



Legislation Details (With Text)

File #: 19-1414 **Version:** 1 **Name:**

Type: CONSENT AGENDA **Status:** Approved

File created: 9/9/2019 **In control:** Office of Homeless Solutions

On agenda: 10/23/2019 **Final action:**

Title: Authorize a loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as the borrower, and Supportive Housing, Inc. and Hillcrest House Partnership, Ltd. as the owners, for a secured, zero percent interest, forgivable loan to provide for non-substantial rehabilitation of properties located at 731 North Ewing Street, 720 North Lancaster Avenue, 717 Comal Street, and 834 North Marsalis Avenue, which provide permanent housing for persons with HIV/AIDS for the period October 1, 2019 through September 30, 2020 - Not to exceed \$300,000.00 - Financing: 2019-20 Housing Opportunities for Persons with AIDS Grant Funds

Sponsors:

Indexes: 1

Code sections:

Attachments: 1. Resolution

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: October 23, 2019

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize a loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as the borrower, and Supportive Housing, Inc. and Hillcrest House Partnership, Ltd. as the owners, for a secured, zero percent interest, forgivable loan to provide for non-substantial rehabilitation of properties located at 731 North Ewing Street, 720 North Lancaster Avenue, 717 Comal Street, and 834 North Marsalis Avenue, which provide permanent housing for persons with HIV/AIDS for the period October 1, 2019 through September 30, 2020 - Not to exceed \$300,000.00 - Financing: 2019-20 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 12, 2019, City Council adopted the FY 2019-20 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (“HUD”) Grant Funds by Resolution No. 19-0886. The FY 2019-20 HUD Consolidated Plan Budget includes the Housing Opportunities for Persons with

AIDS (“HOPWA”) Grant Funds, which are available beginning October 1, 2019, contingent upon HUD’s approval of the City’s Five-Year Consolidated Plan and FY 2019-20 Action Plan (which is based on the approved HUD Consolidated Plan Budget, submitted on August 15, 2019) and execution of the grant agreements with HUD. HOPWA Grant Funds are to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families.

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (“Dallas EMSA”) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On June 20, 2019, the City of Dallas Office of Procurement Services issued and solicited and received Requests for Proposals (#BRZ19-00010793) for the HOPWA Program. PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (“ASD”) submitted a proposal for housing facilities rehabilitation and was recommended for funding.

ASD 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. ASD has been providing supportive housing services continually since April 1987.

ASD provides HOPWA facility-based housing assistance (including housing and supportive services) for low-income and formerly homeless persons living with HIV/AIDS 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. They include Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens. All four properties were developed, in part, with HOPWA funding.

In addition to a privately-configured, furnished apartment, ASD residents receive home health care, comprehensive case management, volunteer support, disease management, food services, transportation, and vocational services.

ASD will use HOPWA funding to make minor site improvements at the four properties, to include installation of a water filtration system at all four facilities; exterior paint, boiler replacement, and heating, ventilation and air conditioning chiller repairs at Hillcrest House; and exterior paint, roof replacement, and exterior stairs and balcony repairs at Revlon apartments.

Since the cost of the rehabilitation does not exceed 75 percent of the value of the property, this project will be considered non-substantial rehabilitation. As non-substantial rehabilitation, HOPWA regulations require that the property be maintained as a facility to provide housing or assistance for persons with HIV/AIDS for a period of not less than three years.

All HOPWA projects use the local Homeless Management Information System (“HMIS”) to collect client-level data for service coordination and reporting/evaluation purposes. ASD staff must input client-level data into the local HMIS with applicable written consent.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2019, City Council adopted the FY 2019-20 HUD Consolidated Plan Budget for the HUD

Grant Funds by Resolution No. 19-0886.

FISCAL INFORMATION

2019-20 Housing Opportunities for Persons with AIDS Grant Funds - \$300,000.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$300,000.00	Other Services	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to 501C3 Non-Profit contracts.				

OWNER

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

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