



## Legislation Details (With Text)

**File #:** 19-1290      **Version:** 1      **Name:**

**Type:** CONSENT AGENDA      **Status:** Approved as an Individual Item

**File created:** 8/21/2019      **In control:** Housing & Homelessness Solutions Committee

**On agenda:** 9/25/2019      **Final action:**

**Title:** Authorize (1) Supplemental Agreement No. 2 to the amended and restated Management Services Contract, Phase II, with Bridge Steps for continued operation, programming, and services at The Bridge for the period October 1, 2019 through September 30, 2020; (2) funding from the City of Dallas General Fund in an amount not to exceed \$4,443,847.00 for the period October 1, 2019 through September 30, 2020; (3) funding from the City of Dallas General Fund in an amount not to exceed \$200,000.00 for 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, 2019 through September 30, 2020; and (4) funding from the Texas Department of Housing and Community Affairs ("TDHCA") Homeless Housing and Services Program ("HHSP") Grant Funds in an amount not to exceed \$843,421.00 from the FY 2020 TDHCA-Homeless Housing and Services Program 19-20 Fund for the period September 1, 2019 through August 31, 2020 - Total not to exceed \$5,487,268.00 - Financing: General Fund (\$4,643,847.00) and Texas Department of Housing and Community Affairs Grant Funds (\$843,421.00)

**Sponsors:**

**Indexes:** 100

**Code sections:**

**Attachments:** 1. Resolution

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

**AGENDA DATE:** September 25, 2019

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Homeless Solutions

**EXECUTIVE:** Nadia Chandler-Hardy

### SUBJECT

Authorize (1) Supplemental Agreement No. 2 to the amended and restated Management Services Contract, Phase II, with Bridge Steps for continued operation, programming, and services at The Bridge for the period October 1, 2019 through September 30, 2020; (2) funding from the City of Dallas General Fund in an amount not to exceed \$4,443,847.00 for the period October 1, 2019 through September 30, 2020; (3) funding from the City of Dallas General Fund in an amount not to exceed \$200,000.00 for 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, 2019 through September 30, 2020; and (4) funding from the Texas Department of Housing and Community Affairs ("TDHCA") Homeless Housing and Services Program ("HHSP") Grant Funds in an amount not to exceed \$843,421.00 from

the FY 2020 TDHCA-Homeless Housing and Services Program 19-20 Fund for the period September 1, 2019 through August 31, 2020 - Total not to exceed \$5,487,268.00 - Financing: General Fund (\$4,643,847.00) and Texas Department of Housing and Community Affairs Grant Funds (\$843,421.00)

## **BACKGROUND**

On December 13, 2017, City Council approved the amended and restated Management Services Contract, Phase II ("Restated Contract"), with Bridge Steps, for continued operation, programming, and management of The Bridge Homeless Assistance Center ("HAC") located at 1818 Corsicana, as a low-barrier, housing-focused shelter committed to ending and preventing homelessness, with continued emphasis on using the Homeless Management Information System ("HMIS") to record and report client and services data, and increased emphasis on fundraising and financial sustainability, by Resolution No. 17-1865. By floor amendment, the end date for the first renewal option was accelerated from September 30, 2020 to September 30, 2018, with a second renewal option, at the City's election, to begin on October 1, 2018 and end of September 30, 2023.

On September 26, 2018, City Council approved the second renewal option to the Restated Contract with Bridge Steps, for continued operation of The Bridge beginning October 1, 2018; funding for the period October 1, 2018 through September 30, 2019; 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 per person per night, for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1410. By floor amendment, City Council authorized an increase in funding from \$4,470,000.00 to \$4,700,000.00 and, at the same time, accelerated the end date for the second five-year renewal option from September 30, 2023 to September 30, 2020.

On August 14, 2019, City Council approved acceptance of a grant from the Texas Department of Housing and Community Affairs ("TDHCA") to provide services to the homeless through the Homeless Housing and Services Program ("HHSP"), for the period September 1, 2019 through August 31, 2020, by Resolution No. 19-1117. The FY 2020 TDHCA HHSP Grant award included the general allocation in the amount of \$843,241.00 (which provides operating assistance to The Bridge), as well as an additional allocation for \$258,190.00 set aside to address youth homelessness (which will be competitively bid).

Approval of this item will authorize continued operation of The Bridge for the final year of the Contract with Bridge Steps for the period October 1, 2019 through September 30, 2020; provide funding from the City of Dallas General Fund in an amount not to exceed \$4,443,847.00 for that period; provide funding from the City of Dallas General Fund in an amount not to exceed \$200,000.00 for 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, 2019 through September 30, 2020; and provide TDHCA HHSP Grant Funds in an amount not to exceed \$843,421.00 for the period September 1, 2019 through August 31, 2020. A separate item would authorize an Interlocal Agreement with Dallas County to accept \$1,000,000.00, for homeless assistance services to be provided at The Bridge, for the period October 1, 2019 through September 30, 2020, as revenue to offset the City's expense.

The Bridge opened on May 20, 2008, providing a centralized entry point for homeless persons to access multiple services at one location through on-site services and co-located agencies. The Bridge serves almost 7,000 adult individuals experiencing homelessness per year, the majority of

whom transition out of the agency's collaborative network rapidly. For adults experiencing episodes of homelessness, The Bridge provides triage services, jail diversion/reentry services, medical/behavioral health care services, and day shelter services. For adults experiencing or at-risk of long-term homelessness, The Bridge provides night shelter and recreational/education services, and assists clients in obtaining employment/disability income and affordable/supportive housing.

Under this Supplement Agreement, the Restated Contract with Bridge Steps continues to remain consistent with the original intent of The Bridge as a low-barrier, housing-focused shelter and to retain supplementary provisions incorporated in FY 2017-18 regarding clearer service expectations; good neighbor expectations; additional metrics, reporting, and monitoring; and more detailed language outlining division of responsibility for City-owned facilities - all meant to improve accountability, transparency, and oversight functions for both parties.

The Supplemental Agreement also retains good neighbor expectations incorporated in the FY 2017-18 document and modified in the FY 2018-19 document to include community engagement (participation with neighborhood bodies and representatives; facilitation of regular clean-up events); internal operations (appropriate diversion of patrons to other shelters; culture of "no trash" and "no harassment"; drop-off procedures for other shelters); and external operations ((dedicated phone/email for neighbors; communication with outside entities when Bridge is at capacity).

This Supplemental Agreement continues to make available up to 50 pay-to-stay shelter beds at The Bridge for stays of up to 90 days per person at a rate \$12.00 per person per night under Track 1 of the City of Dallas Office of Homeless Solutions ("OHS") four-track strategy aimed at increasing shelter capacity for unsheltered homeless through contracted shelter beds. The 2019 Homeless Point In Time Count shows that there are, on any given night, over 3,700 homeless persons in the City of Dallas, of which about 1,150 are unsheltered living on the streets and in other places not meant for human habitation within the City limits, and the lack of available shelter capacity within the City of Dallas continues to create a shelter crisis.

New under this Supplemental Agreement are updates to the contract for standardized changes to project expectations, contract administration, and reporting so that this contract aligns with other OHS contracts. These changes are part of the department's effort to standardize provisions across all contracts to the greatest extent possible. These updates will result in a change in the payment method for City General Funds to Bridge Steps - from quarterly advance payments to monthly reimbursement payments. Since the inception of the contract in 2007, City of Dallas General Funds have been paid in quarterly advances. Beginning in the second quarter of this contract term (January 1, 2020), City payments will be paid on a monthly reimbursement basis. Grant funds and pay-to-stay shelter funds have always been paid on a monthly reimbursement basis.

With the Restated Contract ending on September 30, 2020, the OHS expects to competitively bid these services in the upcoming year with a contract award to the successful proposer(s) to begin on October 1, 2020.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 13, 2017, City Council approved an amended and restated Management Services Contract, Phase II (MSC), with Bridge Steps 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 for

additional funding, for the period October 1, 2017 through September 30, 2018, with the second renewal term, if the City elects to renew the contract, to begin on October 1, 2018 and end on September 30, 2023; funding for Bridge Steps for the period October 1, 2017 through September 30, 2018 from General Funds; and funding for Bridge Steps for the period September 1, 2017 through August 31, 2018 from Texas Department of Housing and Community Affairs Grant Funds, under the Homeless Housing and Services Program by Resolution No. 17-1865.

On September 26, 2018, City Council approved the second five-year renewal option to the amended and restated Management Services Contract, Phase II, with Bridge Steps, for continued operation of The Bridge for the two-year period October 1, 2018 through September 30, 2020; funding for the period October 1, 2018 through September 30, 2019; 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 per person per night, for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1410.

On August 14, 2019, City Council approved acceptance of a grant from the Texas Department of Housing and Community Affairs ("TDHCA") to provide services to the homeless through the Homeless Housing and Services Program ("HHSP"), for the period September 1, 2019 through August 31, 2020, by Resolution No. 19-1117.

## **FISCAL INFORMATION**

General Fund - \$4,643,847.00

Texas Department of Housing and Community Affairs Grant Funds - \$843,421.00

## **OWNER**

### **Bridge Steps**

#### **Board of Directors**

Lynn McBee, Board Chair

Nafees Alam

Bill Barnett

John Castle

Jennifer Karol

Timothy Leahy

Tom Lynn

Casey McManemin

Ikenna Mogbo

Reverend Donald R. Parish, Sr., Ex-Officio

Michael Peterson, Ex-Officio

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Shannon Wynne