

# Memorandum



CITY OF DALLAS

DATE June 12, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Sales Tax Receipts**

The April 2020 sales tax receipts from the State Comptroller's Office are \$19,483,347, or 24.4 percent below total collections compared to the same reporting period last year and 22.8 percent below budget for the month. This month's receipts also include a one-time audit adjustment which reduced total collections. When comparing current period collections without the impact of the one-time audit adjustment, sales tax receipts are down by 18.9 percent compared to the same period last year.

• April 2019 actual	\$25,775,135
• April 2020 budget	\$25,221,806
• April 2020 actual	\$19,483,347

As discussed at the May 6 budget briefing, the Coronavirus pandemic and subsequent economic crisis are severely affecting sales taxes, and our revised forecast indicates that we may end the current fiscal year \$25.2 million below budget. As anticipated, the drop in sales tax receipts in April was worse than we experienced in March, because April was the first full month of pandemic related closures. Unfortunately, the April decline was also worse than our forecast, which included an adverse decline for April of 18.4 percent.

We continue to revise our forecasts with limited actual data. We will receive one more month of actual data before finalizing revenue projections for the City Manager's FY 2020-21 Proposed Budget. As more data becomes available, we will work with our economist to update the forecast and keep you informed.

*M. Elizabeth Reich*

M. Elizabeth Reich  
Chief Financial Officer

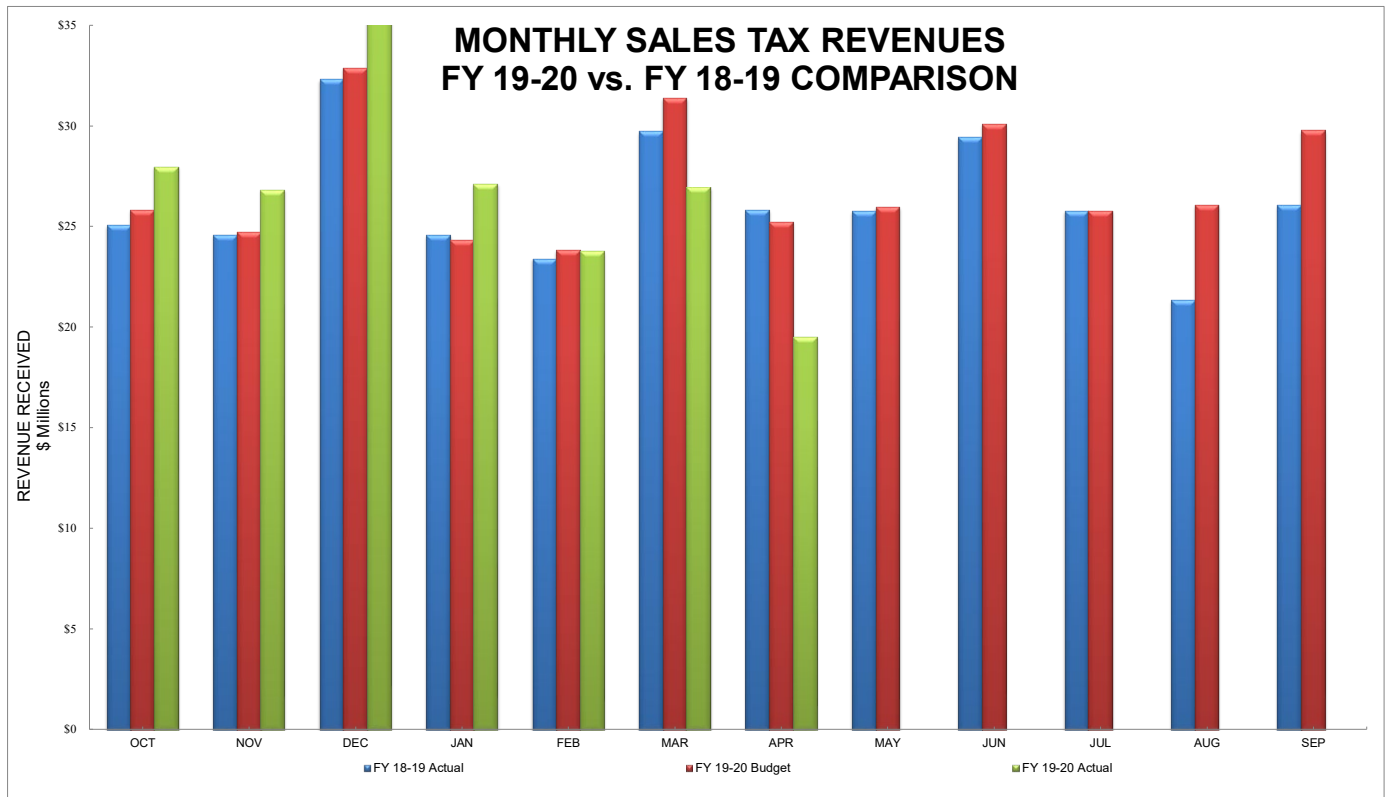
cc: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (Interim)  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
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Nadia Chandler Hardy, Assistant City Manager  
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services  
Laila Aleqresh, Chief Innovation Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors

# SALES TAX

as of April 2020

	ACTUAL FY 2018-19	BUDGET FY 2019-20	ACTUAL FY 2019-20	YTD VARIANCE FY 19-20		YTD VARIANCE FY 19-20	
				ACT. VS. FY 18-19 DOLLARS	ACT. PERCENT	ACTUAL VS. BUDGET DOLLARS	PERCENT
OCT	\$25,049,631	\$25,788,648	\$27,942,608	\$2,892,977	11.5%	\$2,153,960	8.4%
NOV	24,571,164	24,673,808	26,805,867	2,234,703	9.1%	2,132,059	8.6%
DEC	32,289,498	32,846,092	35,274,527	2,985,029	9.2%	2,428,435	7.4%
JAN	24,523,254	24,314,236	27,074,542	2,551,288	10.4%	2,760,306	11.4%
FEB	23,361,412	23,804,444	23,738,211	376,799	1.6%	(66,233)	-0.3%
MAR	29,690,536	31,361,760	26,900,241	(2,790,295)	-9.4%	(4,461,519)	-14.2%
APR	25,775,135	25,221,806	19,483,347	(6,291,788)	-24.4%	(5,738,459)	-22.8%
MAY	25,722,682	25,924,216					
JUN	29,391,839	30,084,024					
JUL	25,745,004	25,755,057					
AUG	21,317,027 <sup>1</sup>	26,054,972					
SEP	26,023,568 <sup>2</sup>	29,737,123					
<b>TOTAL</b>	<b>\$313,460,750</b>	<b>\$325,566,185</b>	<b>\$187,219,343</b>	<b>\$1,958,713</b>	<b>1.1%</b>	<b>(\$791,450)</b>	<b>-0.4%</b>



<sup>1</sup> FY 2018-19 revenue reduced due to a one-time repayment to the State of \$5,201,409.

<sup>2</sup> FY 2018-19 revenue reduced due to a one-time repayment to the State of \$3,793,301.

# Memorandum



CITY OF DALLAS

DATE June 12, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Procurement Services City Council June 24, 2020 Agenda Item #45 for Income Tax Preparation and Financial Education Services**

The following Office of Procurement Services item will be considered by City Council on the June 24, 2020 Agenda:

**Agenda Item #45:** Authorize a two-year service contract for income tax preparation and financial education services for the Office of Community Care – Foundation Communities, Inc., only proposer - Not to exceed \$150,000.00 - Financing: General Funds (subject to annual appropriations)

## Overview

Earned Income Tax Credit (EITC) is the U.S. Government's largest need-tested, cash benefits anti-poverty program. Locally, 29% of Dallas households claimed EITC in 2016, compared to 20% nationwide, and access to volunteer income tax assistance (VITA) sites is critical in helping filers access EITC and reducing reliance on costly tax preparation services, maximizing the financial benefits of the refunds, which for many low income families may serve as the largest infusion of cash into their household in the year. This service contract will allow for the administration of a VITA Program for low to moderate income individuals and families at 7 sites across the City of Dallas.

This contract with Foundation Communities, Inc. will support year-round program implementation, including planning and service delivery for the 2020 tax filing season (January - April 2021). Funding will support marketing and outreach in English and Spanish, volunteer recruitment and training, site operations costs, Client Care financial empowerment and social services referrals, and linkages to financial literacy and services, including the Dallas Saves program, a matched savings program. Foundation Communities, Inc. hires bilingual staff to support VITA programming to ensure services are available in Spanish and English.

For the 2019 tax filing season (January - April 2020), Foundation Communities, Inc. has completed a little over 5,000 tax returns for Dallas residents. Due to COVID-19, the tax season has been extended to July 15th. They are currently offering completely virtual tax preparation, as well as an option for filers who lack access to technology, to drop off their documents at one of their locations, to allow them to prepare and submit their returns. Under these conditions, completing returns is considerably more difficult and time consuming (taking 2 - 3 times as long or more to complete each return). Foundation Communities, Inc. continues to look for ways to make their services more accessible to the clients. They project to complete a total of 6,200 tax returns for Dallas residents by

DATE June 12, 2020  
SUBJECT **Upcoming Office of Procurement Services City Council June 24, 2020 Agenda Item #45 for Income Tax Preparation and Financial Education Services**

the July 15th filing deadline. For the 2020 tax season (January - April 2021) they have a goal to complete at least 8,000 tax returns for Dallas residents.

**Background**

On September 28, 2016, City Council authorized a one-year service contract, with two one-year renewal options, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide by Resolution No. 16-1561. On February 12, 2020, a contract was authorized in the amount of \$50,000 with Foundation Communities, Inc. to operate a no charge Federal income tax program with a focus on financial education for low-to-moderate income filers with high concentration of Earned Income Tax Credit (EITC) by Administrative Action No. 20-5630 to ensure uninterrupted delivery of services tax preparation services for the 2019 filing season.

**Procurement**

The City of Dallas Office of Community Care (City) sought proposals via a Request for Proposals (RFP) from entities to provide a city-wide program for free tax assistance, targeted to communities with high concentrations of EITC-eligible filers, with a secondary goal of enhancing financial literacy by using the Earned Income Tax Credit (EITC) as the anchor for wrap-around services and as a connection to financial empowerment services, such as job skills training. The RFP was advertised on February 20 and February 27, 2020. A pre-conference was held on March 3, 2020 and submissions were due on March 26, 2020.

A six-member committee from the following departments reviewed and evaluated the qualifications:

- Office of Budget (1)
- Office of Community Care (2)
- Office of Economic Development (1)
- Office of Business Diversity (1)\*
- Office of Procurement Services (1)\*

\*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Organization Capacity 20 points
- Program Evaluations 65 points
- Business Inclusion and Development Plan 15 points

DATE June 12, 2020

SUBJECT **Upcoming Office of Procurement Services City Council June 24, 2020 Agenda Item #45 for Income Tax Preparation and Financial Education Services**

Should you have any questions or concerns, please contact myself or Jessica Galleshaw, Director of the Office of the Community Care.



**Nadia Chandler Hardy**  
Assistant City Manager

- c:
- |   |  |
|---|--|
| T.C. Broadnax, City Manager                                 | Joey Zapata, Assistant City Manager  |
| Chris Caso, City Attorney                                   | Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services |
| Mark Swann, City Auditor                                    | M. Elizabeth Reich, Chief Financial Officer                                  |
| Biliera Johnson, City Secretary                             | Laila Alequresh, Chief Innovation Officer                                    |
| Preston Robinson, Administrative Judge                      | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion            |
| Kimberly Bizzor Tolbert, Chief of Staff to the City Manager | Directors and Assistant Directors  |
| Majed A. Al-Ghafry, Assistant City Manager                  |  |
| Jon Fortune, Assistant City Manager                         |  |

# Memorandum



CITY OF DALLAS

DATE June 12, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Community Care City Council June 24, 2020 Agenda Item #42 for the TDCJ Re-Entry Services Pilot Program**

The following Office of Community Care (OCC) item will be considered by City Council on the June 24, 2020 Agenda:

**Agenda Item #42:** Authorize a two-year service contract to provide support services for previously incarcerated persons attempting to re-enter the workforce for the Office of Community Care - Regional Black Contractors Association of North Texas, Inc., most advantageous proposer of six - Not to exceed \$500,000 - Financing: Texas Department of Criminal Justice Grant Funds (subject to annual appropriations)

This service contract with Regional Black Contractors Association of North Texas, Inc. provides comprehensive support services for previously incarcerated persons who have re-entered the community and desire gainful employment in Dallas. The contract is funded in its entirety by the Texas Department of Criminal Justice (TDCJ) and appropriated by the State legislature specifically for this purpose.

This project was planned pre-COVID-19 and the Request for Proposal was released before COVID's impact. In consideration of the circumstances for potential nonprofit applicants once City and County wide Shelter in Place orders came into effect, the City extended the application period to ensure organizations interested in pursuing the funding would have the opportunity to submit a competitive application.

## **Background**

The Re-Entry Services Pilot Program was established during the 86<sup>th</sup> Texas State Legislative Session with the appropriation of a total of \$500,000 to TDCJ to enter into an agreement with the City of Dallas to operate a pilot program to provide re-entry services to individuals released from TDCJ facilities. The Workforce, Education and Equity Committee was briefed on this funding and planned programming, including the plan to procure a contractor to deliver the services, on January 9, 2020. Staff integrated feedback from this meeting into the development of the procurement specifications.

On January 22, 2020, City Council authorized the acceptance a grant from the Texas Department of Criminal Justice (TDCJ) (Contract No. 696-TC-20-21-L098) for re-entry services to individuals being released from TDCJ who are returning to the City of Dallas area for the period September 1, 2019 through August 31, 2021; and execution of the Interlocal Agreement with TDCJ and all terms, conditions, and documents required by the agreement by Resolution No. 20-0207.

DATE June 12, 2020  
SUBJECT **Upcoming Office of Community Care City Council June 24, 2020 Agenda Item #42 for the TDCJ Re-Entry Services Pilot Program**

On February 28, 2020, City Council was updated via memo on the planned release of the RFP for re-entry services to be funded by the TDCJ funding.

**Procurement**

A Request for Proposals (RFP) was advertised on March 12, 2020 and March 19, 2020. Initially planned to close on April 9, 2020, the advertisement time was extended for two additional weeks, making the new close date April 23, 2020 due to COVID.

A seven-member committee from the following departments reviewed and evaluated the qualifications:

- City Attorney’s Office (1)
- Department of Housing and Neighborhood Revitalization (2)
- Office of Budget (1)
- Office of Community Care (1)
- Office of Business Diversity (1)\*
- Office of Procurement Services (1)\*

\*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Organization Capacity 25 points
- Program Evaluation 60 points
- Business Inclusion and Development Plan 15 points

**Project Overview**

The Regional Black Contractors Association of North Texas through their CASE-CC Program will work to provide gainful employment and stable housing assistance to individuals who were released from TDCJ jails or prisons within the past 1-3 years. Eligible participants will be residents of the City of Dallas. The program will provide short-term occupational training and pre-apprenticeship training with job placement assistance. Within the 24-month project period, the goal of 160 eligible recruits will enter one of ten cohorts offered, completing the first 30 days of the respective job placement plan. After the 30 days, cohort participants will either have earned one or more construction certificates (i.e. OSHA 10, OSHA 30, and National Center of Construction Education and Research “NCCER” Core Construction Curriculum) or have completed the 30-day, employee workforce evaluation. All cohort participants must be placed, either in a full or part-time employment, within 60 days of CASE-CC program enrollment.

DATE June 12, 2020

SUBJECT **Upcoming Office of Community Care City Council June 24, 2020 Agenda Item #42  
for the TDCJ Re-Entry Services Pilot Program**

Wrap-around services provided via case manager referral include:

- Case Management
- Clothing Assistance
- Drug Offender Education
- Financial Management
- Hepatitis C Testing, Care & Treatment
- HIV/STI Testing, Care & Treatment
- Housing
- Life Skills Workshops
- Outpatient Services
- Peer Support Services
- Personal Care Services
- Recovery Support Services
- Transportation Assistance

Should you have any questions or concerns, please contact myself or Jessica Galleshaw, Director of the Office of Community Care.



Nadia Chandler Hardy  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
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Directors and Assistant Directors



# Memorandum



CITY OF DALLAS

DATE June 12, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Department of Sustainable Development and Construction City Council Agenda Item #18 for Foremost Family Health Clinic**

The following Department of Sustainable Development and Construction item will be considered by City Council on the June 24, 2020 Agenda:

**Agenda Item #18** - Authorize a five-year lease agreement, with two five-year renewal options with Martin Luther King, Jr. Family Health Clinic doing business as Foremost Family Health Centers for approximately 25,247 square feet of office space located at 2922 Martin Luther King, Jr. Boulevard, Building B to be used as a family health and wellness facility for the period July 1, 2020 through June 30, 2025 - Estimated Revenue: General Fund \$180,000.00

The Martin Luther King, Jr. Family Clinic dba Foremost Family Health Centers (FFHC) has provided services to the Dallas community for more than three decades and currently rents 90% of Building B on the Martin Luther King Jr. Community Center Complex with annual renewals. This item will provide the security of a long-term lease contract, which will assist in bolstering FFHC's competitive advantage when applying for certain federal funding opportunities through the Bureau of Primary Health Care and the US Department of Health and Human Services. Additionally, this long-term contract enables the clinic to confidently invest in patient care services, interior improvements and remodeling.

Health centers are community-based and patient-directed organizations that deliver comprehensive, culturally competent, high-quality primary health care services. For nearly 35 years, FFHC has been a staple in the community, at the MLK Jr. Community Center, and has become synonymous with affordable family health care. Health centers such as FFHC, overcome geographic, cultural, linguistic, and other barriers to care by delivering coordinated and comprehensive primary and preventive services.

FFHC provides family physicians, internists, OB/GYN, pediatricians, dentists, dental hygienists, and licensed clinical psychologists; more importantly, these services are accessible to insured, uninsured, and underinsured patients of all ages. The community care provided through FFHC reduces health disparities by emphasizing care management of under-served populations and patients with multiple health care needs and the use of key quality improvement practices, including health information technology.

FFHC has made a commitment to create as many career opportunities for individuals who live in the South Dallas and surrounding communities; to offer very competitive salary and benefits for all positions; to provide the necessary resources to all staff members

DATE June 12, 2020

SUBJECT **Upcoming Department of Sustainable Development and Construction City Council  
Agenda Item #18 for Foremost Family Health Clinic**

(including state-of-the-art medical and dental equipment) so that their services are delivered to patients with the best chance of improved health care outcome. FFHC has worked diligently to foster a multi-racial and multi-cultural organizational culture which expects compassion, health & well-being; teamwork; strong/trusting relationship; respect & accountability; honesty & integrity from all staff at all levels at all times. They continue to develop and maintain solid public-private partnerships with businesses within and beyond the DFW-Metroplex. FFHC are needed in this community to provide access, build health equity and improve the safety of our residents.

FFHC experienced revenues of over \$8 million in 2019 and all of our revenues are reinvested into the organization, including salaries, direct patient care services, equipment, supplies, staff training, recruitment and retention of qualified staff, contracts with outside organizations and companies which provide additional health care and support services that we do not provide on-site.



Nadia Chandler Hardy  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE June 12, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **New Procurement Opportunities**

The Office of Procurement Services (OPS) would like to inform the City Council of the following contract opportunities that have been advertised in the last week in the *Dallas Morning News*. These opportunities are also on Bonfire, the City's electronic bid portal: <https://dallascityhall.bonfirehub.com/login>. (Free registration is required to view the opportunity in full.)

In addition, we have updated citywide opportunities for the current quarter on the OPS website: <https://dallascityhall.com/departments/procurement/Pages/Home.aspx>

Solicitation No.	Solicitation Name
1. CIZ1924	Lower East Bank Interceptor Wastewater Main (Dallas Water Utilities)*
2. CIZ1925	Erosion Control at Various Locations – Phase 1 (Dallas Water Utilities)*
3. CIZ1926	Water and Wastewater Main Replacements at Various Locations (Dallas Water Utilities)*
4. BJ20-00013046	Water Extraction & Drying Services
5. BKZ20-00013317	Other Post-Employment Benefits (OPEB) Actuarial Services
6. BJZ20-00013429	Ground Maintenance, Xeriscape, Flower Beds & Arborist Services

*\*Solicitations that begin with a "C" are for construction projects and the issuing department handles those procurements directly. OPS only advertises and unseals submissions for the construction procurements.*

Once an opportunity/solicitation is advertised, it is considered an open procurement until the City Council awards the contract. Please be advised that Section 12A-15.8(g) of the Code of Ethics prohibits communication between councilmembers and bidders or proposers on open procurements.

DATE June 12, 2020  
SUBJECT **New Procurement Opportunities**

Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.



**M. Elizabeth Reich**  
Chief Financial Officer

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
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M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors  
Jon Fortune, Assistant City Manager

# Memorandum



CITY OF DALLAS

DATE June 10, 2020

TO Honorable Mayor and Council Members

SUBJECT **Water and Wastewater Revenue Refunding Bonds, Series 2020C/D – Sale Results**

On May 27, 2020, City Council approved ordinances authorizing the issuance of up to \$726,000,000 in City of Dallas Waterworks and Sewer System Revenue Refunding Bonds, Series 2020C and Taxable Series 2020D (“the Bonds”), to refund outstanding water and wastewater bonds and commercial paper notes. The bond sale, held on June 9, 2020, resulted in purchase orders that were more than ten times the supply of available bonds by over 200 unique bond sale participants. The true interest cost for the bond sale was 2.32 percent, which is a decrease from the 3.21 percent originally estimated in May. Overall, the sale resulted in a net present value savings of \$92.6 million in savings.

Market conditions were favorable, generating high demand for the sale of the tax-exempt \$281.8 million Water and Wastewater Revenue Refunding Bonds, Series 2020C, which included the retirement of \$259.1 million currently outstanding Waterworks and Sewer System commercial paper notes. The sale garnered interest and demand from both domestic and international buyers resulting in three new purchasers of our bonds and a single buyer who wanted to purchase the entire \$363.7 million of taxable bonds.

The success of the bond sale is a testament to the City and Water Systems’ standing and strength in the market. Attached are details of the bond sale results. Please let me know if you need additional information.

A handwritten signature in black ink that reads "M. Elizabeth Reich".

M. Elizabeth Reich  
Chief Financial Officer

[Attachment]

c:	T.C. Broadnax, City Manager	Jon Fortune, Assistant City Manager
	Chris Caso, City Attorney	Joey Zapata, Assistant City Manager
	Mark Swann, City Auditor	Nadia Chandler Hardy, Assistant City Manager
	Biliera Johnson, City Secretary	Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
	Preston Robinson, Administrative Judge	Laila Aleqresh, Chief Innovation Officer
	Kimberly Bizer Tolbert, Chief of Staff to the City Manager	M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
	Majed A. Al-Ghafry, Assistant City Manager	Directors and Assistant Directors

SOURCES AND USES OF FUNDS

City of Dallas, Texas  
Water and Wastewater Revenue Refunding Bonds, Series 2020CD  
FINAL PRICING CASHFLOWS - JUNE 9, 2020 1:55PM CT

Dated Date 07/07/2020  
Delivery Date 07/07/2020

Sources:	Series C	Series D (Taxable)	Total
<b>Bond Proceeds:</b>			
Par Amount	281,825,000.00	363,665,000.00	645,490,000.00
Premium	71,596,565.70		71,596,565.70
	<u>353,421,565.70</u>	<u>363,665,000.00</u>	<u>717,086,565.70</u>
<b>Other Sources of Funds:</b>			
DSF Contribution	1,206,728.99	4,116,370.45	5,323,099.44
	<u>354,628,294.69</u>	<u>367,781,370.45</u>	<u>722,409,665.14</u>
<b>Uses:</b>			
<b>Project Fund Deposits:</b>			
CP Refunding	259,100,000.00		259,100,000.00
<b>Refunding Escrow Deposits:</b>			
Cash Deposit	0.56	1.33	1.89
SLGS Purchases	94,774,934.00	366,808,789.00	461,583,723.00
	<u>94,774,934.56</u>	<u>366,808,790.33</u>	<u>461,583,724.89</u>
<b>Delivery Date Expenses:</b>			
Underwriter's Discount	753,212.97	968,595.59	1,721,808.56
<b>Other Uses of Funds:</b>			
Additional Proceeds	147.16	3,984.53	4,131.69
	<u>354,628,294.69</u>	<u>367,781,370.45</u>	<u>722,409,665.14</u>

SAVINGS

City of Dallas, Texas  
Water and Wastewater Revenue Refunding Bonds, Series 2020CD  
FINAL PRICING CASHFLOWS - JUNE 9, 2020 1:55PM CT

Date	Prior Debt Service	Prior Receipts	Prior Net Cash Flow	Refunding Debt Service	Savings
09/30/2021	19,961,622.90	5,323,099.44	14,638,523.46	10,158,189.64	4,480,333.82
09/30/2022	28,012,301.65		28,012,301.65	22,556,126.30	5,456,175.35
09/30/2023	28,010,636.92		28,010,636.92	22,553,824.30	5,456,812.62
09/30/2024	34,638,534.44		34,638,534.44	29,184,331.70	5,454,202.74
09/30/2025	29,355,570.07		29,355,570.07	23,902,755.00	5,452,815.07
09/30/2026	29,357,790.35		29,357,790.35	23,906,525.55	5,451,264.80
09/30/2027	26,642,219.90		26,642,219.90	21,427,650.03	5,214,569.87
09/30/2028	26,643,267.70		26,643,267.70	21,428,226.08	5,215,041.62
09/30/2029	37,990,780.80		37,990,780.80	32,769,993.50	5,220,787.30
09/30/2030	33,783,375.00		33,783,375.00	28,333,787.75	5,449,587.25
09/30/2031	27,737,000.00		27,737,000.00	22,282,644.00	5,454,356.00
09/30/2032	30,749,875.00		30,749,875.00	25,298,088.50	5,451,786.50
09/30/2033	35,580,125.00		35,580,125.00	30,126,550.25	5,453,574.75
09/30/2034	41,535,125.00		41,535,125.00	36,080,454.75	5,454,670.25
09/30/2035	29,997,875.00		29,997,875.00	24,542,637.75	5,455,237.25
09/30/2036	33,675,750.00		33,675,750.00	28,218,477.50	5,457,272.50
09/30/2037	33,684,875.00		33,684,875.00	28,227,605.00	5,457,270.00
09/30/2038	43,015,787.50		43,015,787.50	37,553,650.00	5,462,137.50
09/30/2039	43,013,646.88		43,013,646.88	37,549,170.90	5,464,475.98
09/30/2040	43,013,700.01		43,013,700.01	37,554,549.00	5,459,151.01
09/30/2041	28,698,215.63		28,698,215.63	25,010,784.10	3,687,431.53
09/30/2042	19,542,000.00		19,542,000.00	15,854,242.45	3,687,757.55
09/30/2043	10,198,750.00		10,198,750.00	6,510,586.20	3,688,163.80
	714,838,824.75	5,323,099.44	709,515,725.31	591,030,850.25	118,484,875.06

Savings Summary

PV of savings from cash flow	92,557,569.36
Plus: Refunding funds on hand	696.30
Net PV Savings	92,558,265.66

**SUMMARY OF REFUNDING RESULTS**

**City of Dallas, Texas  
Water and Wastewater Revenue Refunding Bonds, Series 2020CD  
FINAL PRICING CASHFLOWS - JUNE 9, 2020 1:55PM CT**

	Series C	Series D (Taxable)	Total
Dated Date	07/07/2020	07/07/2020	07/07/2020
Delivery Date	07/07/2020	07/07/2020	07/07/2020
Arbitrage Yield	1.591892%	2.298267%	1.591892%
Escrow Yield	0.149432%	0.239493%	0.149432%
Value of Negative Arbitrage	306,013.35	14,062,076.42	14,368,089.77
Bond Par Amount	73,870,000.00	363,665,000.00	437,535,000.00
True Interest Cost	2.284307%	2.323237%	2.315223%
Net Interest Cost	2.650872%	2.346585%	2.402546%
All-In TIC	2.284307%	2.323237%	2.315223%
Average Coupon	4.559986%	2.325426%	2.736381%
Average Life	13.965	12.588	12.821
Par amount of refunded bonds	92,565,000.00	331,588,000.00	424,153,000.00
Average coupon of refunded bonds	4.960889%	4.877187%	4.895168%
Average life of refunded bonds	13.528	13.804	13.744
PV of prior debt	121,793,218.52	432,348,772.03	
Net PV Savings	27,018,283.96	65,539,981.70	92,558,265.66
Percentage savings of refunded bonds	29.188445%	19.765487%	21.821905%



# Memorandum



CITY OF DALLAS

DATE June 12, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Amendments to Chapter 51A and Chapter 45 of the Dallas City Code for Temporary Inclement Weather Shelters**

## **Purpose:**

Staff will provide an update to the Temporary Inclement Weather Shelter Program (TIWS) and related Municipal Code amendments. This item was briefed to the Housing and Homelessness Solutions Council Committee on January 14, 2020. The Committee recommended the item be forwarded to City Council for consideration and possible action pending the additional outreach to faith-based communities and service providers. This memo provides a summary of the feedback received from the additional community outreach and is currently scheduled for the City Council voting agenda on June 24, 2020.

## **Background:**

According to the National Coalition for the Homeless, inclement weather accounts for the deaths of approximately 700 people experiencing homeless or persons who are at-risk of homelessness every year across the United States. Every day, street outreach workers in cities across the nation go out into communities to encourage people on the street to take shelter, but many people refuse, for a variety of personal and social reasons. The same remains true in Dallas.

On January 23, 2020, the Point in Time Count showed the number of unsheltered people in Dallas increased by 122 people from 1,452 to 1,619. That night, the temperature was in the 50s. The average overnight low temperature in January is in the mid-30s. Establishing predictable inclement weather shelters decreases the chances that a Dallas resident will die while experiencing homelessness. It also increases the chances of connecting a person experiencing homelessness with the services and shelter they need. These are the primary arguments that catalyzed staff's efforts to develop the Office of Homeless Solutions Strategy, which was approved by the City Council in August of 2018 and formalize temporary inclement weather shelters through the establishment of Chapters 45 and amendment of 51A of the Dallas City Code. These two Code revisions are intended to operate concurrently.

## **Why People Choose Street Sleeping Over Shelter:**

The reasons people choose to sleep on the street rather than going into shelters are as diverse as the people themselves. For some, it is that they have had a bad experience in a shelter or have heard about the bad experiences of others. Many who experience homelessness are not alone but have pet companions that may not be allowed. As a loyal pet owner, these individuals will not leave their pet, and refuse to surrender to a shelter. They are afraid that shelters are dangerous places and may risk having their personal belongings stolen.

For some people, a mental health condition magnifies the fear of going into shelter. It's a fear of the unknown, crowds, or the lack of ability to control their surroundings. Substance use disorders, criminal history, an unwillingness or inability to follow rules, and many other reasons contribute to the list of reasons that people choose to sleep outside. On the street, they may know where to find a blanket or a hot meal, but they don't necessarily know what they will find in shelter. Their

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space on a grassy area by the highway or under an overpass feels safer than a shelter, even when it is freezing outside. The street has become their home.

Establishing temporary inclement weather shelters provides immediate, potentially life-saving comfort to people who are resistant to staying inside, but it can also have a potentially much larger impact. Convincing an unsheltered person to come in from the cold, for even one night, can start them down a path to permanent housing. An unsheltered person can be shown that moving inside can be safe and that fears can be unfounded. Connections can begin to form that lead that unsheltered person to additional services and case management that are designed to lead to permanent housing. Inclement weather shelters are a critical piece of the overall strategy for ending chronic homelessness in Dallas.

### **City of Dallas Operations of Inclement Weather Shelters:**

In 2019 and early 2020, while Chapters 45 and 51A were in development, it became clear that a gap in services needed to be filled. The Office of Homeless Solutions (OHS) was tasked with operating inclement weather shelters on three occasions, which include November 11 – 16, 2019, December 10, 2019, and February 4 – 5, 2020. The first two shelters were staged at the Kay Bailey Hutchison Convention Center and the third was staged at the J. Erik Jonsson Central Library.

These efforts were supported by the Office of Emergency Management, Convention and Event Services, Dallas Police, Dallas Fire and Rescue, Animal Services, Parkland Health System, Dallas Right Care, volunteers from City staff, homeless service providers, and the faith-based community.

Over the eight-night period, 1,300 people were served, with 605 of those were unduplicated shelter guests. As is generally the case with the City's unsheltered population, the overwhelming majority of people served were adult men of color. 98% of them has a last known address in Dallas and 22% of them were in shelter for the first time.

### **Issue:**

OHS learned several important lessons while operating these temporary shelters. First, and most importantly, coordination with other service providers is critical. Temporary Inclement Weather Shelters (TIWS) are designed to function as overflow facilities. It is imperative that IWS operators communicate with traditional overnight shelters to ensure temporary shelter options are provided in areas where there is the most need and the ability to link guests to longer term shelters and services.

OHS also learned that there are organizations that are willing to donate services, food, other supplies, and volunteers but that coordination must be established well in advance of the need and deployable with little notice.

It became clear that a successful TIWS must be truly low barrier. Intake must be simple and fast. Many of the people who will come into an Inclement Weather Shelter may have been banned from a traditional overnight shelter. Creating barriers to entry will increase the chances that an unsheltered person will decide to take a chance on sleeping on the street.

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The final lesson was that Temporary Inclement Weather Shelters are a significant unmet need in Dallas. Passage of Chapters 45 and 51A will allow external organizations to legally and effectively operate these shelters and fill the need in a way that does not deplete City resources.

**Components of Chapter 51A Proposal:**

Chapter 51A is amended to include specific accessory uses of facilities to operate as Temporary Inclement Weather Shelters. The revised Chapter 51A allows for the operation of a site as a Temporary Inclement Weather Shelter provided that the site operates under the policy established in the Chapter 45. Chapter 51A is clear that the provisions and definition of a Temporary Inclement Weather Shelter is not allowed in single family, duplex, townhouse, or disabled group dwelling units.

**Components of Chapter 45 Proposal:**

Chapter 45 is designed to work in conjunction with proposed changes to Chapter 51A. It establishes an inclement weather shelter program which will be administered by the Office of Homeless Solutions.

Chapter 45 contains the process and procedure for which interested parties may participate, operate, and be permitted. Definition of inclement weather, periods of operation, temperature and other weather conditions, required coordinated intake and assessment, and any potential spacing requirements from other temporary inclement weather shelters and overnight general-purpose shelters.

**Inclement Weather Definitions:**

- **Cold weather advisory (CWA)** - means an advisory issued when the minimum nighttime temperature is forecast by the National Oceanic and Atmospheric Administration's National Weather Service to be 32 degrees Fahrenheit or below at any point from 4PM CST to 8AM CST (next day). A cold weather advisory is issued for any amount of freezing rain, ice or when two to four inches of snow (alone or in combination with sleet and freezing rain).
- **Heat weather advisory (HWA)** - means an advisory issued when the minimum nighttime temperature is forecast by the National Oceanic and Atmospheric Administration's National Weather Service to be 90 degrees Fahrenheit or higher at any point from 4PM CST to 8AM CST (next day).

**Permit Process: (new information included related to COVID 19 and infection control policies)**

- Provisions are cumulative of all city ordinances, building, electrical, food establishment, fire safety, and all other permits and licenses required by ordinance or other law.
- Applicant must submit permit to shelter coordinator at least 45 days prior to operation along with following:
  - Valid Certificate of Occupancy
  - Project Plan (including site and floor plan for shelter operations)
  - Operation Plan in compliance with Section 45-7
  - Community notification and outreach- operator's outreach and notification strategies to nearby residents, businesses, shelter participants,

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governmental agencies, stakeholders, and service providers. (email, social media post, signs, etc.).

- Supportive services (if applicable) – supportive services, programs, and case management services offered to shelter participants.
  - Emergency management and fire evaluation- procedures for medical and other emergency events, including illness, injury, fire, flood, and other natural disasters. Procedures must include staff training log with first aid, CPR, and any additional medical training.
  - **NEW:** Infection control policies - policies and plans that comply with the guidelines of the Centers for Disease Control. (COVID-19, TB, etc.).
  - Privacy measures for vulnerable subpopulations- Privacy measures for shelter participants who are deemed a vulnerable sub-population or require supportive equipment, such as a wheelchair, lift equipment, or service animals.
- Passed building and safety inspection required prior to issuance of final permit
  - DFR and DPD notified of approved permit at least 10 days prior to operation and provided with approved site and floor plans (OHS will notify).
  - Permits are valid for a twelve-month period and expires on September 1 each year.

#### **Permit Revocation:**

Under the proposed program, the Office of Homeless Solutions may deny or revoke for the following:

- Falsified information or incomplete application
- Operator fails to maintain public order in or around shelter location
- DFR or DPD declares structure or property a threat to public's health, safety, and welfare
- History of noncompliance or previous revocations
- Noncompliance regarding city ordinance, state, or federal law
- Noncompliance with Chapter 46 "Unlawful Discriminatory Practices" relating to sexual orientation and gender identity and expression
- Any violation of city ordinance, state, or federal law by shelter guests while on shelter premises

#### **Community Input:**

Community input is critical to the success of all OHS efforts. OHS staff presented the plan to the Citizen Homeless Commission at several monthly meetings. Staff also held public meetings with homeless services partners and providers, members of the Continuum of Care, and the general public. The final meeting was held on March 6<sup>th</sup> and largely included members of the faith-based community.

Each of these meetings resulted in valuable improvements to the creation of Chapter 45. Some examples of those improvements include:

- The initial draft of Chapter 45 did not specify that the qualifying temperature applied to the nighttime forecast. Given that most days between the beginning of June and mid-September will reach 90 degrees, it was important to clarify that the *nighttime* temperature

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must be forecast to reach at least 90 days and that daytime temperatures are not applicable.

- The temperature threshold for a heat advisory was lowered from 100 degrees to 90 degrees.
- Language was added that gives the OHS Coordinator the discretion to prioritize applications and permits based on unmet need in geographic locations. As was pointed out in the lessons learned section, effective management of this program will involve ensuring the Inclement Weather Shelters are staged in areas of Dallas where they are most needed. Adding this provision means OHS can prioritize approval of applications in areas where there is truly unmet need.
- Language was added requiring volunteer to guest ratios and training methods for volunteers to be based on best practices.
- The initial draft of Chapter 45 did not require operators to consider privacy and security of guests when setting spacing requirements and there was no consideration for provision of additional spacing for guests who were experiencing trauma. The CHC Subcommittee suggested adding this language to the proposal.

**Previous Committee Actions and Next Steps:**

On January 14, 2020, the Housing and Homelessness Solutions Committee recommended this item be forwarded to full City Council for consideration and possible action following the conclusion of the additional community outreach requested by service providers. Both Chapters 45 and 51A will be referred to the full City Council for consideration on the June 24<sup>th</sup> City Council voting agenda.

Should you have any questions or concerns or would like an individual briefing on these items prior to the June 24<sup>th</sup> voting agenda, please contact or Kevin Oden, Interim Director of Office of Homeless Solutions.



Nadia Chandler Hardy  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
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Majed A. Al-Ghafry, Assistant City Manager  
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Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services  
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