Investment Partnership Program

Housing Committee

March 20, 2017

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



Presentation Overview

- Background/History
- Purpose
- HUD Regulations for the HOME Program
- Prior Year Budgets and Operational Impact
- 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 future uses
 - HOME Investment Partnership Program (HOME)
 - Community Development Block Grant (CDBG)
 - Emergency Solutions Grant (ESG)
 - Housing for Persons with AIDS (HOPWA)
- The HOME Investment Partnership Program (HOME) is an entitlement grant that has been received by the City of Dallas since 1992 from the Department of Housing and Urban Development (HUD)
 - The intent of the Program is to:
 - Provide decent affordable housing to lower income households
 - Expand the capacity of nonprofit housing providers

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Purpose

- Provide information regarding the HOME Program and prior years' budget and operational impact
- Receive Housing Committee feedback for FY 2017-18 budget recommendations

HUD Regulations – Eligible Uses

- Current HUD regulations provide for the following eligible uses -
 - Housing Development
 - Community Housing Development Organizations (CHDO)
 - Homeowner Rehabilitation
 - Homebuyer Activities
 - Rental Housing
 - Tenant Based Rental Assistance
 - Administration

HUD Regulations – Ineligible Uses

- The following activities are ineligible under HUD regulations
 - Commercial development
 - Retail development
 - Transitional housing
 - Service programs

HUD Regulations - Other Provisions

- Funds must be matched at 25% of the grant per year
 - HUD will allow cash or donated materials/services
- Funds must be committed within 24 months and expended within 4 years
- Annual Reports are required
 - City must enter client data in IDIS with accomplishments
- Environmental reviews are required on all units
- Long term compliance monitoring is required for all homes/units produced with HOME funds

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FY12-13 to FY16-17 HOME Budgets

Program Category	FY 12-13	FY 13-14	FY14-15	FY15-16	FY 16-17
CHDO Development Loans	\$1,050,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
CHDO Operating Assistance	\$200,000	\$175,000	\$175,000	\$175,000	\$175,000
Housing Development Loan	900,000	\$1,621,189	\$1,977,078	\$1,348,807	\$2,488,780
Mortgage Assistance Program	\$840,000	\$800,000	\$957,158	\$957,158	\$957,158
Tenant Based Rental Assistance	\$350,000	\$320,000	\$320,000	\$130,000	\$0
Reconstruction/SHARE Program	\$1,030,617	\$0	\$0	\$0	\$0
HOME Program Administration	\$380,069	\$374,021	\$386,582	\$395,662	\$511,385
Totals	*\$4,750,686	*\$4,290,210	*\$4,006,627	*\$4,006,627	*\$5,132,323

*Grant has been reduced 48% over the past 7 years

Operational Impact for past 5 years

Program Category	FY 12-13	FY 13-14	FY14-15	FY15-16	FY 16-17
CHDO Development Loans	15	4	4	0	-
Housing Development Loan	8	1	3	1	-
CHDO Operating Assistance	7	5	5	5	-
Mortgage Assistance Program	118	121	145	81	-
Tenant Based Rental Assistance	59	58	52	69	-
Reconstruction/SHARE Program	14	10	0	0	-

Proposed Action

- Staff determination that current allocation aligns with the new Housing strategies and policies
- In preparation for the upcoming FY17-18 budget, staff recommends that the proposed revenue allocations remain consistent with current year funding



Staff Recommendation

- Prioritize HOME funds to support ownership housing opportunities throughout Dallas as adopted by Resolution No. 16-0079, approved on January 13, 2016
- Maintain a leveled budget as detailed for FY 16-17

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

HOME Investment Partnership Program

Housing Committee

March 20, 2017

Bernadette Mitchell, Director
Housing & Neighborhood Revitalization
City of Dallas



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
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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

Housing Opportunities for Persons with AIDS

Housing Committee

March 20, 2017

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



Memorandum



CITY OF DALLAS

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 Owner Occupied Housing Development Program Notice of Funding Availability (NOFA)

On January 13, 2016 by Resolution No. 16-0079, City Council approved the Owner-Occupied Housing Development Program to prioritize assistance in the development of ownership opportunities throughout the city of Dallas. The City Council has appropriated funds from HUD federal grants to incentivize such development. There is approximately \$4.5M currently available for a call for such projects.

Therefore, Housing will issue a Notice of Funding Availability (NOFA) on March 20, 2017 with a deadline of April 20, 2017 for the developers to apply for City assistance. City staff will inform developers via email and post the NOFA on the City's website under Featured News. A distribution of the NOFA will also be posted at each Dallas library. A proposer's conference will be held on March 24, 2017 in City Hall for potential developers to ask questions of the staff.

Projects will be vetted by a review committee and be presented to the Housing Committee for consideration in May 2017. We expect to create a minimum of 125 new homeowner units and leverage over \$12M in private funds. Please let me know if you have any questions.

A handwritten signature in black ink that reads "Theresa O'Donnell".

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

cc: 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 Bizor 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

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: March 22, 2017
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize **(1)** the first amendment to the Contract No. 2017-049838-001 with the Department of State Health Services for the Women, Infants, and Children (WIC) Program to **(a)** amend the contract number from Contract No. 2017-049838-001 to Contract No. 2017-049838-001A; **(b)** revise the budget and extend the term of the contract from September 30, 2017 to September 30, 2018 to allow for successful completion of the WIC Project for FY 2017 and FY 2018 grant allocations; **(c)** accept additional grant funds in the amount of \$26,000 for FY 2017 allocation for the WIC Summer Food Service Program for the period October 1, 2016 through September 30, 2017; **(d)** accept grant funds for FY 2018 allocation for continuation of the Special Supplemental Nutrition Program for the WIC Program in the amount of \$15,056,672 for the period October 1, 2017 through September 30, 2018; and **(2)** execution of the amendment and all terms, conditions, and documents required by the contract - Not to exceed \$15,082,672, from \$15,055,566 to \$30,138,238 - Financing: Department of State Health Services Grant Funds

BACKGROUND

Since 1974, the Department of State Health Services (DSHS) has funded the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) in Dallas. The WIC Program provides nutritious food, nutrition education, breastfeeding promotion and support, and referrals to health and social services. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women. WIC is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. In Dallas County, the WIC Program is administered by the City of Dallas, Housing/Community Services Department.

BACKGROUND (Continued)

This item authorizes the acceptance of additional grant funds, increasing the total contract budget by \$15,082,672. Twenty-six thousand dollars (\$26,000) of these funds are for expenditures associated with the FY 2017 WIC Summer Food Service Program (SFSP), i.e., salaries of temporary staff, office supplies to include trash receptacles, liners, plastic ware, and insulated coolers for the fourteen (14) WIC clinics providing the SFSP. The remaining funds in the amount of \$15,056, 672 are the FY 2018 allocation for the continuation of the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) for the period October 1, 2017 through September 30, 2018. The total expenditures are not to exceed \$30,138,238.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a contract for the Special Supplemental Nutrition Program for Women, Infants, and Children Program in the amount of \$15,055,556 on October 11, 2016, by Resolution No. 16-1657.

Information about this item will be provided to the Housing Committee on March 20, 2017.

FISCAL INFORMATION

\$15,082,672 - Department of State Health Services Grant Funds

March 22, 2017

WHEREAS, on October 11, 2016, City Council authorized a contract for the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) Program in the amount of \$15,055,566, by Resolution No. 16-1657; and

WHEREAS, there is a continued need for the Special Supplemental Nutrition Program for Women, Infants and Children, funded through the Department of State Health Services; and

WHEREAS, the Department of State Health Services and the City desire to revise the budget for the WIC Program from \$15,055,566 to \$30,138,238 of which \$15,081,566 is allocated toward FY 2017 and \$15,056,672 is allocated toward FY 2018 WIC Program; and

WHEREAS, the Department of State Health Services has awarded the City with additional grant funds as part of the budget revision in the amount of \$15,082,672 (\$26,000 for FY 2016-17 WIC Summer Food Program and \$15,056,672 for FY 2017-18 WIC Program allocation) for the continuation of the City of Dallas WIC Program; and

WHEREAS, the City of Dallas will benefit in this contract amendment that includes two years of WIC Program grant allocation, FY 2017 grant allocation and the new FY 2018 grant allocation.

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 **(1)** amend the contract (Contract No. 2017-049838-001 and CFDA No. 10.557) with the Department of State Health Services for the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) Program to **(a)** amend the contract number from Contract No. 2017-049838-001 to Contract No. 2017-049838-001A; **(b)** revise the budget and extend the term of the contract from September 30, 2017 to September 30, 2018 to allow for successful completion of the WIC Project for FY 2017 and FY 2018 grant allocations; **(c)** accept additional grant funds in the amount of \$26,000 for FY 2017 allocation for the WIC Summer Food Service Program for the period October 1, 2016 through September 30, 2017; **(d)** accept grant funds for FY 2018 allocation for continuation of the Special Supplemental Nutrition Program for the WIC Program in the amount of \$15,056,672 for the period October 1, 2017 through September 30, 2018, in an amount not to exceed \$15,056,672, increasing the total contract amount by \$15,082,672 from \$15,055,566 to \$30,138,238; and **(2)** execute the amendment and all terms, conditions, and documents required by the contract.

March 22, 2017

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit additional grant funds from the Department of State Health Services in Fund F495, Dept. HOU, Unit 2029, Revenue Source 6509, in an amount not to exceed \$26,000.

Section 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$26,000, from \$15,055,566 to \$15,081,566 in Fund F495, Dept. HOU, Unit 2029, using specified Object Codes, according to the attached Schedule.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from the Department of State Health Services in Fund F495, Dept. HOU, using specified Object Codes, according to the attached Schedule, in an amount not to exceed \$26,000.

Section 5. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds for FY 2018 allocation from the Department of State Health Services in Fund F518, Dept. HOU, Units 2903-2910, Revenue Source 6509, in an amount not to exceed \$15,056,672.

Section 6. That the City Manager is hereby authorized to establish appropriations for the FY 2018 allocation in an amount not to exceed \$15,056,672 in Fund F518, Dept. HOU, Units 2903-2910, using specified Object Codes, according to the attached Schedule.

Section 7. That the Chief Financial Officer is hereby authorized to disburse grant funds from the Department of State Health Services for the FY 2018 allocation in Fund F518, Dept. HOU, Units 2903-2910, using specified Object Codes, according to the attached Schedule, in an amount not to exceed \$15,056,672.

Section 8. That the City Manager is hereby authorized to reimburse to the Department of State Health Services any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 9. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

Section 10. 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.

SCHEDULE
Department of State Health Services
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2016 through September 30, 2017

Fund F495, Dept. HOU, Unit 2029 (Extra Funds), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
3994	Temporary Help	\$24,000
3099	Misc. Special Services	<u>\$ 2,000</u>
	Total	\$26,000

SCHEDULE

**Department of State Health Services
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2017 through September 30, 2018
Fund F518, Dept. HOU, Unit 2903, (Admin Only), Revenue Source 6509**

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$7,297,860
1111	Cell Phone Reimbursement	7,680
1201	Overtime	155,000
1203	Service Incentive Pay	60,000
1301	Pension	1,079,225
1303	Life Insurance	4,512
1304	Health Insurance	1,011,500
1306	FICA (Medicare Only)	109,048
1309	Health & Wellness	4,375
2110	Office Supplies	90,000
2140	Light & Power	101,106
2160	Fuel Supplies	7,000
2170	Water & Sewage	2,500
2181	Fleet Fuel & Lube	700
2200	Chemical/Med/Surgical	137,200
2252	Meter Postage Fund	800
2261	Educational & Recreational Supplies	2,800
2710	Furniture & Fixtures	5,000
3050	Communications	60,000
3053	Communications Circuits	40,000
3085	Freight	1,000
3090	City Forces	2,500
3091	Custodial Services	70,000
3099	Misc. Special Services	27,328
3130	Copy Machine Rental	35,000
3330	Rents	1,609,580
3340	Membership Dues	525
3361	Professional Development	22,200
3363	Reimbursement Personal Vehicle Use	22,200
3364	Personnel Development	5,000
3410	Equip & Automotive Rental	1,000
3429	Blackberry Fees	1,200
3430	Computer Services	20,000
3434	Programming	370,000
3651	General Fund Cost Reimbursement	50,000
3851	Pension Bond Debt Service	188,668
	Subtotal	\$12,602,507

SCHEDULE
Department of State Health Services
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2017 through September 30, 2018

Fund F518, Dept. HOU, Unit 2904 (BFPC), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$1,066,732
1301	Pension	\$ 152,862
1303	Life Insurance	\$ 840
1304	Health Insurance	\$ 215,845
1306	FICA (Medicare Only)	\$ 15,468
1309	Health & Wellness	\$ 875
2110	Supplies	\$ 2,518
2200	Chem/Med/Surgical	\$ 9,519
3361	Professional Development	<u>\$ 2,570</u>
	Subtotal	\$1,467,229

Fund F518, Dept. HOU, Unit 2905 (RD), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$ 131,774
1301	Pension	\$ 18,883
1303	Life Insurance	\$ 48
1304	Health Insurance	\$ 12,334
1306	FICA (Medicare Only)	\$ 1,911
1309	Health & Wellness	<u>\$ 50</u>
	Subtotal	\$ 165,000

Fund F518, Dept. HOU, Unit 2906 (LC), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$ 154,111
1301	Pension	\$ 22,084
1303	Life Insurance	\$ 72
1304	Health Insurance	\$ 18,501
1306	FICA (Medicare Only)	\$ 2,235
1309	Health & Wellness	\$ 75
3361	Professional Development	<u>\$ 2,922</u>
	Subtotal	\$ 200,000

SCHEDULE
Department of State Health Services
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2017 through September 30, 2018

Fund F518, Dept. HOU, Unit 2907 (LCC), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$ 241,500
1301	Pension	\$ 34,607
1303	Life Insurance	\$ 96
1304	Health Insurance	\$ 24,668
1306	FICA (Medicare Only)	\$ 3,502
1309	Health & Wellness	\$ 100
2110	Supplies	\$ 4,830
2140	Light & Power	\$ 3,750
2200	Chemical/Med/Surgical	\$ 4,500
3330	Rents	\$ 76,349
3361	Professional Development	<u>\$ 3,098</u>
	Subtotal	\$ 397,000

Fund F518, Dept. HOU, Unit 2908 (Training Center), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
3330	Rents	\$ 86,336
3099	Misc. Special Services	<u>\$ 1,000</u>
	Subtotal	\$ 87,336

Fund F518, Dept. HOU, Unit 2909 (Dietetic Intern), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$ 25,500
1301	Pension	\$ 3,654
1303	Life Insurance	\$ 24
1304	Health Insurance	\$ 6,167
1306	FICA (Medicare Only)	\$ 370
1309	Health & Wellness	\$ 25
3361	Professional Development	<u>\$ 1,860</u>
	Subtotal	\$ 37,600

SCHEDULE
Department of State Health Services
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2017 through September 30, 2018

Fund F518, Dept. HOU, Unit 2910 (Innovation Center), Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$ 56,846
1301	Pension	\$ 8,146
1303	Life Insurance	\$ 96
1304	Health Insurance	\$ 24,668
1306	FICA (Medicare Only)	\$ 824
1309	Health & Wellness	\$ 100
2110	Supplies	\$ 4,684
3361	Professional Development	<u>\$ 4,636</u>
	Subtotal	\$ 100,000
	FY 2017-18 Total	<u>\$15,056,672</u>