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WHEREAS, the Interlocal Cooperation Act, Government Code Chapter 791, Vernon's Texas Civil Statutes, provides authorization for any local government to contract with one or more local governments to perform governmental functions and services; and

WHEREAS, city and county have expressed a need for transitional housing for recovering homeless COVID-19 patients; and

WHEREAS, city and county desire to partner with the city to providing funding for the housing; and

WHEREAS, the county has ordered, adjudged and decreed that county is approved to participate in a collaboration with city to share costs with funding identified by county and city respectively; and

WHEREAS, the successful St. Jude Center senior homeless transitional housing project owned and operated by St. Jude's parent St. Jude Inc. has been considered a model that could be utilized to address the current situation; and

WHEREAS, Dallas County engaged in discussions with Catholic Charities Dallas ("CCD") and St. Jude, Inc. regarding different approaches to achieve the common objectives of emergency housing for COVID-19 patients and future transitional housing opportunities to low-income residents in need. St. Jude has identified a suitable property that may provide service to approximately 180 individuals at a time; and

WHEREAS, SJI Park Central LLC, a wholly owned subsidiary of St Jude Inc., has agreed to oversee the acquisition and renovations of the property located at 8102 Lyndon B Johnson Freeway, Dallas, TX 75251 (the "Property"). St. Jude will acquire the Property using a grant from the County plus its own equity and other third-party funds, and the use of the Property will be restricted for 15 years to housing for low-income residents. St. Jude intends to serve as both property and program manager, providing such services with either its own staff or arranging services to be provided by CCD or other third parties; and

WHEREAS, the Project (as defined below) will have a positive impact on CITY and COUNTY by assisting persons impacted by the pandemic and/or those who have experienced homelessness and are seeking affordable housing. Additionally, the Project intends to provide direct assistance and facilitation with all medical/behavioral health appointments and medication management; and

WHEREAS, Dallas County has contributed \$10,000,000.00 towards the acquisition and operation of this property; and

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WHEREAS, the City has determined that the acquisition of this property is necessary due to the COVID-19 public health emergency. In particular, the City has determined that it is not able to meet the need arising from the public health emergency in a cost-effective manner by utilizing property already owned or leased; and

WHEREAS, St. Jude intends on applying for additional funding from the City up to \$3,000,000.00 for future renovations of the units.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute an Interlocal Agreement with Dallas County, approved as to form by the City Attorney, for COVID-19 supportive housing for persons experiencing homelessness as part of a cost share agreement between the City of Dallas and Dallas County for the St. Jude Center - Park Central Project, in an amount not to exceed \$2,000,000.00.

SECTION 2. The Interlocal Agreement will ensure that the County contracts with St. Jude to provide, at a minimum; ~~contain the following provisions:~~

- a) SJI Park Central LLC, a wholly owned subsidiary of St Jude Inc. ("St. Jude") will acquire ~~and renovate~~ the property located at 8102 Lyndon B. Johnson Freeway, Dallas, TX 75251.
- b) The property will create 180 units for supportive housing, to be utilized by the City and the County, to assist with the needs of the homeless community during COVID-19.
- ~~c) The use of the property will further be restricted for 15 years to housing for low-income residents.~~
- ~~d)~~ c) All units acquired shall ~~remain in use~~ be deed restricted to remain in use for the purpose of housing and servicing low-income residents (60% at <50% of Area Median Income (AMI) and 40% at <80% of AMI) ~~for a period of 15 years after the purchase of the property.~~
- ~~e) St. Jude intends to serve as both property and program manager, providing such services with either its own staff or arranging services to be provided by Catholic Charities of Dallas or other third-party service providers.~~
- ~~f)~~ d) Cost must be incurred, and the property must be acquired and ~~put to use~~ placed in service for COVID-19 supportive housing by December 30, 2020.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,000,000.00 to Dallas County from the U.S. Department of Treasury - Coronavirus Relief Funds, Fund F620, Department MGT, Unit 935F, Object 3099, Encumbrance/Contract No. OHS-2021-00014949, Vendor 243282.

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SECTION 4. 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.