



Legislation Text

File #: 20-2460, Version: 1

STRATEGIC PRIORITY: Human and Social Needs
AGENDA DATE: January 13, 2021
COUNCIL DISTRICT(S): 1
DEPARTMENT: Office of Homeless Solutions
EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize **(1)** an amendment to the loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas and Supportive Housing, Inc. and Hillcrest House Partnership, Ltd. for non-substantial rehabilitation of the properties located at 731 North Ewing Street, 720 North Lancaster Avenue, 717 Comal Street, and 834 North Marsalis Avenue to extend the completion date from September 30, 2020 to December 31, 2021; and **(2)** execution of any and all documents required by the amendment - Financing: No cost consideration to the City

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 for Housing Opportunities for Persons with AIDS ("HOPWA") Grant funds included \$300,000.00 for Housing Facilities Rehabilitation/Repair/Acquisition.

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

On October 23, 2019, City Council authorized a loan agreement with ASD as the borrower, and Supportive Housing, Inc. and Hillcrest House Partnership, Ltd. as the owners, in the amount of \$300,000.00, to provide for non-substantial rehabilitation of its four properties (Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens), comprised of 125 units that provide permanent housing for low-income persons living with HIV by Resolution No. 19-1661.

The rehabilitation work consists of necessary site repairs and minor 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.

The loan agreement and related documents authorizing the rehabilitation work were executed on January 14, 2020. Less than two months later, on March 12, 2020, the COVID-19 pandemic emergency reached our community, resulting in emergency stay-at-home orders being issued (and extended multiple times) by Dallas County official based on public health guidance. While stay-at-home orders have relaxed, ASD has not yet fully resumed normal operations due to the continuing risks associated with COVID-19. During the COVID-19 emergency, ASD has been delayed in securing competitive bids and commitments from contractors to do on-site work at the facilities due to stay-at-home orders and continued social distancing requirements. For this reason, ASD requested an extension of the term of the agreement to allow additional time to complete the necessary work.

Site repairs and improvements at the properties will constitute non-substantial rehabilitation at the facilities and, under federal regulations, the facilities must be maintained, to provide housing or assistance for persons with HIV/AIDS for a minimum use period of not less than three years after the rehabilitation is completed

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.

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.

On October 23, 2019, City Council authorized 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, by Resolution No. 19-1661.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

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

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