

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 MAR 31 PM 12: 43

CITY SECRETARY
DALLAS, TEXAS

MONDAY, APRIL 4, 2016
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. The Inclusive Communities Project, Inc.
A Nonprofit Affordable Fair Housing Organization
All Districts
Betsy Julian
Founder/Senior Counsel
Demetria McCain
President
The Inclusive Communities Project, Inc.
3. Creating a New Market for
Attainable Housing
All Districts
Lee M. Kleinman
Council Member
4. Code Compliance Issues in District 4
All Districts
Kris Sweckard
Director
Code Compliance

5. **UPCOMING AGENDA ITEMS**

April 13, 2016

- A. Agenda Item - 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 - *District 7*

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

- B. Agenda Item - 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 - *District 4*
- C. Agenda Item - 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 an additional 75 clients for the period January 1, 2016 to August 31, 2016 – Not to exceed \$50,000, from \$770,362 to \$820,362 – *District All*
- D. Agenda Item - 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 – *District All*
- E. Agenda Item - 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 – *Districts All*
- F. Agenda Item - 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 – *Districts All*
- G. Agenda Item - Authorize Supplemental Agreement No. 1 to the FY2015-16 contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for 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 – *Districts All*

Adjourn



Scott Griggs, Chair
Housing Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

"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 March 21, 2016

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: March 21, 2016

Meeting Start time: 11:12 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young (Via Teleconference) Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p>Other Council Members Present: Philip Kingston B. Adam McGough Lee Kleinman</p>	<p>Staff Present: Alan E. Sims, Chief of Neighborhood Joey Zapata, Assistant City Manager Bernadette Mitchell, Director/H/CS Kris Sweckard Director/CCS Bob Curry, CCS Ben Collins, CCS Charlotta Riley, CAO Eileen Youens, CAO Art Hudman, CAO</p> <p>Other Presenters: Beth Ann Norrgard, A Bed Over My Head</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. Approval of February 16, 2016 Minutes of the Housing Committee

Presenter(s):

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

Motion made by: CM Monica Alonzo	Motion seconded by: CM Mark Clayton
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. The Tiny House Next Door-All Districts

Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director/Beth Ann Norrgard, Owner of A Bed Over My Head/David Cossum, CAO

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. Proposed Chapter 27 Changes: Stakeholder Feedback-All Districts

Presenter(s): Joey Zapata, Assistant City Manager/Kris Sweckard, Director of CCS/Bob Curry, CCS/Ben Collins, CCS/ Charlotta Riley, CAO/Eileen Youens, CAO/Art Hudman, CAO

Information Only: ___

Potential amendments to Chapter 27 proposed by stakeholders through written and oral feedback:

Environmental

Action Taken/Committee Recommendation(s): Item 1a

Motion made by: CM Mark Clayton	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <u>X</u>	Item passed on a divided vote: ___
Item failed unanimously: ___	Item failed on a divided vote: ___

Action Taken/Committee Recommendation(s): Item 2

Motion made by: CM Mark Clayton	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <u>X</u>	Item passed on a divided vote: ___
Item failed unanimously: ___	Item failed on a divided vote: ___

Action Taken/Committee Recommendation(s): Item 3a

Motion made by: CM Scott Griggs	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: ___

Action Taken/Committee Recommendation(s): Item 6b

Motion made by: CM Mark Clayton	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: <u>X</u>	Item passed on a divided vote: ___
Item failed unanimously: ___	Item failed on a divided vote: ___

Action Taken/Committee Recommendation(s): Item 10

Motion made by: CM Mark Clayton	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <u>X</u>	Item passed on a divided vote: ___
Item failed unanimously: ___	Item failed on a divided vote: ___

Crime

Action Taken/Committee Recommendation(s): Item 4c

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: ___
Item failed unanimously: ___	Item failed on a divided vote: ___

Action Taken/Committee Recommendation(s): Item 4c-51 to move forward/1opposed 4a

Motion made by: CM Scott Griggs	Motion seconded by: CM Mark Clayton
	Opposed by: CM Carolyn King Arnold
Item passed unanimously: _____	Item passed on a divided vote: X
Item failed unanimously: _____	Item failed on a divided vote: _____

Lease

Action Taken/Committee Recommendation(s): Item 8

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Monica Alonzo
	Opposed by: CM Carolyn King Arnold
Item passed unanimously: _____	Item passed on a divided vote: X
Item failed unanimously: _____	Item failed on a divided vote: _____

Enforcement

Action Taken/Committee Recommendation(s): Items 9-53

Motion made by: CM Mark Clayton	Motion seconded by: CM Monica Alonzo
	Opposed by: CM Carolyn King Arnold
	Opposed by: CM Casey Thomas, II
Item passed unanimously: _____	Item passed on a divided vote: X
Item failed unanimously: _____	Item failed on a divided vote: _____

Action Taken/Committee Recommendation(s): Item 30- Motion to be removed

Motion made by: CM Scott Griggs	Motion seconded by: CM Carolyn King Arnold
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Registration

Action Taken/Committee Recommendation(s): Item 25

Motion made by: CM Mark Clayton	Motion seconded by: CM Monica Alonzo
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Action Taken/Committee Recommendation(s): Item 26 Clarified Motion made

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

Action Taken/Committee Recommendation(s): Item 39 Clarified Motion made

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

Safety

Action Taken/Committee Recommendation(s): Items 20-45

Motion made by: CM Mark Clayton	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Inspection

Action Taken/Committee Recommendation(s): Item 22

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

Good Neighbor

Action Taken/Committee Recommendation(s): Item 48b

Motion made by: CM Scott Griggs	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: _____

4. Upcoming Agenda Items

March 23, 2016

- A. Agenda Item #20 - Authorize a ten-year service contract for the development of a ten-year comprehensive master plan for community/multipurpose centers in the Housing/Community Services department – drw planning studio, llc, most advantageous proposer of two – *Districts All*
- B. Agenda Item #21 - A resolution declaring one unimproved property located at 3709 Spring Avenue unwanted and unneeded and authorizing its conveyance to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, through the Land Transfer Program - *District 7*
- C. Agenda Item #22 - Authorize an amendment to Resolution No. 14-1223, previously approved on August 13, 2014, for two loan agreements for two separate phases of the Thornton Heights Project with East Dallas Community Organization to extend the completion date of both loan agreements from December 31, 2015 to August 31, 2016 – *District 8*
- D. Agenda Item #23 - Authorize an amendment to Resolution No. 16-0271, previously approved on February 10, 2016, to correct the name of the purchaser of 5444 Gaston Avenue from Azur Commercial Capital, LLC to Gaston Commons, LLC – *District 14*

Housing Committee

March 21, 2016

Page 5 of 5

- E. Agenda Item #71 - A public hearing to receive comments on the proposed sale of ten unimproved properties acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim ten unimproved properties to South Dallas Fair Park Innercity Community Development Corporation under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*

- F. Addendum Item - Authorize a public hearing to be held on April 27, 2016 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 4*

April 13, 2016

City Attorney's Office

- G. Authorize consideration of two ordinances amending Chapter 20A, "Fair Housing," of the Dallas City Code; one ordinance would prohibit discrimination in housing on the basis of source of income; and the alternative ordinance would prohibit discrimination in housing on the basis of source of income, except as prohibited by state law – *Districts All*

Action Taken/Committee Recommendation(s): Motion made to move forward to full council with items A-F. Item G will be postponed for a later date.

Motion made by: CM Monica Alonzo	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: 1:00 P.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE April 1, 2016

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 The Inclusive Communities Project, Inc.

On Monday, April 4, 2016, you will be briefed on The Inclusive Communities Project, Inc. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

THE INCLUSIVE COMMUNITIES PROJECT, INC.

—A NONPROFIT AFFORDABLE FAIR HOUSING ORGANIZATION—

A Briefing to
the Housing Committee

April 4, 2016

INCLUSIVE COMMUNITIES PROJECT

- Seeks:
 - To create and maintain thriving racially and economically inclusive communities throughout the Dallas Metroplex
 - Expansion of fair and affordable housing opportunities for low income families
 - Redress for policies and practices that perpetuate the harmful effects of discrimination and segregation
- Key program area
 - Mobility Assistance Program (MAP), a housing mobility counseling program for Housing Choice Voucher families (10+ years experience)
- Other program areas informed by obstacles met by MAP
 - Research
 - Advocacy
 - Incentivizing development in high opportunity areas (ICHDC)

HOUSING MOBILITY COUNSELING

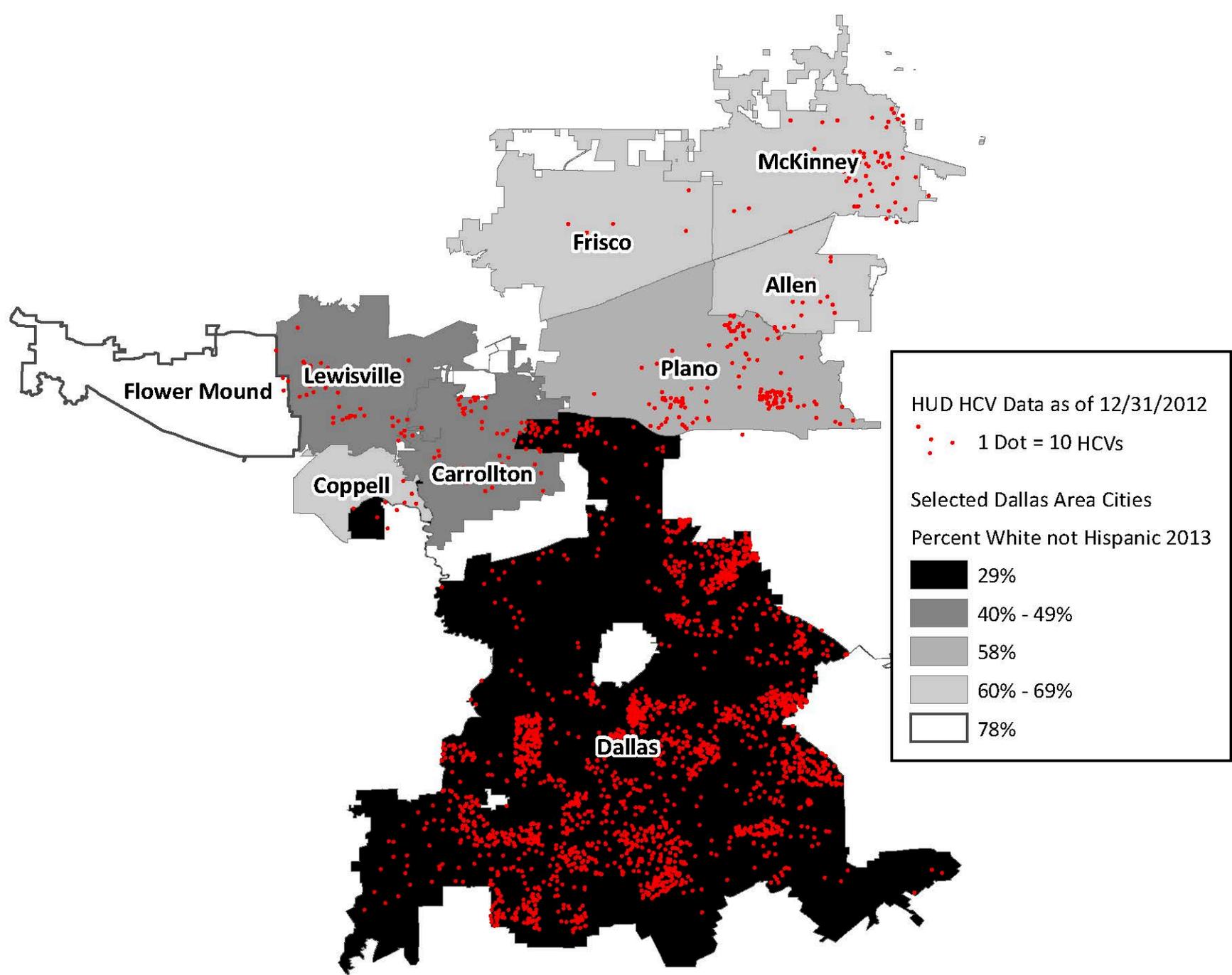
- Education/outreach (informed “choice”)
- Housing search assistance
- Pre- and post-move counseling
- Adequate fair market rents
- Supportive voucher administration by public housing agency
 - Adequate payment standards
 - Willingness to work with mobility
 - LL friendly policies
 - Extended search times
 - Efficient/timely inspection & contracting
 - Efficient/timely process for lease changes
- Move-related financial assistance for families (i.e. security deposits; app. fees)
- LL negotiations & financial incentives for LLs (including sublease/guarantor program)
- Research, evaluation & program flexibility
- Advocacy to address barriers

AFFORDABLE RENTAL HOUSING POLICY: SUGGESTED ELEMENTS

- 1. Regional housing mobility assistance program
- 2. Landlord Sublease/Guarantor Program
- 3. Prohibit discrimination against federal housing voucher recipients if in tiff/receiving other city support/benefit
- 4. Policy restricting approval of certain proposed lihtc & other affordable units
- 5. Adopt voluntary inclusionary zoning provisions
- 6. Request nctcog to issue rfp under sustainable development program
- 7. Request nctcog leadership in convening municipalities for drafting reg'l aff. Hsg. Approval & siting policies
- 8. Request hud leadership in convening muni/county with vouchers for establishment of reg'l housing Mobility
- 9. Pass ordinance Prohibiting discrimination against federal housing voucher recipients

1. REGIONAL HOUSING MOBILITY ASSISTANCE PROGRAM

- Participate in a regional housing voucher mobility assistance program:
 - Pay pro-rata share of the costs of the program
 - Request other cities with voucher programs and Dallas County to pay their share of the costs
- HUD recommends regional housing mobility as a means to affirmatively further fair housing (HUD, Affirmatively Further Fair Housing rule Guidebook, Dec. 31, 2015, page 124)
- ULI cited use of housing mobility programs as a best practice
- ICP has the experience to take on the task of providing these housing mobility services



2. LANDLORD SUBLEASE PROGRAM

- Participate in a landlord sublease/guarantor program
- Request landlords with units in high opportunity areas in the Dallas area to participate
- Pay costs associated with obtaining a substantial # of units for voucher families
- ULI recommended use of this element

(similar to corporate housing model used for employees)

3. PROHIBIT DISCRIMINATION AGAINST FEDERAL HOUSING VOUCHER RECIPIENTS IF IN TIF/RECEIVING OTHER CITY SUPPORT/BENEFIT

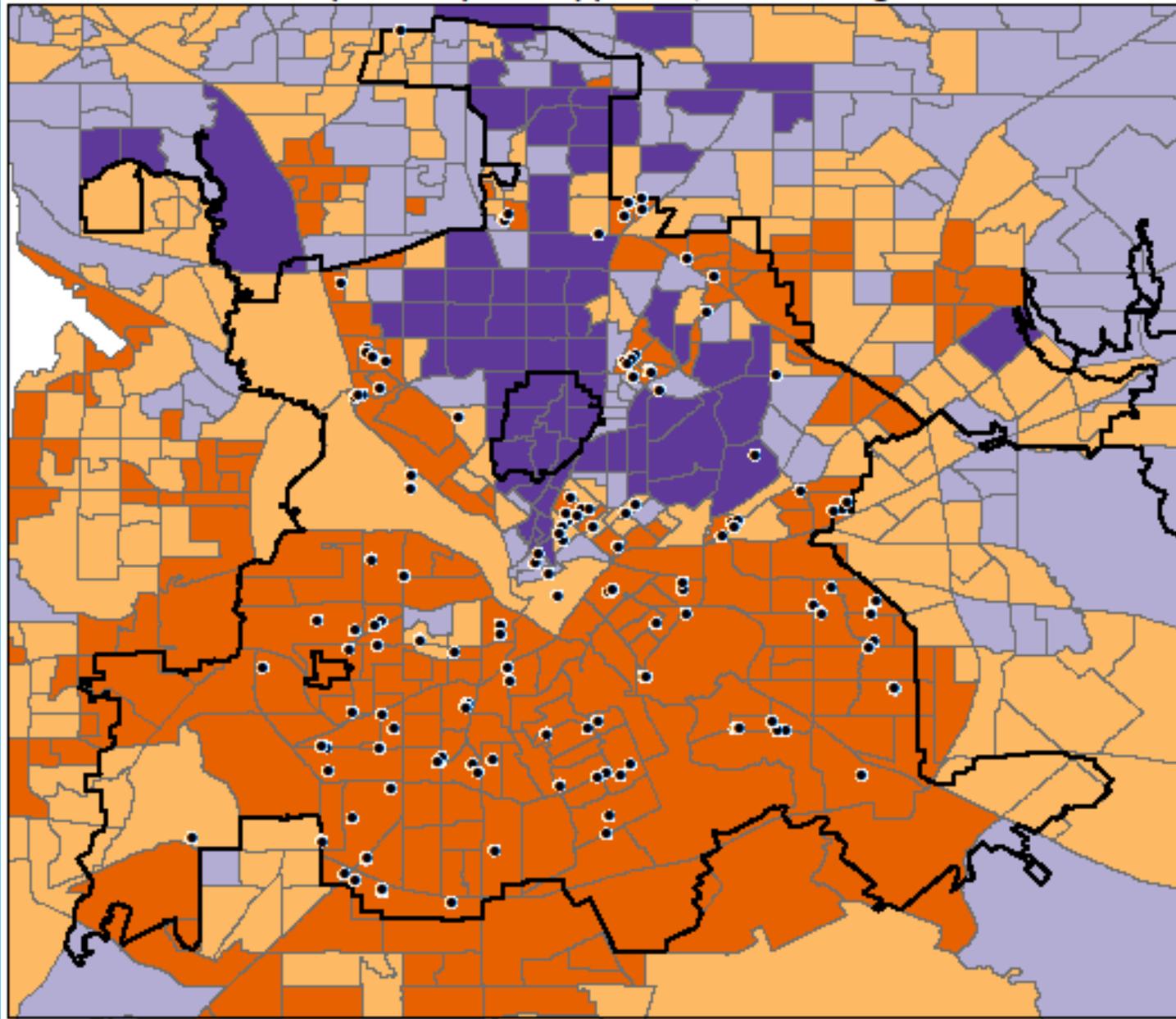
- Prohibition would be for landlords/owners/developers
 - Who provide rental housing
 - Who receive(d) City assistance or support including
 - TIF benefits
 - Inclusionary zoning benefits
 - Zoning changes facilitating multi family housing
 - Density increases
 - City or federal funds
- Safe harbor for complex if pre-determined maximum # of units participating in voucher program

4. POLICY RESTRICTING APPROVAL OF CERTAIN PROPOSED LIHTC & OTHER AFFORDABLE UNITS

- Restrict City approval of low income affordable rental housing including LIHTC units to proposals for units in
 - census tracts with all of the below:
 - i. poverty rate for individuals that is less than 15%
 - ii. AMI within the top two quartiles of the Dallas-Plano-Irving Metropolitan Division
 - iii. in the attendance zone of an elementary school that has a Met Standard rating and has achieved a 77 or greater on Index 1 of the Performance Index related to student achievement by Texas Education Agency
- No waiver of concentration standards unless above standards met
- No approval of LIHTC elderly only applications if in competition with LIHTC family applications

(20+K LIHTC units in Dallas neighborhoods of color; only 1276 outside these areas)

LIHTC Properties by Year Approved, 1987 through 2014



LIHTC Properties by Year Approved

• 1987 to 2014

□ City of Dallas

Census 2010 Tracts and Data

Percent White not Hispanic

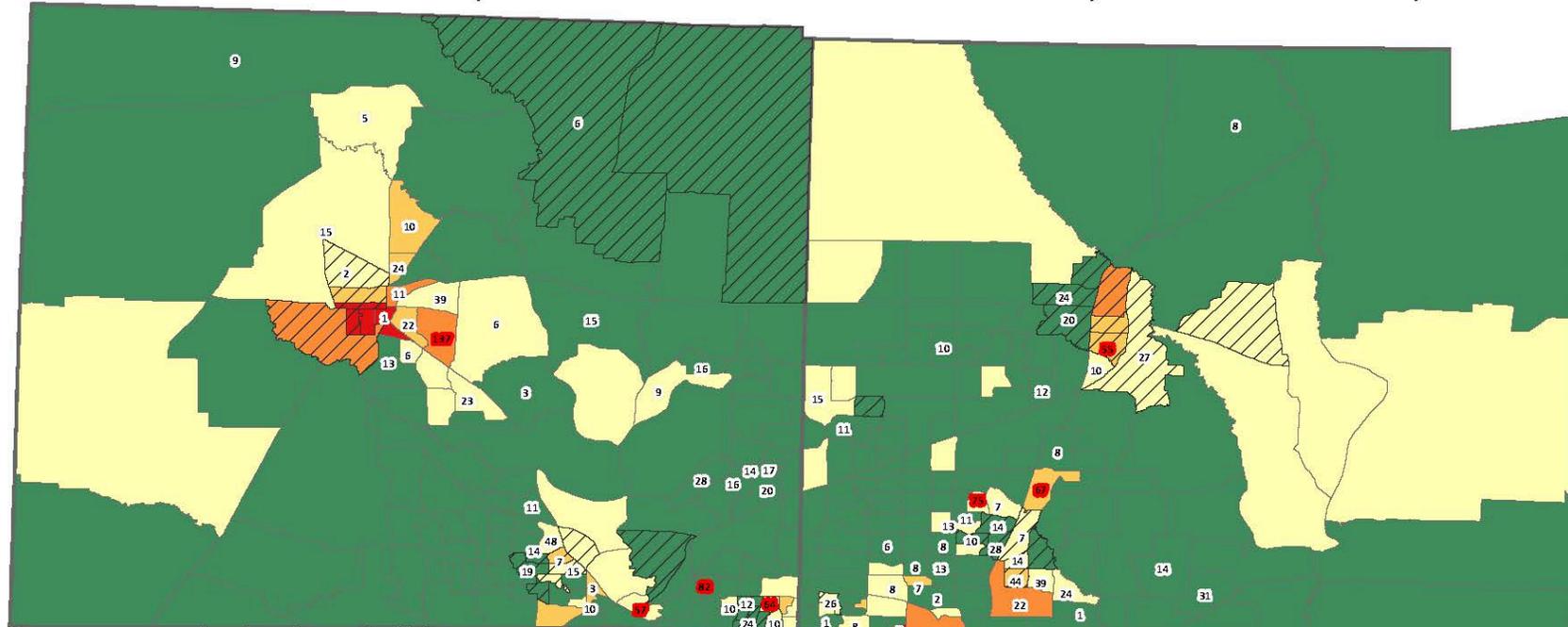
0% - 25%

26% - 50%

51% - 75%

76% - 100%

HCV Households with Children per Census Tract with Percent Below Poverty and School Proficiency Index



A census tract is defined as having a Low School Proficiency when at least one block group in the tract is below the School Proficiency Index for the Poor White Population in the Dallas CDBG (40.18).

Census 2010 Tracts

 Low School Proficiency

Census 2010 Tracts

ACS 2014 Percent Below Poverty

 0% - 10%

 11% - 20%

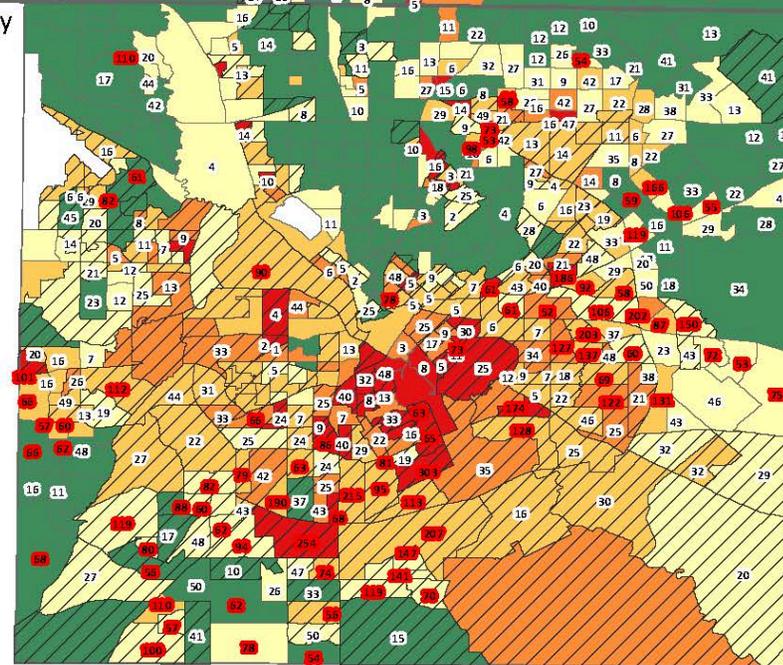
 21% - 30%

 31% - 40%

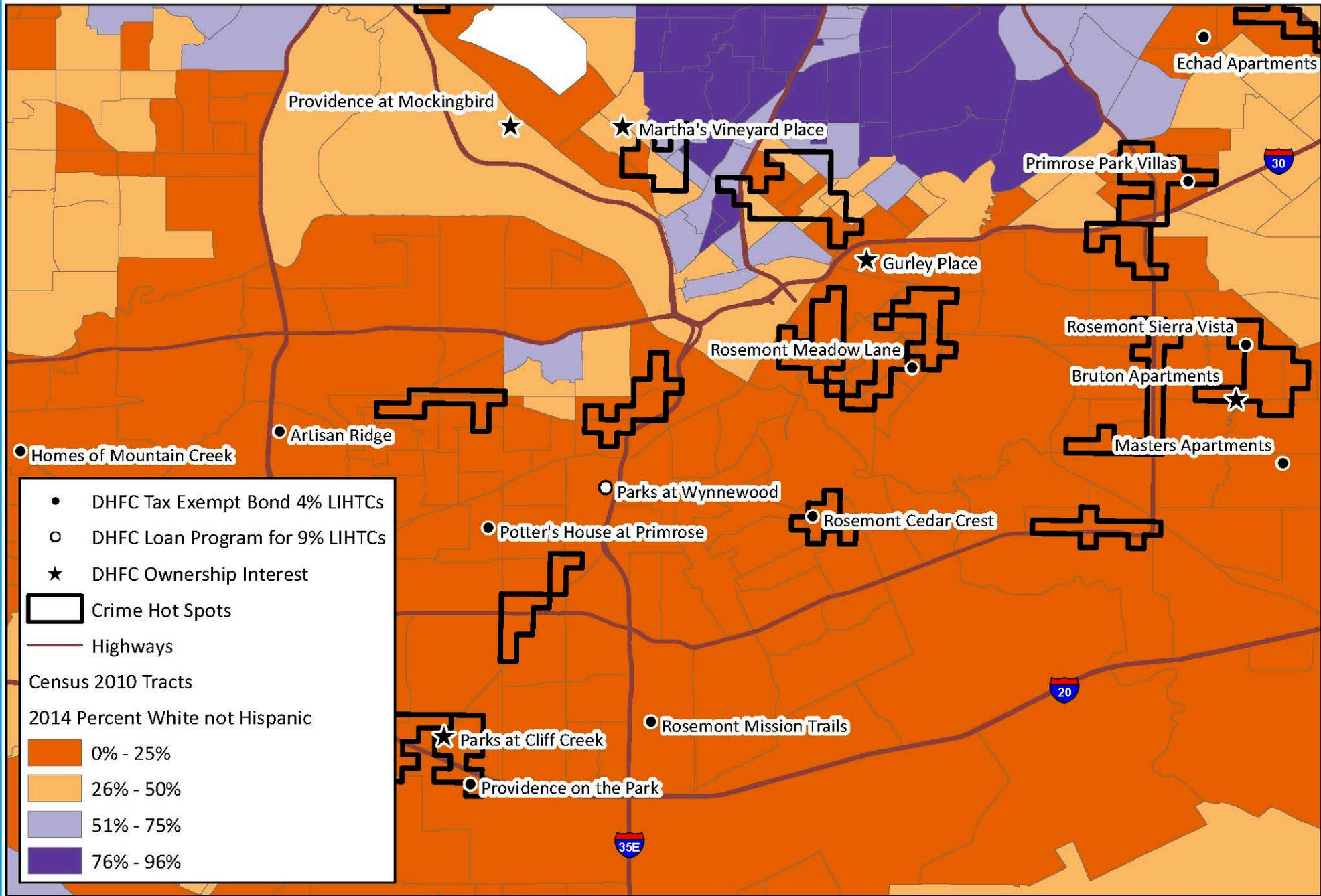
 41% - 66%

Less than 50 HCV Households with Children per Tract

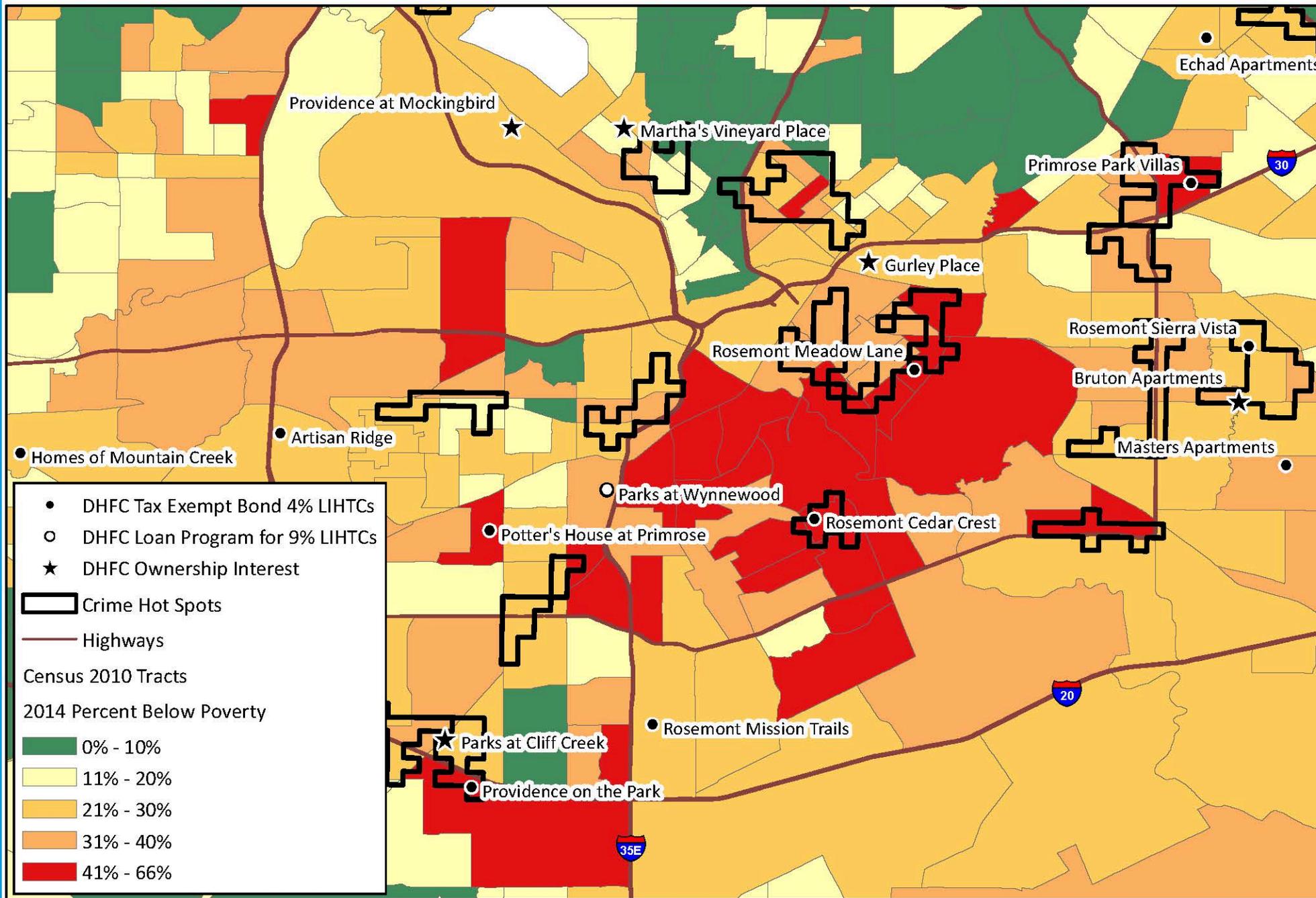
At Least 50 HCV Households with Children per Tract



Dallas Housing Finance Corporation Properties with Crime Hot Spots and Race



Dallas Housing Finance Corporation Properties with Crime Hot Spots and Poverty



5. ADOPT VOLUNTARY INCLUSIONARY ZONING PROVISIONS

- If providing affordable units, defined by gross rents of no more than 30% of 50% AMI
- For rental housing in locations that meet the following census tract (CT) criteria:
 - i. poverty rate <15%
 - ii. AMI within the top two quartiles of the Dallas-Plano-Irving Metropolitan Division
 - iii. attendance zone of an elem. school that Met Standard & ≥ 77 on Index 1 of Texas Education Agency Performance Index
- If in lieu payments:
 - financial assistance providing housing to low income families with household incomes less than 50% of AMI in locations that meet the above census tract standards
 - available for housing voucher households
 - Could be used to provide housing voucher mobility assistance to these types of CTs

6. REQUEST NCTCOG TO ISSUE RFP UNDER SUSTAINABLE DEVELOPMENT PROGRAM

- Seek funding via NCTCOG to help support affordable housing development in census tracts that meet the three (3) previously noted standards
- NCTCOG's Sustainable Development Funding Program has provided funding for LIHTC development in low income City of Dallas areas and suburban areas (i.e. Fiji/Compton Sustainable Development Project)
- Program could be included in the regional affordable housing mobility plan and should be restricted to census tracts that meet the three (3) previously noted standards

7. REQUEST NCTCOG LEADERSHIP IN CONVENING MUNICIPALITIES FOR DRAFTING REG'L AFF. HSG. APPROVAL & SITING POLICIES

- Help establish regional affordable housing approval and siting policies
- To end current racial segregation of low income tenants into City of Dallas' & suburban areas' low income neighborhoods of color

8. REQUEST HUD LEADERSHIP IN CONVENING MUNI/COUNTY WITH VOUCHERS FOR ESTABLISHMENT OF REG'L HOUSING MOBILITY

- Meet to help establish participation of each entity in a regional housing voucher mobility program

9. PASS ORDINANCE PROHIBITING DISCRIMINATION AGAINST FEDERAL HOUSING VOUCHER RECIPIENTS

- Statewide ban on Source of Income Protection ordinances is not a bar to passage
- Federal housing choice voucher program is not income to the tenant according to federal law. (See 42 U.S.C. § 1437f(o))
- Federal funding assistance is not paid to the tenant, but to public housing agencies (See federal statute and case law citations in supplemental materials)
- Safe harbor for complex if pre-determined maximum # of units participating in voucher program

OPPOSE SUGGESTIONS TO PROVIDE IZ & RELATED BENEFITS WHEN TARGETING 80% AMI

- City's current use of 80%AMI:
 - Found to have disproportionately denied housing to Black and Hispanic households (HUD Nov. 22, 2013 findings)
 - Has steered low income, $\leq 50\%$ AMI, affordable rental housing into neighborhoods of color that include low income, high poverty areas marked by conditions of slum and blight
 - Concurrently excluded low income, affordable rental housing outside neighborhoods of color
- Use of 80%, instead of $\leq 50\%$ AMI, outside neighborhoods of color with low poverty would have racially discriminatory effects and perpetuate segregation

SEE ALSO SUPPLEMENTAL
HANDOUT

Memorandum



DATE April 1, 2016

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 Creating a New Market for Attainable Housing

On Monday, April 4, 2016, you will be briefed on Creating a New Market for Attainable Housing. A copy of the briefing is attached.

Please let me know if you have any questions.



Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
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Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council



Creating a New Market for Attainable Housing

A Briefing to the Housing Committee

April 4, 2016

Council Member Lee M. Kleinman



Goal

- Provide an incentive for developers to participate in the City's housing initiatives that intend to increase the middle class in the City of Dallas by substantially increasing the affordability of the City's housing stock
- Use a market-based approach to incentives as opposed to a governmental regulation approach



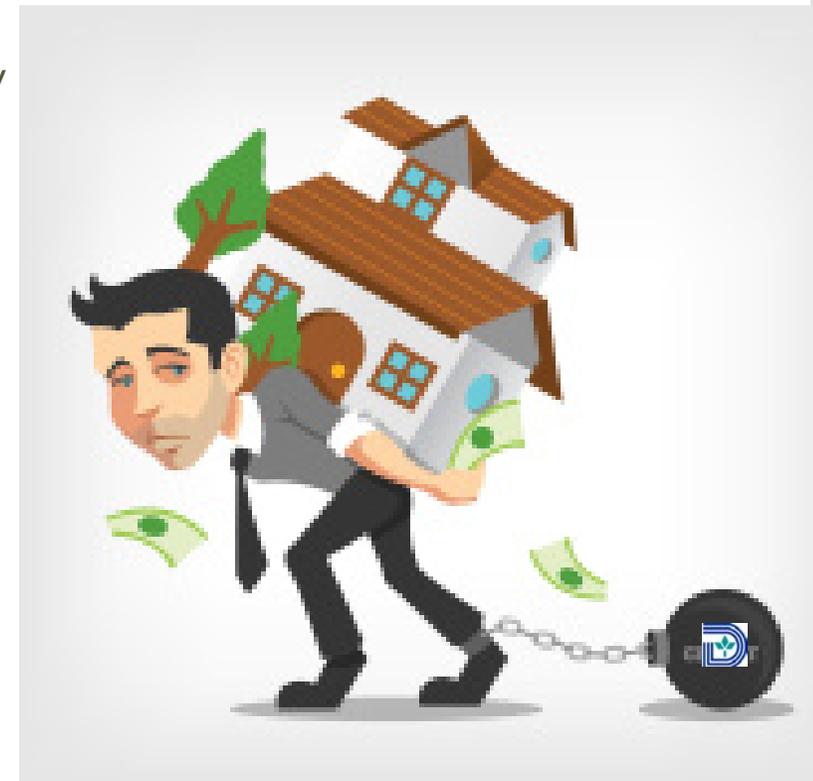
Background

- June 25, 2015, the United State Supreme Court ruled that disparate impact claims are cognizable under the Fair Housing Act and upheld the 2013 HUD regulations regarding burdens of proof in disparate impact cases
- The practical implication of this decision is that the City of Dallas must:
 - Conduct an Assessment of Fair Housing to look at integration and segregation patterns, concentrations of poverty, disparities of opportunity and disproportionate housing needs for any protected class
 - Identify goals to overcome the prioritized factors
 - Prioritize factors that limit or deny fair housing choice or access to opportunity
 - The actionable strategies may include new affordable housing, place-based strategies to encourage community revitalization, including preservation of existing affordable and HUD assisted housing



Current Practice

- Review of existing “best practices” (few have proven to be effective)
 - Inclusionary Zoning - ordinances that require a share of new housing development to be set aside as affordable
 - Tax Credits, TIF policies, Zoning Rights and other incentives
- The burden of attainable housing is borne by the residential development community
- Our current system causes a bias toward commercial development, because developers can get entitlements, benefits and tax credits without building residential
- These approaches are punitive to the development community, creating resistance, concentrations and limited opportunities



Challenges to Current Practice

- City provided benefits (zoning, TIFs, grants, tax credits, abatements, etc.) are subjective and fall to political negotiation. The Council picks winners and losers
- Results are “win/lose” scenarios for the citizens who need attainable housing



- Now is the time to take the lead in partnership with the development community to ensure housing choices for everyone



Marketable Housing Certificate System (MHCs)

Marketable Housing Certificates



- Create a market-based system for “Win/Win” scenarios
- Key factors:
 - Create an exchange for Housing Certificates
 - Include all developers, not just residential
 - Have objective measures for certificate acquisition and use
 - Underlying land value factored in to create dispersion *

* assumes affordable units concentrate in areas of low land value



How would it work?

- Every building permit (regardless of use) would require MHCs based on the square footage being developed
- MHCs would be generated from the development of residential properties that have an attainable component
- Factors such as the number of square feet developed and underlying land value would determine the number of certificates generated
- Certificates would be earned upon certificate of occupancy
- Developers would be required to attach MHCs to every building permit application, regardless of use
- Attainable housing developers generate excess certificates and are allowed to market these to other developers



How would it work?

- For every square foot of attainable housing developed, the developer earns Marketable Housing Certificates
- MHCs must be acquired by those not building attainable housing
- Underlying Land value provides a multiplier / divisor effect on the generation and use of the certificate

New Certificates
Generated via
attainable units
C/O Process



Certificates
Applied to other
developments

Certificates
Traded via an
Exchange



MHC System at Work

- The MHC System is implemented via the permitting and c/o process based on objective criteria
 - It is not tied to the zoning process which might be subjective
 - City staff would merely issue MHCs and track their utilization
- MHC Marketplace
 - Excess MHCs may be sold in the marketplace to developers who need MHCs in order to pull a permit
 - MHCs are permanently retired when permits are issued
 - MHCs are fungible and liquid and brokered independent of the City
- Other considerations:
 - Limit eligible percentage of SF for MHC generation to encourage mixed income development



Marketable Housing Certificate System (MHCs)

- All developers, regardless of land use, would participate via permit requests
 - By requiring all permitted projects to participate, the benefits and costs of the program are widely spread and the overall market is strengthened
- MHCs would create an additional financing tranche to alleviate the burden of development costs in higher priced neighborhoods
 - Further encouraging dispersion of attainable housing throughout the city and eliminate future concentrations of affordable housing in parts of Dallas where land values are lower



Outcomes of MHC Program

- This method will encourage attainable housing development in more expensive areas by providing additional MHCs to help offset the cost of developing where land values are more expensive
- The market will determine where extra credit is given
- The market provides incentives in the areas of greatest opportunity
- MHCs provide financial support for attainable housing while preserving maximum flexibility for the development community
- Answers the Voluntary Compliance Agreement by promoting affordable housing and geographic dispersion



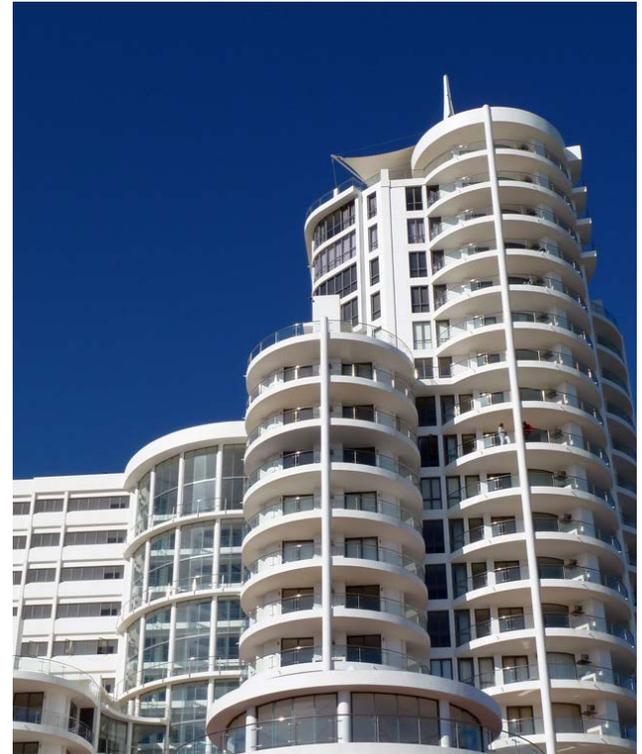
Tax Increment Financing (TIF)

- The MHC System would simplify TIF requirements for affordable housing
- Current TIF policies with regard to affordable housing have punitive requirements
 - Creates bias in favor of non-residential development
 - Uses TIF funds to benefit one project, not the TIF zone broadly
 - Uses taxpayer dollars to subsidize affordable housing in the TIF rather than building infrastructure
- The City would use MHC System provide incentives for attainable housing development in TIF districts by increasing the multiplier for the certificate generation.



Benefits to the City of Dallas

- The City has the power to create value via entitlements and incentives or reduce value via requirements and regulations
- The Marketable Housing Certificate System creates value as a tool to implement the vision for the City of Dallas
- A strong market creates demand for MHCs which become scarce and therefore more valuable
- This will attract MHC development into the market and provide another financial layer in the funding stack
- Creates a sustainable and resilient system that withstands economic volatility and budget pressure



Next Steps

- Housing Committee directs Staff to develop the economic models for this system
- Brief full Council on policies, economics and ordinance changes
- Adopt ordinances that activate the Marketable Housing Certificate system.



Memorandum



CITY OF DALLAS

DATE April 1, 2016

Honorable Members of the Housing Committee: Scott Griggs (Chair)

TO Carolyn King Arnold (Vice Chair), Monica R. Alonzo, Mark Clayton, Casey Thomas, II, and Tiffinni A. Young

SUBJECT **Code Compliance Issues in District 4**

On Monday, April 4, 2016, you will be briefed on Code Compliance Issues in District 4. A copy of the briefing is attached for your review

Please contact me if you have any questions or need additional information.

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata
Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Code Compliance Issues in District 4

Briefing to the Housing Committee

April 4, 2016

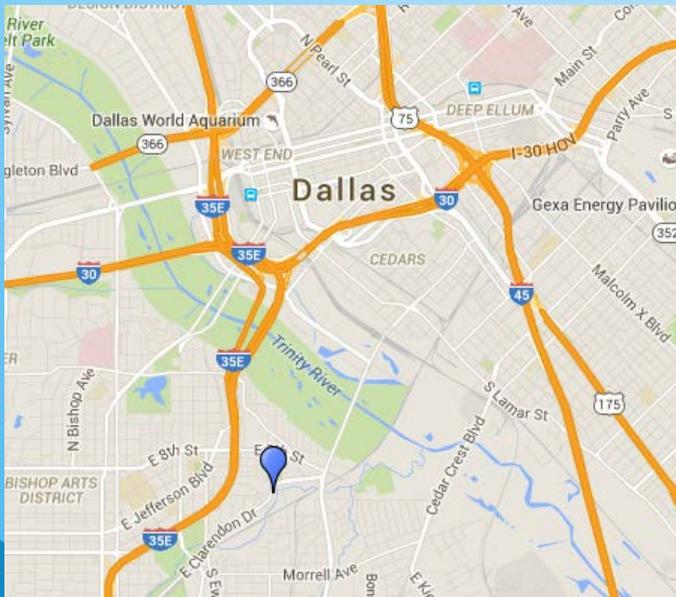


Purpose of Briefing

- Advise the Housing Committee of a time-sensitive issue in District 4

Issues

- Six structures in very poor condition used as rental homes in the 1300 block of E. Clarendon Drive



1320 E. Clarendon



- Occupied
- Found in violation
- No repairs made



1322 E. Clarendon



Thursday 29 October 2015

- Occupied
- Found in violation
- No repairs made



Thursday 10 December 2015

1324 E. Clarendon



- Unoccupied
- Found in violation
- No repairs made



1326 E. Clarendon



- Occupied
- Found in violation
- No repairs made



1328 E. Clarendon



- Occupied
- Found in violation
- No repairs made



1330 E. Clarendon



- Occupied
- Found in violation
- No repairs made



Remediation of Urban Nuisance

- Urban Nuisance Defined: Tex. Loc. Gov't Code § 214.001; Dallas City Code § 27-3(34)
 - Property is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare
- Dallas City Code §27-16.3 allows municipal court to order:
 - Repair
 - Payment of civil penalties (up to \$1000 per day)
 - Vacation
 - Demolition

Typical Code Compliance Steps

- Service requests from residents or proactively created by Code Inspectors
- Property inspected
- Enforcement actions taken
 - Notices of Violation (NOV) issued
 - Citations issued if still in violation upon re-inspection
 - City action (mow/clean) followed by liens on the property
- Property owners that do not respond to typical enforcement efforts are referred to City Attorney's Office
 - Notice letter
 - Pre-suit inspection and attempted negotiation of Repair Agreement
 - Municipal or district court action

Efforts to Abate Violations 1320 – 1330 E. Clarendon Dr.

- Six dilapidated shotgun houses, all initially tenant-occupied
- Two owners
- The properties were referred to Community Prosecution in July 2015
 - Initial inspections carried out with owners' consent and presence on July 27, 2015
 - Significant code violations related to health, safety, and sanitation documented
- Chapter 54 Notice Letter was delivered to owners by certified mail and hand delivery
- Several in-person and on-site meetings with owners beginning in July 2015

Court Filings and Court-Ordered Inspections

- Neither owner provided any plans to abate health and safety violations
- Urban nuisance actions filed in municipal court for each property in Aug/Sept 2015
- Hearings set for each property with 30 days notice
 - Owners, tenants, interested parties were permitted to be heard
- Court entered orders for each property finding that the violations existed, and requiring repair within 30 days
 - Court orders monthly inspections and compliance hearings
- No significant repairs completed
 - City filed notices of noncompliance in November for each property
 - Court authorized additional inspections
 - Owners no longer responsive

Ongoing Enforcement Actions

- City has repeatedly reached out to occupants
 - Letters posted and hand delivered in December 2015
 - Visits from relocation specialist in early December 2015
 - Follow-up from Crisis Intervention and Community Court Social Services in December 2015 and January 2016

Additional Remedies

- Seek order to vacate properties
 - Hearing set for April 21, 2016
 - Have not in the past sought order to vacate occupied properties for code violations
- Consider legal options to bring property into compliance
- City Attorney's Office prepared to brief legal issue in executive session

Next Step

- Proceed on current path and seek court ordered vacation of properties at April 21, 2016 hearing

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

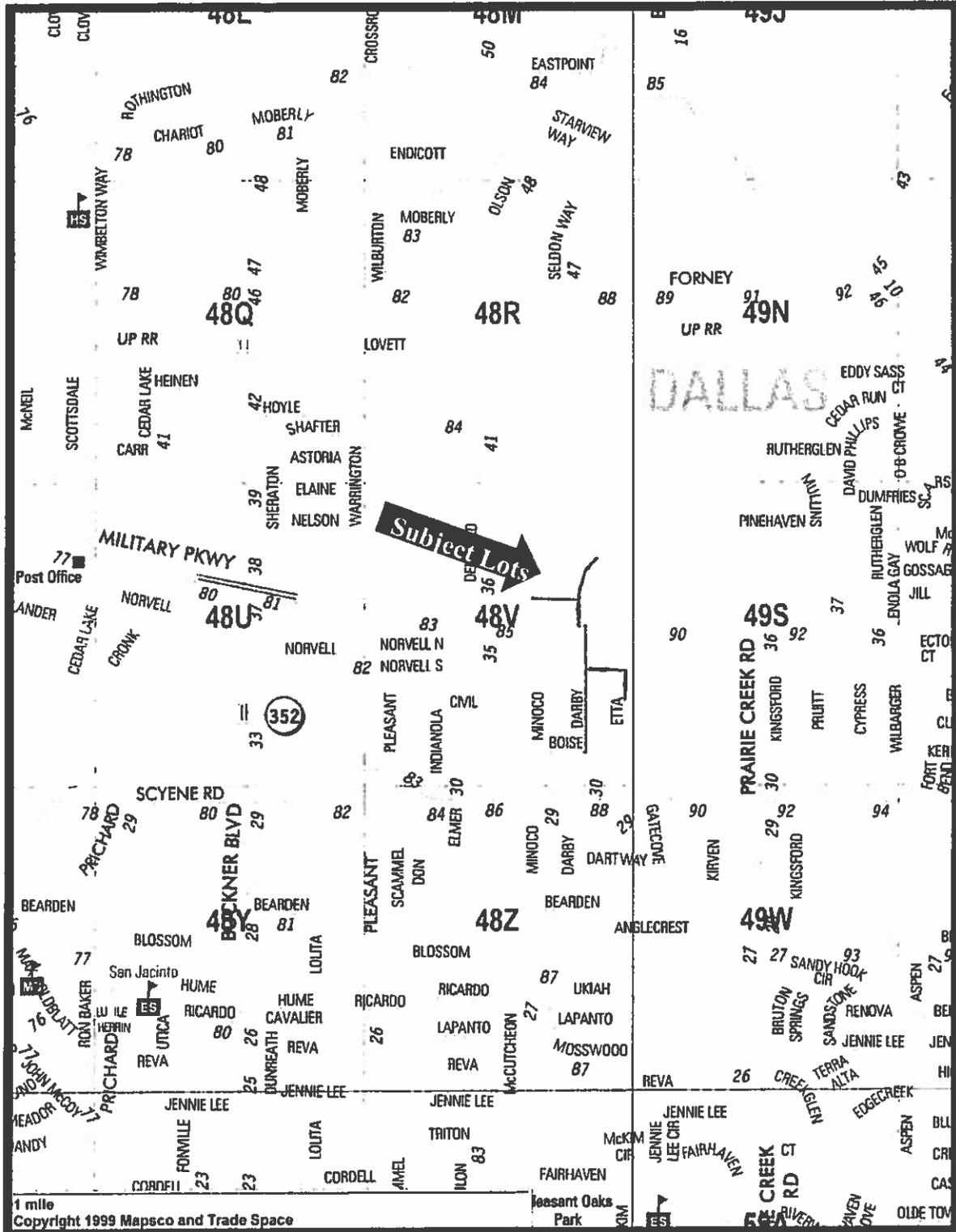
DEVELOPER

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

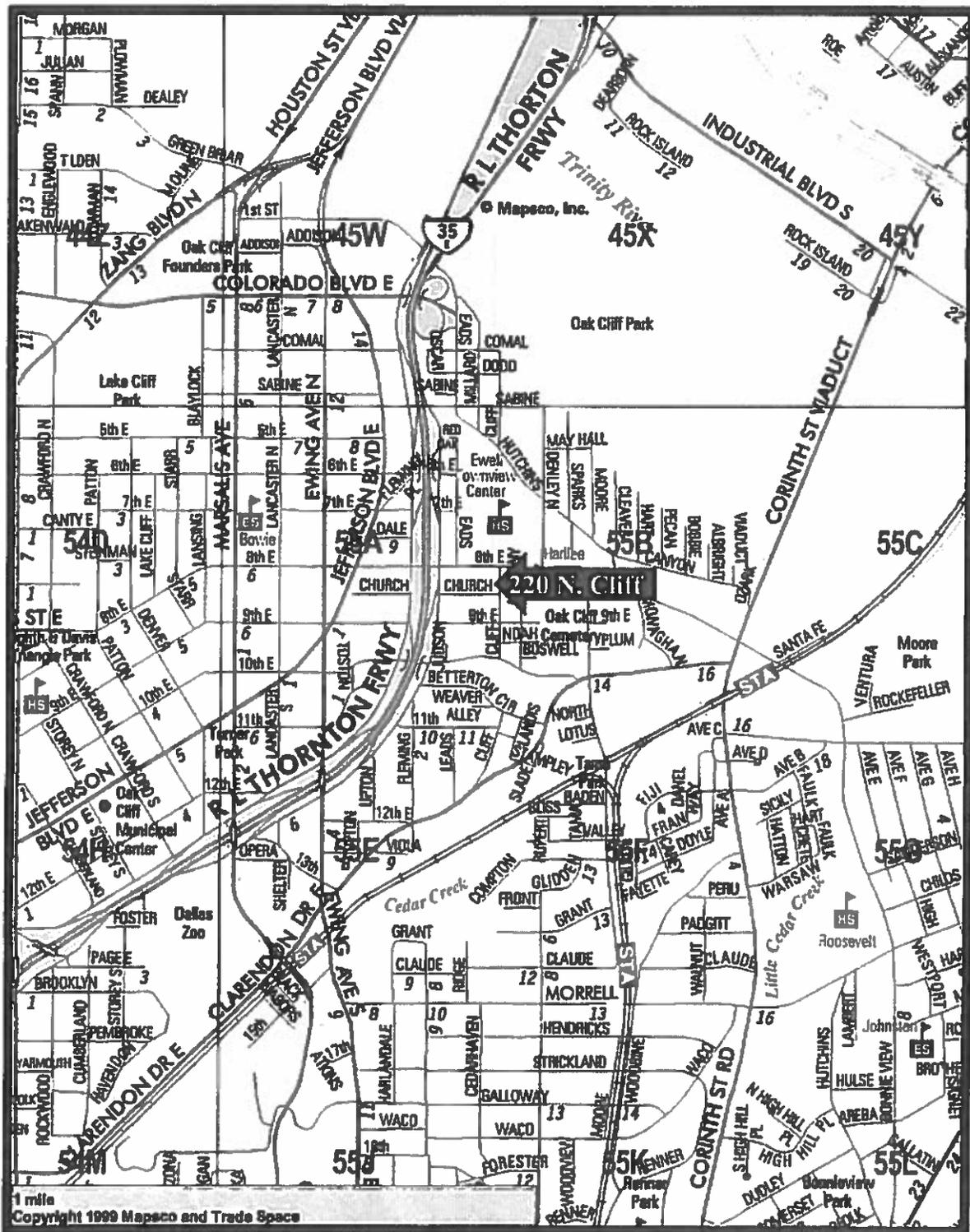
DEVELOPER

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

	<u>2015-16</u> <u>Goal</u>	<u>2015-16</u> <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.

	<u>2015-16</u> <u>Goal</u>	<u>2015-16</u> <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.