

November 11, 2020

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) provides grant funds through the Housing Opportunities for Persons with AIDS (“HOPWA”) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee’s Eligible Metropolitan Statistical Area (“EMSA”); and

WHEREAS, on June 22, 2016, City Council approved the City’s FY 2016-17 Consolidated Plan Budget, which includes HOPWA Grant Funds from HUD in the amount of \$6,409,124.00 of which \$486,100.00 was available for Housing Facilities Rehabilitation/Repair/Acquisition activities; and

WHEREAS, on August 9, 2017, City Council approved the City’s FY2017-18 Consolidated Plan Budget, which includes HOPWA Grant Funds from HUD in the amount of \$6,470,345.00 of which \$704,345.00 was available for Housing Facilities Rehabilitation/Repair/Acquisition activities; and

WHEREAS, on November 28, 2018, City Council authorized a loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (“PWA Coalition”) and PWA Holdings LLC for a secured, zero percent interest, forgivable loan in the amount of \$1,190,445.00 for substantial rehabilitation of a property located at 511 North Lancaster Avenue providing permanent housing for persons with HIV/AIDS (the “Rehabilitation Project”), for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1691; and

WHEREAS, on November 13, 2019, City Council authorized an amendment to Resolution No. 18-1691, previously approved on November 28, 2018, for the loan agreement with PWA Coalition and PWA Holdings LLC for the Rehabilitation Project, to extend the completion date from September 30, 2019 to September 30, 2020, by Resolution No. 19-1774; and

WHEREAS, on April 22, 2020, City Council adopted the FY 2020-21 HUD Consolidated Plan Budget by Resolution No. 20-0655, which includes HOPWA Grant Funds from HUD in the amount of \$7,477,149.00; and

WHEREAS, on October 28, 2020, City Council authorized preliminary adoption of Substantial Amendment No. 1 to the FY2020-21 Action Plan to reallocate projected unused funds in FY 2020-21 HOPWA Facility Based Housing to HOPWA Housing Facilities Rehab/Repair/Acquisition in the amount of \$235,000.00, to provide additional funds for substantial rehabilitation; and

WHEREAS, the Rehabilitation Project is funded through the FY2016-17 HOPWA Grant Funds of \$486,100.00 (which has been extended by HUD until November 7, 2021) and FY 2017-18 HOPWA Grant Funds of \$704,345.00 (which has been extended by HUD until September 30, 2022); and

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WHEREAS, due to disruptions in normal operations caused by the COVID-19 pandemic and other delays in the project, the Rehabilitation Project has fallen behind schedule and experienced cost increases, and is expected to require an extended period of time and additional funds to complete construction; and

WHEREAS, the Rehabilitation Project consists of substantial rehabilitation of a property, located at 511 North Lancaster Avenue, to convert 8 housing units (4 one-bedroom units and 4 two-bedroom units) into 12 housing units (8 one-bedroom units and 4 efficiencies); and

WHEREAS, upon completion, 8 of the 12 housing units must be maintained to provide permanent housing for independent living for low-income persons living with HIV/AIDS for a minimum use period of not less than 10 years after the rehabilitation is completed, which is maintained through deed restrictions.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to **(1)** amend the loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas and PWA Holdings LLC for substantial rehabilitation of the property located at 511 North Lancaster Avenue to **(a)** increase the amount of the loan by \$235,000.00, from \$1,190,445.00 to \$1,425,445.00 and **(b)** extend the completion date of the substantial rehabilitation project from September 30, 2020 to September 30, 2022; and **(2)** execute any and all documents required by the amendments.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$235,000.00 (subject to appropriations) to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas in periodic payments from 2020-21 Housing Opportunities for Person with AIDS Grant Fund HW20, Department MGT, Unit 465E, Object 3015, Service Contract No. MGT-2018-00008079, Vendor 268632.

SECTION 3. That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in Unit 465E for the increase in the loan amount.

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.