



Legislation Text

File #: 23-2829, **Version:** 1

STRATEGIC PRIORITY: Housing & Homelessness Solutions

AGENDA DATE: December 13, 2023

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize the City Manager to execute Supplemental Agreement No. 4 to add funding in the amount of \$164,293.00 with Bridge Steps for the management and all operational responsibility of the City's homeless shelter facility for FY 2023-24 for the Office of Homeless Solutions - Not to exceed \$164,293.00, from \$5,669,686.00 to \$5,833,979.00 - Financing: FY 2022 TDHCA-Homeless Housing and Services Program Reallocation Fund (subject to annual appropriations)

BACKGROUND

On August 18, 2023, additional funds were made available in the amount of \$164,293.00 from the Texas Department of Housing and Community Affairs (TDHCA) reallocation fund for services provided by The Bridge. Notification of the additional funds was not received in time to be included in the acceptance of funding on the August 23, 2023, council meeting. This item will add the reallocated funds to the management services contract.

The approved facility management services contract provides for the management and all operational responsibility of the City's homeless shelter located at 1818 Corsicana Street (Homeless Assistance Center). The contract as amended is managed by the Office of Homeless Solutions. The scope of work includes support services programs for clients, which utilize best practices specified by the National Alliance to End Homelessness. This contract is in support of the following key priorities: preventing homelessness, protecting persons experiencing homelessness, promoting affordable housing solutions, and partnering to maximize resources.

As the only low barrier shelter and entry point for all adult males and females experiencing homelessness in the City, this agreement is vital to keeping guests sheltered and safe while also helping them exit homelessness. The contractor, Bridge Steps is equipped with the required experience and capabilities to successfully provide these services at The Bridge Recovery Center to assist persons experiencing homelessness with innovative solutions to overcome their housing crisis and provides substantial case management services.

Since opening in 2008, Bridge Steps has been an integral part of the City's homeless response system through the provision of day shelter, night shelter, and housing attainment services. Day services include meal service (three meals per day, 365 days per year), peer support services, showers, laundry facilities, storage of client belongings, and case management. Service offerings have evolved over the years. The most recent services include kennel services for pets of overnight shelter guests and the creation of a street outreach team.

Collaboration with the Office of Homeless Solutions, the local Continuum of Care ("CoC") via lead agency Housing Forward, other social service agencies and homeless service providers is essential to the continued success of the City's partnership with Bridge Steps. Currently, the following agencies provide services at the location, Parkland Hospital, MetroCare Services, and the Veteran's Administration. Other services include a library, barber shop, computer lab, and telephone service for guests and residents.

Continuation of the Good Neighbor Requirements (GNR) and performance reporting will continue throughout the term of the contract, as amended. Engagements with sheltered individuals, in order to maintain a safe, clean environment for all residents is an essential element of the GNR that the Bridge Steps has dedicated staff to address.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 12, 2007, the City Council authorized the City Manager to enter into a ninety-four-month contract, with two sixty-month renewal options, with Metro Dallas Homeless Alliance to provide management services for the transition of operations, programming, and management of the Homeless Assistance Center for the period December 12, 2007, through September 30, 2025, in an amount not to exceed \$27,173,214, by Resolution No. 07-3739 (the "Management Services Contract").

On September 22, 2015, the City Council authorized the first five-year renewal option to the Management Services Contract with Bridge Steps for the continued operation, programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020 with this agreement titled as the Management Services Contract, Phase II (the "MSC"); funding for the first year of the five-year renewal term of the MSC with general funds in an amount not to exceed \$3,800,000 for the period October 1, 2015 through September 30, 2016; an Interlocal Agreement with Dallas County to accept \$1,000,000 to assist in providing homeless assistance services at The Bridge through the City's contractor, the Bridge Steps, for the period October 1, 2015 through September 30, 2016; an Interlocal Agreement with Dallas County to accept 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge in the amount of \$113,357 for the period October 1, 2015 through September 30, 2016; and use of 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge from the Homeless Assistance Center - Operations line item in the amount of \$378,279, in a total amount not to exceed \$5,291,636, by Resolution No. 15-1800.

On December 13, 2017, the City Council authorized an Amended and Restated Management Services Contract, Phase II agreement, with Bridge Steps to add more funding and change certain terms consistent with the original intent as a low-barrier, housing-focused shelter with proven results in housing placement, reduction in average length stay and reduction in returns to homelessness and

to ensure The Bridge complies with all conditions, including the Good Neighbor Requirements, for additional funding for the period October 1, 2017 through September 30, 2018; funding for Bridge Steps for the period October 1, 2017 through September 30, 2018 from general funds in an amount not to exceed \$4,800,000; funding for Bridge Steps for the period September 1, 2017 through August 31, 2018 from Texas Department of Housing and Community Affairs (“TDHCA”) Grant Funds, under the Homeless Housing and Services Program in an amount not to exceed \$811,130, previously approved on September 13, 2017, by Resolution No. 17-1421; and execution of the Amended and Restated MSC, in a total not to exceed \$5,611,130, by Resolution No. 17-1865. By floor amendment, the City Council accelerated the end date of the Amended and Restated MSC with a termination date of September 30, 2018.

On September 26, 2018, the City Council authorized the second five-year renewal option to the Amended and Restated MSC, Phase II, with Bridge Steps, for continued operation of The Bridge for the period October 1, 2018 through September 30, 2020; funding for the period October 1, 2018 through September 30, 2019; adding new good neighbor provisions relating to community engagement and internal and external operations; and up to 50 pay-to-stay shelter beds for stays of up to 90 days per person at a rate of \$12.00 per person per night for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1410.

On August 14, 2019, the City Council authorized to accept a grant from the TDHCA in the amount not to exceed \$1,101,611.00 to provide services to the homeless through the Homeless Housing and Services Program for the period September 1, 2019 through August 31, 2020 with Bridge Steps to be used for emergency shelter operating utilities with Resolution No. 19-1117.

On February 12, 2020, the City Council authorized an Interlocal Agreement with Dallas County to accept Emergency Solutions Grant Funds (ESG) in the amount of \$91,181.00 for the period April 3, 2018 through March 31, 2020 and ESG funds in the amount of \$102,624.00 for the period April 1, 2020 through September 30, 2020, with Bridge Steps to be used for emergency shelter operating utilities by Resolution No. 20-0272.

On September 23, 2020, the City Council authorized funding for Emergency Solution Grant with Bridge Steps as a low-barrier, housing-focused shelter for continued emergency operation of The Bridge for the period April 1, 2020 through September 30, 2020, in the amount not to exceed \$ 98,900.00, by Resolution No. 20-1439.

On September 22, 2021, the City Council authorized an amendment to the Amended and Restated MSC with Bridge Steps as a low-barrier, housing-focused shelter for continued operation of the Homeless Assistance Center program for the period October 1, 2021 through September 30, 2022, in the amount not to exceed \$5,481,813.00, by Resolution No. 21-1552.

On April 27, 2022, to replace the Amended and Restated MSC, the City Council authorized a facility management and operational services contract with Bridge Steps as a low-barrier, housing-focused shelter, in the amount of \$4,519,000.00, for a term of one year from October 1, 2022, 2022 through September 30, 2023, with four one-year renewal options in a total amount not to exceed \$22,595,000, by Resolution No. 22-0653 (the “2022 Contract”).

On June 22, 2022, the City Council authorized the City Manager to accept grant E-22-MC-48-0009 from the Department of Housing and Development (“HUD”) in ESG funds in the amount not to

exceed \$1,268,197 effective October 1, 2022, to be used to address the needs of (1) emergency sheltering; (2) street outreach; and (3) rapid re-housing in the city by Resolution No. 22-1024.

On September 14, 2022, the City Council authorized the execution of a supplemental agreement to the 2022 Contract, increasing the total contract in the amount of \$831,284,.00 from \$4,519,000.00 to \$5,350,284.00 for the original term sourced with funds from the TDHCA and Housing Services Program 22-23 Fund, for the management and operational services of the City’s homeless shelter facility for the Office of Homeless Solutions in a total not to exceed \$5,350,284.00, by Resolution No. 22-1366.

On January 25, 2023, the City Council authorized execution of a supplemental agreement to the 2022 Contract with the Bridge Steps, as amended, for management and operational services of the Homeless Assistance Center increasing the annual fee of \$5,350,284.00 by \$181,006.00 to \$5,531,290.00 for one year, sourced with FY 21-22 Emergency Solutions Grant by Resolution No. 23-0184.

On June 14, 2023, the City Council authorized the acceptance of grant E-23-MC-48-0009 from the Department of Housing and Development (“HUD”) in ESG funds in the amount not to exceed \$1,241.010 effective October 1, 2023, to be used to address the needs of (1) emergency sheltering; (2) street outreach; and (3) rapid re-housing in the city by Resolution No. 23-0765.

On August 23, 2023, the City Council authorized the City Manager to (a) exercise the first of four, one-year renewal options to the 2022 Contract, as amended, with Bridge Steps for facility management and all operational services; and (b) increase the annual fee for such services during year two of the term from \$4,519,000.00 by \$800,683.00 (sourced from TDHCA funds) and \$350,003.00 (sourced from ESG funds) to an annual not to exceed amount of \$5,669,686.00, by Resolution No. 23-1152.

[The Housing and Homelessness Solutions Committee will be briefed by memorandum regarding this matter on December 12, 2023. <https://cityofdallas.legistar.com/View.ashx?M=F&ID=12520036&GUID=AD7BB332-E1F7-47A0-9E8C-7970B7D8B990>](https://cityofdallas.legistar.com/View.ashx?M=F&ID=12520036&GUID=AD7BB332-E1F7-47A0-9E8C-7970B7D8B990)

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
FY 2022 TDHCA -Homeless Housing and Services Program Reallocation Fund	\$164,293.00	\$0.00	\$0.00