

Memorandum



CITY OF DALLAS

DATE October 29, 2018

Honorable Mayor and Members of the City Council:

TO Mayor Pro Tem Casey Thomas, II (Chair), Deputy Mayor Pro Tem Adam Medrano (Vice Chair), Councilmember Omar Narvaez, Councilmember Mark Clayton, Councilmember B. Adam McGough

SUBJECT **FY2017-2018 ESG HOPWA Facility Development Funding Presentation**

Summary

Attached is the briefing presentation on Emergency Solutions Grant (ESG)/Housing Opportunities for People with Aids (HOPWA) facility development funding for FY2017-2018. Funding for facility development is available due to a one-time increased grant allocation from the Department of Housing and Urban Development (HUD). This presentation shares the results of the Request for Competitive Sealed Proposal (RFCSP) issued by the Office of Homeless Solutions in Spring 2018.

Background

Citizen Homelessness Commission informational briefing was held on October 11, 2018 and applicable feedback was incorporated. The Office of Homeless Solutions is seeking feedback from Human and Social Needs (HSN) Council Committee to aid in selection of final award amounts. Upon approval by HSN, these agenda items will appear on November 28, 2018 agenda for consideration and possible action.

Please contact me if you have any questions or require any additional information.

A handwritten signature in blue ink, appearing to read 'Nadia Hardy'.

Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney Interim
Carol A. Smith, City Auditor Interim
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

FY 2017-2018 ESG/HOPWA Facility Development Funding Presentation

**Human and Social Needs Committee
November 5, 2018**

**Monica E. Hardman
Managing Director
Office of Homeless Solutions**

**Nadia Chandler-Hardy
Assistant City Manager and
Chief Resilience Officer**



Overview

- Purpose
- Background
- Overview of Proposals
- Citizen Homelessness Commission (CHC) Feedback
- Next Steps



Purpose

- Provide background on funding made available for Facility Development under the federal Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) grant-funded programs
- Summarize provider proposals and Citizen Homelessness Commission feedback
- Gather feedback from Human and Social Needs Committee



Background

- On August 7, 2017, City Council adopted the FY2017-18 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds.

Program	Funds Available
FY2017-18 ESG Shelter Renovations	\$1,000,000
Total ESG	\$1,000,000
FY2017-18 HOPWA HIV Housing Facilities Rehab/Repair/Acquisition	\$704,345
FY2016-17 HOPWA HIV Housing Facilities Rehab/Repair/Acquisition	\$486,100
Total HOPWA	\$1,190,445
ESG and HOPWA Facility Total	\$2,190,445

Background

- Funding for facility development is available due to one-time increased FY17-18 grant allocation from HUD
- A Request for Competitive Sealed Proposals (RFCSP) for ESG/HOPWA Facility Development was issued as follows:
 - March 21, 2018 – RFCSP released to Procurement
 - June 7 & 14, 2018 – RFCSP advertised
 - June 20, 2018 – Pre-Proposal Conference
 - July 19, 2018 (extended from July 12, 2018) – Proposals Due (four received)

Background

- RFCSP Eligible Activities
 - ESG Emergency Shelter Renovation (serving homeless)
 - Major Renovation
 - Conversion
 - Renovation Other Than Major Rehabilitation or Conversion
 - HOPWA Housing Facilities (serving HIV+)
 - Substantial or Non-Substantial Rehabilitation
 - Repair
 - Acquisition



Background

- RFCSP Ineligible Activities and Other requirements:
 - ESG Emergency Shelter Renovation (serving homeless)
 - *Acquisition or New Construction*
 - Requires 100% Matching Contribution
 - HOPWA Housing Facilities (serving HIV+)
 - *New Construction (except SRO)*



ESG Proposals

- ESG Emergency Shelter Renovation
 - (1) Shelter Ministries of Dallas dba Austin Street Center (\$349,000)
 - HVAC Systems –\$49,000
 - Renovation of Restrooms/Showers - \$300,000
 - (2) Bridge Steps (\$497,976)
 - Addition (50 New Shelter Beds) - \$407,571
 - Enclosure of Intake Building - \$38,250
 - New Storage Lockers - \$30,000
 - HVAC System Upgrade - \$22,155

ESG Proposals (cont'd)

- ESG Emergency Shelter Renovation
 - (3) The Family Place (\$50,000)
 - Kitchen Renovation - \$50,000
- Summary of ESG Proposals
 - Total ESG Requests: \$896,976
 - Total ESG Funds Available: \$1,000,000
 - Total ESG Funds Remaining: \$103,024
- Fund balance to be considered as part of System Enhancement RFP in November 2018

ESG Proposal Overview

ESG Shelter Renovation		
Provider Name	Average Score	Amount Requested
Shelter Ministries of Dallas dba Austin Street Center <ul style="list-style-type: none"> HVAC System & Restrooms/Showers 	86.9	\$349,000
Bridge Steps <ul style="list-style-type: none"> Intake Building Enclosure 200 New Storage Lockers HVAC System Upgrade Addition of 50 New Shelter Beds 	86.7	\$497,976
The Family Place <ul style="list-style-type: none"> Kitchen Renovation 	84.9	\$50,000
TOTAL		\$896,976

Bridge Steps Considerations

- Bridge Steps proposal regarding addition to building to create 50 new shelter beds:
 - Community Support and Feedback
 - Concentration of shelter beds in downtown core
 - Impact on Quality of Life
 - Good Neighbor compliance



CHC Feedback on ESG Proposals

- Supportive of Austin Street Center and The Family Place proposals
- Bridge Steps:
 - Concerned with “piecemeal” approach. Why ask for 50 beds in Facility proposal when participating in Track 1 Pay-to-Stay?
 - Surprised asked for more beds when contract renewal and \$235,000 increase for Pay-to-Stay had much discussion
 - Not opposed to more beds but assurances regarding Good Neighbor provisions need to be real
 - Supportive of additional beds but not at the current location

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Recent Developments

- On October 24, 2018, Bridge Steps informed OHS that based on feedback from their Board they are only interested in applying for funding for new storage lockers and reduced HVAC system upgrade based on match requirement and organizational fundraising plans
- Bridge Steps (~~\$497,976~~) **\$36,000**
 - ~~Addition (50 New Shelter Beds) - \$407,571~~
 - ~~Enclosure of Intake Building - \$38,250~~
 - New Storage Lockers - **\$30,000**
 - HVAC System Upgrade - ~~\$22,155~~ **\$6,000**

Revised ESG Proposals and Alternative Funding Opportunities

- Summary of ESG Proposals
 - Total ESG Requests: \$435,000
 - Total ESG Funds Available: \$1,000,000
 - **Total ESG Funds Remaining: \$565,000**
- Opportunities for remaining \$565,000:
 - System Enhancement RFP
 - Prevention, diversion, case management, transportation, workforce training, medical/dental/behavioral health, etc.
 - Inclement Weather RFP
 - Transportation/Van Shuttle Service RFP

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HOPWA Proposal

- HOPWA Housing Rehabilitation/Repair/Acquisition
 - PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (\$1,207,692)
 - Substantial Rehabilitation of 511 N. Lancaster (75203, District 1) – Convert 4 one-bedroom and 4 two-bedroom (8 units) into 8 one-bedroom and 4 efficiencies (12 units)
 - *Note: Agency may have opportunity to seek other funding to expand project to 16 units*
- Summary of HOPWA Proposal
 - Total HOPWA Request: \$1,207,692
 - Total HOPWA Available: \$1,190,445
 - Total HOPWA Remaining: \$0

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HOPWA Proposal cont.

- HOPWA Housing Rehabilitation/Repair/Acquisition
 - PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas
 - Location Considerations:
 - Adjacent to Moderate Opportunity zone (blue)
 - Near Bishop Arts District
 - MVA – located in G area and adjacent to E area
 - MVA – located approximately one block outside of Stabilization Area (The Bottom)



HOPWA Proposal cont.

- HOPWA Housing Rehabilitation/Repair/Acquisition
 - PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas
 - Development Plan Considerations:
 - Unique opportunity to develop HOPWA housing (last new HOPWA housing development project opened in Sept 1998)
 - Small development with 12 to 16 units
 - Includes gated property with secured access (FOB or gate code) and on-site video surveillance

HOPWA Proposal cont.

- HOPWA Housing Rehabilitation/Repair/Acquisition
 - PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas
 - Additional Development Plan Considerations:
 - Agency owns/operates 125 PSH units (with on-site services) within three blocks of proposed property, and purchased property at its own expense (based on proximity)
 - Agency expects to use proposed property as independent living for persons needing affordable housing, but not intensive on-site services (residents would receive case management and housing stability support)
 - Agency plans to prioritize graduates from its other housing projects – to free up slots for those needing more intensive services

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HOPWA Proposal Overview

HOPWA Housing Facilities Rehabilitation/Repair/Acquisition		
Provider Name	Average Score	Amount Requested
PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas <ul style="list-style-type: none"> Substantial Rehabilitation – Convert 4 one-bedroom units and 4 two-bedrooms units (8 units) into 8 one-bedroom units and 4 efficiency units (12 units) 	87.5	\$1,207,692
TOTAL		\$1,207,692

Supportive Housing Site Selection Criteria: PWA Coalition Proposal

Criteria	Score	Max Possible
Minimum Threshold	N/A	
Development Location	17	50
Community Input	5	10
Project Amenities	9	15
Proximity to Neighborhood Amenities	5	10
On-site services	10	15
Total	46	100

*No minimum score necessary to be eligible for funding recommendation. Score is only intended to highlight strengths and weaknesses of project.

CHC Feedback on HOPWA Proposal

- Supportive of AIDS Services of Dallas proposal



Next Steps

- November 28, 2018 City Council consideration and possible action



FY 2017-2018 ESG/HOPWA Facility Development Funding Presentation

**Human and Social Needs Committee
November 5, 2018**

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