



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

City of Garland

Work Session Room, City Hall

William E. Dollar Municipal Building

200 North Fifth Street

Garland, Texas

Monday, March 06, 2023

6:00 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

- (1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
- (2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
- (3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
- (4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
- (5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
- (6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
- (7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. Public Comments on Work Session Items

Persons who desire to address the City Council on any item on the Work Session agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony.

Speakers are grouped by Work Session item and will be taken in the order of the Work Session agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order. Speaker cards are available in the lobby, at the visitor's side of the Work Session Room, and from members of staff.

Speakers are limited to addressing items on the Work Session agenda – any item relating to a Regular Session agenda item should be addressed at the Regular Session and any item not on an agenda may be addressed during the open microphone at the end of the Regular Session.

2. Consider the Consent Agenda

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

3. Written Briefings:

a. Consider amendments to the Garland Development Code regarding Municipal Setting Designations

The City Council was previously briefed on Municipal Setting Designations regarding groundwater potability during the August 1, 2022 Work Session Meeting. Council is requested to approve the ordinance for formal adoption. Unless otherwise directed by Council this item will be placed on the March 7, 2023 Regular Council Meeting for formal adoption.

b. HOME American Rescue Plan - Draft Action Plan

The Community Development Department staff will provide Council with a draft of the HOME American Rescue Allocation Plan. A Public Hearing is scheduled for the March 7, 2023 Regular Council meeting. This item will be brought back to Council at the March 20, 2023 Work Session for final discussion. Unless otherwise directed by Council this item will be placed on the agenda for formal consideration at the March

21, 2023 Regular Meeting for formal consideration.

c. Notice of Intent to Issue Certificates of Obligation

This item is scheduled for formal consideration at the March 7, 2023 Regular Meeting.

d. Tax-Exempt General Obligation Refunding Bonds and General Obligation Taxable Bond

Council is asked to consider refunding approximately \$50 million of General Obligation Commercial Paper Notes, Series 2021 and the issuance of approximately \$10 million in Taxable General Obligation Bonds. The purpose of this transaction is to refund a portion of variable rate commercial paper notes used to fund projects included in the voter approved bond programs and fund Economic Development initiatives approved by the voters in the 2019 Bond Program.

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 2, 2023 Regular Meeting.

e. Water and Sewer System Revenue Refunding Bonds and Commercial Paper Notes

Council is asked to consider refunding approximately \$41 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately \$9.6 million Water and Sewer System Revenue Bonds, Series 2013 with Water and Sewer System Revenue Refunding Bonds, Series 2023. The purpose of this transaction is to refund a portion of variable rate commercial paper notes with fixed rate long-term debt and to generate debt service savings.

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 2, 2023 Regular Meeting.

4. Verbal Briefings:

a. Administrative Services Committee Report

Administrative Services Committee Chair Robert John Smith will report on the following items:

- 1. Consider changes to Garland Code of Ordinances §22.23 Animal Services Advisory Committee regarding Committee membership requirements, meeting schedule, and Committee's scope of work.*
- 2. Consider codifying the disposition of Surplus and Salvage City Property within the Garland Code of Ordinances.*
- 3. Annual Review of City Council Policies, deferred until November 2023.*

b. Community Services Committee Report

Mayor Pro Tem Deborah Morris, Chair of the Community Services Committee, will report on the following item:

1. *Retail Pet Shop Inspection Process and Rules*

5. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

6. Council will move into Executive Session

**EXECUTIVE SESSION
AGENDA**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

- a. **The City Council will adjourn into executive session pursuant to Section 551.071 of the Texas Government Code to deliberate or discuss attorney/client matters concerning privileged and unprivileged client information related to pending litigation.**

7. Adjourn



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3. a.

Meeting Date: March 6, 2023

Item Title: Consider amendments to the Garland Development Code regarding Municipal Setting Designations

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The City Council was previously briefed on Municipal Setting Designations regarding groundwater potability during the August 1, 2022 Work Session, and an ordinance has been brought forward accordingly on the March 7, 2023 Regular City Council meeting agenda.

Per the Texas Commission on Environmental Quality (TCEQ), a Municipal Setting Designation (MSD) is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.

Municipal Setting Designations are beneficial to the City in that they allow for redevelopment and reinvestment of sites while following proper environmental protocols.

It should be noted that the ordinance reflects the Council's direction to notify property owners within 1,000 feet of the MSD subject property.

Recommendation/Action Requested and Justification

The draft ordinance is placed on the March 7, 2023 Regular City Council meeting agenda for formal adoption. Applicants may then submit MSD applications to the City for consideration.

Attachments

Draft MSD Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 4, "SITE DEVELOPMENT" OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY ADDING AN ARTICLE 9, "MUNICIPAL SETTING DESIGNATIONS"; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part by addition* to add an Article 9, "Municipal Setting Designations," to read as follows:

"ARTICLE 9 - MUNICIPAL SETTING DESIGNATIONS

Division 1 - Purpose

Section 4.110 Statement of purpose.

Purpose. It is the purpose of this article to allow usage of Municipal Setting Designations within the City of Garland, which provides for safe development while protecting people from drinking contaminated groundwater. Where public drinking water is available, the potable use of groundwater in designated areas should be prohibited to protect public health and welfare when the quality of the groundwater presents an actual or potential threat to human health.

Division 2 - Application

Section 4.111 Definitions.

Unless a provision explicitly states otherwise, the following terms and phrases, as used in this ordinance, shall have the meanings hereinafter designated:

Authorized representative means, for purposes of signing an application, if the applicant is a corporation, the president, secretary, treasurer, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; if the applicant is a partnership or sole

proprietorship, a general partner or proprietor, respectively; and if the applicant is a local government, the chief executive officer or his authorized designee.

Chemical of concern means any chemical that has the potential to adversely affect ecological or human receptors due to its concentration, distribution, and mode of toxicity.

Director means any city official designated by the city manager to enforce and administer this article or the director's designated representative.

Environmental risk assessment means the qualitative and quantitative evaluation performed in an effort to define the risk posed to human health and/or the environment by the presence or potential presence and/or use of pollutants.

Groundwater means the presence of water below ground surface.

Local community means those persons entitled to notice in subsection 13-478(b) (7) below.

Municipal Setting Designation (MSD) means a designation as provided by Texas Health and Safety Code Chapter 361, Subchapter. W, which authorizes the executive director of the Texas Commission on Environmental Quality to certify municipal setting designations in order to limit the scope of or eliminate the need for investigation of or response actions addressing contaminant impacts to groundwater that has been restricted from use as potable water by ordinance or restrictive covenant.

Potable water means water that is used for drinking, showering, bathing, cooking purposes, and irrigating crops intended for human consumption.

Regulatory authority means the city manager or duly authorized representative of the city manager.

Section 4.112 Use of groundwater in municipal setting designation as potable water source prohibited.

(A) A person commits an offense if the person intentionally, knowingly, or with criminal negligence uses groundwater in a Municipal Setting Designation as a potable water source.

(B) A person commits an offense if the person intentionally, knowingly, or with criminal negligence uses groundwater in a

municipal setting designation for a purpose prohibited in the ordinance creating that municipal setting designation.

Section 4.113 Pre-submittal meeting; Application.

(A) A person seeking city council approval of a municipal setting designation ("MSD") for property within the territorial limits of the City of Garland, or within its extraterritorial jurisdiction, shall attend a pre-submittal with the regulatory authority.

(B) Following the pre-submittal meeting, a person seeking City Council approval of a MSD shall schedule an application submittal appointment date with the regulatory authority and may only submit an application on the scheduled date.

(C) An application shall be on a form provided by the director, and shall contain:

(1) Applicant's name and address, and the name, address, daytime telephone number, and email address of a contact person;

(2) The location and legal description of the proposed outer boundaries of the MSD;

(3) A statement as to whether the applicant has filed an application with the executive director of the Texas Commission on Environmental Quality for a MSD for the property;

(4) A statement as to whether public drinking water supply system(s) exist that satisfies the requirements of Texas Health and Safety Code, Chapter 361, and that supplies or is capable of supplying drinking water to the property for which the MSD is sought, and property within one-half mile of the property for which the MSD is sought;

(5) A description of the groundwater sought to be restricted, including the identified chemicals of concern therein and the levels of contamination known to applicant, and the identified vertical and horizontal area of the contamination to the limits that it has been identified. If applicant has not documented groundwater contamination offsite that originates from the property for which an MSD is sought, the application shall include a statement as to whether contamination more likely than not exceeds a drinking water standard off-site and the basis for that statement;

(6) Identification of the person(s) responsible for the contamination of the groundwater, if known;

(7) A listing of:

a. All owners of real property lying within one-half mile of the subject property, as the ownership appears on the last approved city tax roll;

b. All state-registered private water wells within five (5) miles from the boundary of the property for which the designation is sought, including a notation of those wells that are used for potable water purposes (if known), and a statement as to whether applicant has provided the owners with notice as provided in Texas Health and Safety Code § 361.805;

c. Of each retail public utility (RPU) that owns or operates a groundwater supply well located not more than five (5) miles from the property for which the MSD is sought, and a statement as to whether applicant has provided the utilities with notice as provided in Texas Health and Safety Code § 361.805; and

d. Each municipality, other than the City of Garland, in which the property is located and/or with a boundary located not more than one-half mile from the property for which the MSD is sought; or that owns or operates a groundwater supply well located not more than five (5) miles from the property for which the MSD is sought; and a statement as to whether applicant has provided the municipalities with notice as provided in Texas Health and Safety Code § 361.805.

(8) A copy of the application to the executive director of the Texas Commission on Environmental Quality, if filed;

(9) A site map, drawn to scale, including a metes and bounds description of the property, the boundary of the proposed MSD, the location of groundwater on the property, and the extent of groundwater contamination to the limits that it has been defined. The map shall include a statement by a professional land surveyor registered by the Texas Board of Professional Surveying attesting to the accuracy of the metes and bounds property description;

(10) A map, drawn to scale, showing all monitoring wells on the proposed MSD property; and

(11) Any other information that the director deems pertinent.

(D) A statement that the property and/or facility is in compliance with all federal, state, and local environmental rules and regulations.

(E) A notarized statement from the property owner, if the applicant is not the property owner, stating that he or she is aware of the MSD application and supports such application.

(F) An application shall be accompanied by:

(1) An electronic file of the names and addresses of persons listed in subsection (C)(7) above, in a format acceptable to the director and compatible with City information systems; and

(2) A non-refundable application fee in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10 of the Code of Ordinances.

(G) An applicant may withdraw its application in writing to the director, and shall forfeit the application fee. If the director has not issued public notice prior to the receipt of the withdrawal letter, the applicant may reapply at any time. If public notice has been issued, a new application is subject to the limitations of section 13-485.

Section 4.114 Staff review.

(A) Upon receiving an application for an MSD, the City shall review the application to determine whether the application is complete, whether all requirements in the Texas Health and Safety Code, Chapter 361, Subchapter W, for pre-certification have been met, and whether any current or future City property or other interests have the potential to be impacted by the proposed MSD.

(B) In the event the City determines that the application is deficient, the City shall send the applicant a written notice describing each deficiency found within the application. The applicant shall have 30 calendar days from the date listed on the deficiency notice to resubmit the application with all deficiencies corrected.

Section 4.115 Public notice.

(A) Upon receipt of an application that the director determines is complete and contains no deficiencies, the director shall schedule a public meeting. The director shall send out written notice of the public meeting to:

(1) all property owners situated within 1,000 feet of a property line of the proposed MSD;

(2) each municipality with a boundary located within one-half mile from a property line of the proposed MSD;

(3) each person or entity that owns or operates a groundwater supply well located within five (5) miles from the proposed MSD property boundary;

(4) each private water well owner registered with the Texas Commission on Environmental Quality; and

(5) each retail public utility that owns or operates a groundwater well supply within 5 miles via Certified Mail (per TCEQ requirements),

(B) The director shall cause notice of the public meeting to be published in a newspaper of general circulation within the City, posted at City Hall, and posted at proposed MSD site.

(C) Applicant shall reimburse the City for all mailing and publication costs prior to the City Council hearing.

Section 4.115 Public meeting.

Once the City has distributed all notices and publications required herein, it shall hold a public meeting at the location, date and time set out in the notice and publication, which shall not be earlier than 10 business days of the time the notice is sent out and published. The purpose of the public meeting is for City staff to explain the nature of the MSD application and answer any questions or concerns from citizens.

Section 4.116 City council public hearing.

(A) Within 20 calendar days following the public meeting, the City Council shall hold a public hearing on the MSD application.

(B) The applicant or applicant's representative must appear at the hearing and present the request for an MSD approval. If the applicant fails to appear at the hearing either in person or by representative, the application shall be deemed withdrawn and the application fee forfeited.

(C) Persons wishing to speak either in favor of or against the application will be provided the opportunity in accordance with City Council rules or guidelines for public hearings.

(D) Following the conclusion of the public hearing, the City Council may deliberate the matter of the application, and then may either:

- (1) Vote to approve or disapprove the application; or
- (2) Postpone action on the application to a future date.

(E) In order to approve an application, the City Council must enact an ordinance prohibiting the potable use of designated groundwater from beneath the property and to restrict other uses of and contact with the designated groundwater. The ordinance must include a metes and bounds description of the property to which the ordinance applies; a listing of the contaminants; and a statement that the ordinance is necessary because the contaminant concentrations exceed potable water standards.

(F) City Council approval of an application shall not be deemed to waive the City's right to comment on an MSD application that has been filed with the Executive Director of the Texas Commission on Environmental Quality, as provided by Texas Health and Safety Code § 361.805.

Section 4.117 Limitation on reapplication.

If after public hearing the City Council denies an application, or if the applicant has withdrawn its application after public notice was issued, no new MSD applications for the property shall be accepted by the City or scheduled for a hearing by the City Council within a period of twelve (12) months of the date of denial or withdrawal.

Section 4.118 Miscellaneous requirements.

(A) A person who has received approval of an MSD from the City, shall, upon issuance from the Texas Commission on Environmental Quality, provide the director with a copy of the pre-certification letter, MSD certificate, certificate of completion, or other documentation issued for the property, showing that response actions have been completed.

(B) A person commits an offense if they fail to provide the director with the documentation required in subsection (a) above, within thirty (30) days of its issuance by the Texas Commission on Environmental Quality."

Section 2

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 3

That Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ____ day of _____, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND POLICY REPORT

City Council Work Session Agenda

3. b.

Meeting Date: March 6, 2023
Item Title: HOME American Rescue Plan - Draft Action Plan
Submitted By: Mona Woodard, Neighborhood Services Administrator
Strategic Focus Areas: Safe Community
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services

ISSUE

The Community Development Department staff is providing Council with a draft of the HOME American Rescue Allocation Plan. Staff is seeking direction from Council for this item.

OPTIONS

The Department of Housing and Urban Development (HUD) has set a deadline of March 30, 2023, for the City to submit an approved HOME-ARP Allocation Plan.

The staff has provided options for Council's consideration below:

1. Approve the submitted draft of the HOME American Rescue Allocation Plan as is; or
2. Modify the submitted draft of the HOME American Rescue Allocation Plan

BACKGROUND

On January 18, 2022, the Council was briefed on the HOME American Rescue Plan (HOME-ARP) funding which was received on April 20, 2021, in the amount of \$2,541,737 provided through the Department of Housing and Urban Development (HUD). This one-time funding source is available to assist the City with activities such as housing, shelter, and other targeted services for qualified populations with incomes at or below 30% of the Dallas County Area Median Income Limits.

The HOME-ARP grant has provided specific categories of qualified populations which may be served. The qualified populations include (1) homeless populations; (2) at risk of being Homeless; (3) youth homeless populations; (4) domestic violence populations; and (5) other populations such as Veterans. Specific categories of eligible project activities include (1) the production or preservation of rental housing; (2) tenant-based rental assistance; (3) supportive targeted services; and (4) the production or preservation of non-congregate shelters.

Grant regulations required the City to develop a specific HOME-ARP Allocation Plan directing the use of funding. Mullen and Lonergan is the Consulting Firm that assisted the City with the

plan development and facilitated the various public input meetings.

A formal Public Hearing is scheduled during the regular Council meeting on March 7, 2023. This item will be brought back before the Council on March 20, 2023, during the Work Session for final discussion, with adoption scheduled for the March 21, 2023 Regular Session.

CONSIDERATION

Submission of the HOME-ARP Allocation Plan is required to occur on or before March 30, 2023. The Council's final approval of the Plan is scheduled for the City Council meeting on March 21, 2023, to meet the required deadline for submission of the Plan to HUD.

Attachments

HOME ARP Draft Allocation Plan



CITY OF GARLAND, TX
Draft HOME-ARP Allocation Plan
For Public Display and Comment

To be Submitted to:
U. S. Department of Housing and Urban Development
as a Substantial Amendment to the
2021 Annual Action Plan

CITY OF GARLAND, TX

HOME-ARP Allocation Plan

Submitted to HUD as a Substantial Amendment to the
Approved 2021 Annual Action Plan

Consultation

Section 1: Describe the consultation process including methods used and dates of consultation

The City of Garland identified local and regional stakeholders whose organizations or agencies address the needs of the HOME-ARP qualifying populations and invited them to attend consultation sessions. Meetings dates were September 20, September 21 and September 28 in 2022, and January 24 and January 31, in 2023. All sessions were conducted via GoToMeeting. A brief PowerPoint presentation was made at the beginning of each session, providing an overview of the HOME-ARP program, definitions of the qualifying populations, a list of eligible activities that could be funded with the HOME-ARP grant and a list of questions focused on identifying the gaps and needs within the homeless system in Garland. Notes were taken on the needs and gaps identified by participants. A complete list of all stakeholders invited, the PowerPoint presentation and all meeting notes are included in Appendix A.

Section 2: List the organizations consulted and summarize feedback received and results of upfront consultation with these entities.

Stakeholder comments received through the various consultation sessions are included in the chart below and referenced throughout the Needs Assessment & Gaps Analysis. In the following chart, QP refers to the HOME-ARP Qualifying Populations served by the named stakeholder agency or organization and, specifically, the following four population groups:

- QP1: a homeless individual or family who lacks a fixed, regular, and adequate nighttime residence
- QP2: an individual or family with an annual income below 30% of the median family income for the area and at risk of becoming homeless
- QP3: any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- QP4: other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

Date	Agency/Organization Name – HOME-ARP Qualifying Populations Served
Sept. 20, 2022 2 pm via GotoMeeting	Garland Police Department – Public agency (QP1) Garland VA Medical Center – Public agency (QP1, homeless veterans) The Gideon Group of North Texas – Homeless service provider (QP1, QP2, QP4) Under 1 Roof – Homeless service provider (QP1, QP2, QP4) Metro Dallas Homeless Alliance – Continuum of Care (QP1, QP2) Hope's Door / New Beginning Center – Homeless service provider (QP3) Metro Relief – Homeless service provider (QP1) Transcend Stem Education – Homeless service provider (QP1, QP2)

NEEDS IDENTIFIED:

- Main issue is lack of affordable units in Garland.
- We do not have enough affordable units and/or Permanent Supportive Housing units. We have many individuals that qualify for low/moderate income housing and PSH units. If units must be in Garland, it could be months/years to house people.
- There is a need to hire housing locaters/Case Managers for Permanent Supportive Housing. They would be able to partner on a housing program and assist in looking for units and finding landlords. New funding opportunities are also needed to address youth and families who are homeless.
- Current investments in veterans are in rapid rehousing and supportive housing. Need to build RRH infrastructure with one-time dollars.
- Need investment in PSH. Chronic homelessness has doubled in a couple years, but minor increases in PSH in that time. RRH (sustain) and PSH (expand) are major priorities. Looking to assemble comprehensive supportive teams – pair them with other initiatives.
- There has also been an increase in the need for childcare and youth homelessness, especially those who have experienced human trafficking.
- Starting to see more elderly who are living in their cars, retirement income far below to pay rent or have vouchers that are no longer accepted. Some individuals have vouchers, but landlords are not accepting them. Can they get in to shelter temporarily? Physical capabilities – safety is a concern. Many are in wheelchairs.
- Services needed for PSH on a day-to-day basis. There's been an increase in hotline calls since the start of pandemic. The DV shelter has housed about 300 adults and children and is experiencing a capacity crisis since they have been operating above capacity and housing people for longer than they typically do. The DV shelter was designed for 30-45 days but had to transition people to hotels due to lack of space. Now the stays are closer to 60 days. Not sure how much longer they can sustain this since funds are going away. Annual household income needed is a heavy lift without supportive services.
- Need to stabilize individuals – need to expand DV bed capacity or congregate shelter to do this. Food and transportation expenses have drastically increased with many relying on Uber for transport.
- Case management, wrap-around services needed. Each individual needs evaluations and assessments to look at why they're homeless and what they need, not only in terms of housing (other needs – mental health, trauma, substance). Case management needs funding.
- Employment assistance is needed – access to reasonable wage opportunities, short-term certifications, job training. Workforce camps – jobs that pay reasonably are not accessible/easy to get to.
- PSH and RRH case managers need intradisciplinary team to provide primary and mental healthcare services. Partnerships needed to create sustainable teams.
- Shelter population has high percentage with healthcare and chronic health concerns.
- Legal needs- individuals may not know how to navigate evictions and landlord issues – some clients have evictions or financial issues in their background that need help before can get housed. DV shelter was seeing about 25/month legal referrals and now seeing about 50/month.
- Lots of challenges with mental health and substance abuse issues – hard to permanently house – model is to get them housed and working so they can stay housed themselves
- Childcare is an issue and a barrier to sustaining independence.
- Seeing an increase of human trafficking victims at the DV shelter and getting more hotline calls from minors.
- Individuals who are aging out of the foster care system
- Disabled persons with social security benefits also need legal assistance.

Sept. 21, 2022 2 pm via GotoMeeting	Good Samaritans of Garland – Homeless service provider (all QPs) Metro Dallas Homeless Alliance – Continuum of Care The Gideon Group of North Texas – Homeless service provider (QP1, QP2, QP4) Catholic Charities Dallas –Homeless service provider (all QPs)
NEEDS IDENTIFIED: <ul style="list-style-type: none"> • People who are trying to get a job need basics (shower and clean clothes) to have employment. • Seeing increase in using temporary shelters to serve clients in extreme weather. A lot of agencies would like to serve clients beyond overnights. Mobile showers are becoming a service. Need more hotel and motel stays. • Shelter is the primary need. Education, employment, and finding appropriate mental healthcare. • Rents have gotten so high that income cannot meet demand, worse now with inflation. People want to work and not everyone experiencing homelessness has a mental illness or substance dependence. • Education and skill levels may not match available jobs – opportunity to help these people especially for city to work with businesses (employment services). People need different skill sets. Need to invest in teaching different skills – “grow workers”. Also provides motivation to go to work and provide for themselves and their families. • Often people don’t have their SSN cards or an official ID (need those for employment). Challenging without computer/internet, transportation, and a physical address to get those things. • Waitlists for housing are long in general • Need to train people to do case management. Need for partnerships/avoid duplication of services/efforts. The enormity of the issue (homelessness) is growing. 	
Sept. 28, 2022 2 pm via GotoMeeting	Jonathan’s Place – Homeless service provider (QP3, children, teens and youth) Helen’s Place – Homeless service provider Garland Police Department – Public agency (QP1) Garland Independent School District – Public agency (QP1)
NEEDS IDENTIFIED: <ul style="list-style-type: none"> • Individuals in Jonathan’s Place transitional living program are leaving with nowhere to go. Many want their own place and most come into program through child protective services. Some go back to abusive situations or staying temporarily with others after their stay. Working to have more space and services from case managers for those that are youths/young adults. Also need to bring companies and local partners in to help discuss and provide workforce training to help build skills. Need something that helps them with next steps and allows them more independence to keep them away from the myriad of bad situations. There is also a need for homeless prevention services. • Individuals aging out of the system with the highest rate among youth population (18-24yrs). Statistics show 50+% will be homeless. Need to put funds into prevention. Education is great, but if an individual does not have a permanent, safe home, may not be able to retain education. • Garland ISD has a current total of 573 McKinney Vento and foster children and have had over 1,200 recently. Getting students to supportive services, especially those services not available in this area, is a big task and a deterrent for students. They do not want to go to a shelter out of area where they are unfamiliar. Also, difficult for shelters that take families as some do not take families with older male children. • Many have trouble saving for deposit and first month’s rent (as well as for furniture and other necessities). • Garland ISD shows significant need for homeless students and families. Students need help with education, but financial support and helping for a few nights at a shelter or hotel resources are thin or not available 	

<p>anymore. Also need misc. items like identification documents for college or trade school. Also need further assistance helping those who have been trafficked or to prevent newly unaccompanied youth from being trafficked. Figure out ways to do college days to help with plan beyond graduation (GRTCC), job fair, to give that stability for successful transition. Sometimes children who age out of system and leave can drop out of school and are susceptible to trafficking, especially by someone they know. Schools try to give choices that will not lead them down that path. Need to create a program to help with this issue.</p>	
<p>January 24, 2023 2 pm via GoToMeeting</p>	<p>Garland Housing Agency – Public housing agency (all QPs)</p>
<p>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • The agency has had a closed waiting list since 2019. • There is a lack of affordable units in the market and many landlords do not want to participate in the program. However, each year the agency has an aggressive marketing program to recruit new landlords. • Voucher holders over the last two years are taking longer to find a unit that will accept the voucher due to the lack of affordable units. • HUD payment standards were not keeping up with rents but last year HUD approved an increase to 120% of the fair market rents which has helped. The downside is that with the increase in the payment standards, they put fewer vouchers on the street. Currently, the agency has the authority for 1,541 vouchers but can place only 1,303 due to the increase in the payment standard. • The most in demand unit types are 2BR units. • Only 33% of the voucher holders live in Garland. Most have to look in the Dallas Metroplex or other parts of Texas for units due to the lack of affordable units in Garland. Very few voucher holders port outside of Texas. 	
<p>January 31, 2023 10 am via GoToMeeting</p>	<p>Community Outreach and Literacy Coordinator for the City of Garland Office of Fair Housing and Human Rights – Public organization that addresses fair housing and civil rights</p>
<p>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • Biggest complaint is there is not enough affordable housing. • Many people looking for a rental unit in Garland can't find one and have to go to other areas to live despite working in Garland. • Transportation is biggest issue especially for those who are disabled. • Many out of state companies are buying- up many of the single -family homes, doing minor rehab and then renting units at very high rent levels which has caused a reduced affordable supply of rental units in the City. • Elderly persons are being affected most by the high rents and are at great risk for becoming homeless. This happens when the unit is sold to out of town investor who then increases the rent to higher than what is affordable, forcing that elderly person to move. • Many landlords are not renewing leases for those units that are part of the Rapid Re-housing Program because they can get higher market rents without subsidies. • The City receives a number of complaints related to landlords not willing to make reasonable accommodations for persons with disabilities. 	

- The City also receives complaints from tenants who are threatened with evictions because they are on fixed incomes and do not receive benefit payment from the state until the middle of the month and rents are due on the first of the month. Most of the time the City can speak with the landlord when this happens and they will accept the late rent payment instead of evicting the tenant.
- The City receives a number of calls from persons who are homeless and need housing. When this happens, they are referred to the Dallas Metro CoC for assistance.

Public Participation

[To be completed following the 15-day public comment period and public hearing.]

Section 1: Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.

- ***Date(s) of public notice:*** February 20, 2023
- ***Public comment period: start date -*** February 20, 2023 through March 7, 2023
- ***Date(s) of public hearing:*** March 7, 2023

Describe the public participation process:

Enter narrative response here.

Describe efforts to broaden public participation:

Enter narrative response here.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

Enter narrative response here.

Summarize any comments or recommendations not accepted and state the reasons why:

Enter narrative response here.

Needs Assessment & Gaps Analysis

This section presents the results of the homeless needs and gaps analysis, drawing on Continuum of Care HMIS data, Point-In-Time (PIT) count information, and several other data sources that are identified.

Where appropriate, this information is contextualized with feedback from stakeholders consulted during the HOME-ARP planning process. Where possible, data specific to the City of Garland was used. Data were obtained from Housing Forward, the Continuum of Care for Dallas and Collin Counties.

Section 1: Housing Inventory

Garland has a shortage of affordable rental housing that impacts the ability of housing and service providers to rapidly re-house or place homeless and at-risk homeless persons and families in stable living situations within 30 days.

Table 1. Homeless Needs Inventory and Gap Analysis, City of Garland

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# Beds	# Units	# Beds	# Units	# Beds					# Beds	# Units	# Beds	# Units
Emergency Shelter	15	6	15	-	-								
Rapid Rehousing	150	44	65	-	-								
Sheltered Homeless						-	48	-	-				
Unsheltered Homeless						-	-	-	-				
Current Gap										-	-	-	-

Sources: HUD 2021 CoC Homeless Report Assistance Programs Housing Inventory County Report, Housing Forward CoC

Garland has a strong demand for affordable rental housing. The shortage of units for households at 0-30% area median income (AMI) and 31-50% AMI increases housing insecurity and rent pressure on lower-income households.

Within the rental housing inventory, there is a severe housing gap for households at 0-30% and 31-50% AMI (see Table 2). Analyzing the household occupancy of rental units by income tier provides additional information. According to CHAS data, there are 5,555 renter households at 0-30% AMI. However, there are only 1,700 rental units affordable to this group of households. Further exacerbating the situation is that only 750 of these 1,700 affordable units are occupied by 0-30% AMI households. The remaining 950 units are occupied by households with incomes above 30% AMI. ***This results in a housing gap of 4,805 rental units affordable and available to 0-30% AMI renter households.***

Moving up the income spectrum, there are 5,915 renter households at 31-50% AMI. For this income group, there is a supply of 5,130 units affordable to them. However, only 1,405 of the 5,130 units are occupied by 31-50% AMI households. The remaining supply of 3,725 units are occupied by households of other income tiers. ***This results in a housing gap of 4,510 rental units affordable and available to 31-50% AMI renter households.***

Table 2. Housing Gap Analysis

Renter Households	0-30% AMI	31-50% AMI
Total Households	5,555	5,915
Affordable Housing Units	1,700	5,130
Units Occupied by Appropriate Income Tier	750	1,405
Units Occupied by Other Income Households	950	3,725
Gap	4,805	4,510

Data Source: 2014-2018 Comprehensive Housing Affordability Strategy

¹ Number of housing units occupied by a household of the same income tier (i.e., a 0-30% AMI household occupies a unit that is affordable to a 0-30% AMI household)

² Number of housing units occupied by a household that is not of the same income tier (i.e., a 0-30% AMI unit is occupied by a household above 30% AMI)

³ Total Number of Households minus Units Occupied by Appropriate Income Tier equals the number of units needed to house the balance of the households within that income tier that are occupying units affordable to households above their income tier (i.e., the housing gap).

Section 2: Size and Demographic Composition of Qualifying Populations

1. Homeless as defined in 24 CFR 91.5

At the time of the January 2022 PIT Count, there were 48 sheltered homeless individuals in Garland that met the definition of homeless under 24 CFR 91.5. The annual PIT Count provides a one-night snapshot of the number of persons and families who are homeless. For a more complete profile of the homeless populations, the HUD ESG SAGE Reports for Garland for the period of 10/01/2020 through 09/30/2021 were reviewed.

According to the SAGE report, a total of 777 homeless persons were served by programs in Garland during the year. These included Hope's Door/New Beginning Center Emergency Shelter and its Rapid Rehousing programs, Metro Relief Garland Street Outreach, and Rapid Rehousing programs administered by Transcend STEM Education, Salvation Army and Under 1 Roof.

Table 3. Homeless Persons Served in Garland

Program	Persons Served
Emergency Shelter	363
Rapid Re-Housing	216
Street Outreach	198
Total	777

Source: City of Garland HUD ESG SAGE Report, 10/01/20-09/30/21

Through Street Outreach, Metro Relief served 198 homeless persons, of which 98% were adults. Sixty-nine percent were males, 30% were females and one person was transgender. By age, 6% were between 18-24, 80% were between 25-61 and the remaining 14% were 62 or older. By race, Whites accounted for 43% and Black/African Americans 48%. All other races, including persons of multiple races, comprised 9%. Hispanics represented 7% of the total. Among the 21 homeless persons identified as veterans, six were chronically homeless. Among the 198 persons served, 19% were chronically homeless. The most common physical and mental conditions present among persons when first contacted included mental health disorders (43%), chronic health conditions (39%), physical disability (29%), drug use disorder (17%), and developmental disability (12%). According to stakeholders, the chronically homeless

population has doubled in the last few years, a population with a high rate of chronic health and mental conditions.

Eighteen percent of persons contacted through Street Outreach reported a history of domestic violence and 7% were fleeing domestic violence at the time of contact. The majority (61%) of homeless persons contacted during the year through Street Outreach remained in the program between six to 12 months. Of the 39 homeless persons who exited outreach to a known destination, 28% exited to permanent destinations while 33% exited to temporary destinations.

There are three Rapid Rehousing programs in Garland: Transcend Stem/Family First Initiative, Salvation Army and Under 1 Roof. Together, these programs served a total of 160 persons within 97 households, of which 10% included chronically homeless persons. Of the 160 persons served, 28% were children younger than 18 while three persons were parenting youth under the age of 25. Six percent were chronically homeless. By gender, 54% of adults were males, 46% were females. Among the adults age 25 and older, 22% were between 25-34, 48% were between 35-54 and 30% were 55 and older. By race, 71% were Black/African American and 28% were White. All other races, including multiple races, comprised 2%. The most common physical and mental health conditions present at the beginning of their stay included physical disabilities (19%), mental health disorders (23%), and chronic health conditions (17%). Sixteen percent had a history of domestic violence and 23% were fleeing. The majority of persons (60%) assisted stayed between 22-180 days. Of the 89 persons who exited the programs with a known destination, 14% existed to permanent destinations and 33% exited to temporary destinations. Among the total were five homeless veterans (all males), one of which was chronically homeless. One veteran was between 55-61 and the other four were 62 or older. Physical and mental health conditions among the five veterans included physical disabilities (4), mental health disorders (2), chronic health conditions (2) and drug use disorder (1). No exit destination data was available.

2. At Risk of Homelessness as defined in 24 CFR 91.5

CHAS data identified housing gaps of 4,805 rental units affordable and available to households at 0-30% AMI and 4,510 rental units affordable and available to households at 31-50% AMI. This significant housing gap for the two lowest income groups among renters means that most of the households in need of these units are currently residing in units where they are paying more than 30% of their income on housing costs, making them cost burdened. These households are at risk of becoming homeless should they experience a job loss or a decrease in their hours, a medical emergency or any of a myriad of unexpected events that could cause them to miss one or more rent payments.

Exiting the homeless system to temporary destinations and/or without income can significantly increase the risk of someone returning to homelessness. Among homeless persons who exited Street Outreach, 33% exited to temporary destinations and 23% exited with no income. Among persons exiting Hope's Door Emergency Shelter, 25% exited to temporary destinations and 86% exited with no income. Among persons exiting the three Rapid Rehousing programs, 22% exited to temporary destinations and 56% exited with no income. These homeless individuals and families would be considered at risk for homelessness.

Garland Housing Agency has a waiting list of 4,510 applicants for its Housing Choice Voucher program. Of these, 59% are families with children, 18% are families with a member who has a disability and 7% are elderly households. Black/African Americans represent 81% of applicants. These 4,510 applicant households are at risk of becoming homeless because they are currently paying more than 30% of their income on unsubsidized rent.

3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

A total of 363 persons were served through Hope's Door/New Beginning Emergency Shelter for survivors of domestic violence. Of these, 40% were children under the age of 18 while 3% were parenting youth under the age of 25. Eighty-one percent were females. By age, 51% were between 25-61, 8% were between 18-24, and 40% were under 18. Black/African Americans accounted for 51% of the total, Whites 40%. All other races, including persons of multiple races, comprised 9%. Hispanics represented 28% of the total. Two adults were veterans. Nine percent of the total served were chronically homeless. The most common physical and mental conditions present included mental health disorders (9%), chronic health conditions (6%), and physical disability (3%). Forty-two percent stayed in the shelter for 31-180 days while another 43% stayed between 31-180 days. Women with children were more likely to stay longer with 44% remaining between 31-365 days compared to 33% of women without children staying for that length of time. Of the 341 homeless persons and families who exited the shelter to a known destination, 43% exited to permanent destinations while 24% exited to temporary destinations.

Hope's Door / New Beginnings served 56 survivors of domestic violence through its Rapid Rehousing program. These individuals represented 20 female-headed households, of which 16 were households with children (total of 52 persons). Sixty-six percent were children younger than 18. Black/African Americans accounted for 55% of the total, Whites 25%. All other races, including persons of multiple races, comprised 20%. Hispanics represented 20% of the total. One adult was a veteran and another adult was chronically homeless. The rates of physical and mental conditions present among persons served were significantly lower than other homeless populations. The following conditions were reported: two with mental health disorders, two with chronic health conditions, and one with a drug use disorder. Thirty-six percent reported a history of domestic violence while 34% were fleeing domestic violence. The majority (75%) stayed in the housing between 1-2 years. Of the 48 homeless persons and families who exited to a known destination, 100% exited to permanent destinations.

Jonathan's Place, a facility for children and youth who are survivors of sexual exploitation, serves the greater Dallas area, including Garland. The facility's Restoring and Educating Survivors to Empowerment and Transformation (RESET) program has been operating since January 2020. In that time, the emergency shelter and long-term foster care programs of RESET have served 97 commercially, sexually exploited youth for a total of 4,847 days in care. Across the tri-county CoC, nearly 3,400 youth were homeless, and over half of the trafficked victims were initially youth runaways. These numbers put Dallas on the national top ten list for cities with the most sex trafficking.

Stakeholders reported that the at-risk children and youth populations in Garland are growing as evidenced by:

- Garland Independent School District has a current total enrollment of 573 homeless and foster children. Recently, the total number exceeded 1,200 within the ISD.
- Stakeholders have also assisted older youths aged 18-24. They are noticing an increase in human trafficking victims at the Hope's Door/New Beginnings Center and are receiving more hotline calls from youth.
- Individuals who are aging out of the foster care system need housing assistance and services.

4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Severely Cost Burdened Households: Those at greatest risk of housing instability include 3,980 renter households with an annual income less than or equal to 30% AMI and experiencing severe cost burden (paying more than 30% of income for housing costs). This represents 14.1% of all renter households in Garland. In addition, 1,705 renter households earn 30%-50% AMI and pay more than 50% of their income on housing. These 5,685 households represent a population in need of rental subsidies to maintain their housing.

Elderly: Stakeholders reported they are beginning to see more elderly who are living in their cars as their retirement income is inadequate to pay rent or because their landlords no longer accept their vouchers. Further complicating the problem is the concern of safety when housing elderly individuals in a temporary shelter. Many are in wheelchairs and/or have severe mobility challenges which cannot be easily accommodated in shelters.

Section 3: Current Resources Available to Assist Qualifying Populations

The following resources are available through the Housing Forward CoC in Garland:

- Metro Relief Street Outreach
- Hope's Door / New Beginning Center Emergency Shelter for victims of domestic violence – has 6 family units of 15 beds plus 15 adult-only beds
- Hope's Door / New Beginning Center Rapid Rehousing program – has 12 family units of 35 beds plus 11 adult-only beds
- Salvation Army / Carr P. Collins Rapid Rehousing program – has 15 adult-only beds
- Transcend STEM Education Family First Rapid Rehousing program
- Under 1 Roof Rapid Rehousing program – has 32 family units of 115 beds plus 39 adult-only beds

Jonathan's Place, a facility for children and youth who are survivors of sexual exploitation, serves the greater Dallas area, including Garland. The facility's Restoring and Educating Survivors to Empowerment and Transformation (RESET) program has been operating since January 2020. In that time, the emergency shelter and long-term foster care programs of RESET have served 97 commercially, sexually exploited youth for a total of 4,847 days in care.

Garland Housing Agency administers a Housing Choice Voucher program that provides rental vouchers to 1,380 families. A waiting list of 4,510 applicant households remain unserved.

Section 4: Describe the Unmet Housing and Service Needs of Qualifying Populations

According to stakeholders, the greatest need is for affordable rental housing, which has been exacerbated by increased competition due to lack of inventory, increasing rental rates, and landlords who are no longer interested in participating in the HCV program. Subsidized rental units fill quickly because there is strong demand. There are landlords who are no longer willing to accept rental subsidies due to higher market rents that are obtainable from households without vouchers.

1. Homeless as defined in 24 CFR 91.5

The SAGE Report indicated 777 individuals served by the homeless system in 2021. According to the 2022 HIC, the City of Garland has 30 emergency shelter beds for victims of domestic violence and 215 Rapid Rehousing beds for families and adults without children. Stakeholders expressed the same overwhelming need for more affordable rental housing. There are not enough affordable units, including Permanent Supportive Housing and Rapid Rehousing units for homeless persons to move into from shelters. Case managers are also needed to provide supportive services. The population of chronically homeless has doubled in the last few years, resulting in a need to sustain the Rapid Rehousing inventory and expand the PSH inventory.

A stakeholder who manages Jonathan's Place, an emergency shelter and transitional living center for children, teens, and young adults who are abused and/or fleeing sex trafficking, identified that individuals in the transitional living program are exiting with nowhere to go. Most come into the program through child protective services and court-ordered mandates and want their own place. Without adequate resources (job, income, rental assistance, etc.), some are left with little choice but to return to abusive situations or live temporarily with family or friends upon exiting.

2. At Risk of Homelessness as defined in 24 CFR 91.5

Garland Housing Agency administers 1,380 Housing Choice Vouchers with a program waiting list of 4,510—more than three times the number of vouchers. The unavailability of an adequate level of rental vouchers to address the demand means these 4,510 households are cost burdened. According to the [Center on Budget and Policy Priorities](#), the average wait time for Texas households to receive housing vouchers is 21 months during which time persons who are homeless must struggle to find other living arrangements, regardless of the cost, housing condition, location, and lack of safety.

Cost burden among 0-30% AMI and 31-50% AMI households is excessively high in Garland. Among the lowest income group, 83.9% of all renter households are cost burdened; 71.6% are severely cost burdened. In other words, more than 8 in 10 renters at 0-30% AMI are living in housing they cannot afford. A similar trend is noted among 31-50% AMI renters with 86.4% being cost burdened; however, the degree of severe cost burden is significantly less among this income group. These households reside in housing units that are more costly than what would be considered affordable to them. Moreover, this does not consider additional living expenses such as food, health care, transportation, childcare, and such. Stakeholders confirmed that the supply of affordable options for housing persons and families exiting the homeless system is severely insufficient to meet growing needs among the qualifying populations.

Table 4. Cost Burdened Renter Households

	Total		Cost burdened		Severely Cost burdened	
	#	%	#	%	#	%
Total Renters	28,265	100.0%	13,335	47.2%	6,135	21.7%
30-50% AMI	5,910	20.9%	5,105	86.4%	1,705	28.8%
0-30% AMI	5,555	19.7%	4,660	83.9%	3,980	71.6%

Source: CHAS data, 2014-2018

Due to the expiration of eviction moratoria, which offered protection for many low-income renter households, coupled with escalating rents, lack of affordable housing inventory, and continued economic effects of the COVID-19 pandemic, the homeless system in Garland experienced significant strains. It lacks capacity across all systems to address the unmet needs of all qualifying populations. This includes staff capacity, inventory capacity and resource capacity to appropriately address growing needs among all of the QPs. Service providers and shelters alike experience ongoing staffing shortages that contribute to these capacity challenges, but also the housing market and inventory is rapidly changing.

3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to the Senior Director of Programs for Hope's Door/New Beginnings Center's shelter for victims of domestic violence, 80% of the population served are women and children. The shelter has housed about 300 adults and children and is experiencing a capacity crisis. The shelter has been operating above capacity and housing people for longer than they typically do. The shelter was designed for stays of 30-45 days but had to transition people to hotels due to a lack of space in the shelter. Now, average stays are closer to 60 days. There is uncertainty about how much longer this model can be sustained as pandemic funds for hotel stays are running out. Transitional housing has been identified as a successful model for individuals fleeing domestic violence and human trafficking, particularly when affordable housing is difficult to find.

According to stakeholders, homeless and other youth who enter emergency shelter to escape the streets, abusive situations and trafficking want to move out when they turn 18—whether or not they have adequate resources to exit. There is a need for programs to help them with the next steps, allowing them more independence while keeping them away from the myriad of dangerous situations. Providing housing assistance and supportive services can help those who have been trafficked and to prevent newly unaccompanied youth from being trafficked. There is also the possibility that those who have been trafficked will become traffickers and create further problems for themselves as well as hurting others. Better programs can help them be productive citizens. Initiatives such college days could help with a plan beyond graduation along with job fairs to give that stability for successful transition. Children who age out of the system and drop out of school are susceptible to trafficking, especially by someone they know. Schools try to provide choices that will lead them to make positive choices.

4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Veterans: The SAGE Report identified 20 homeless veterans. Continuity of assistance is important, so veteran households do not regress and have to start over identifying services and housing options. Providing permanently affordable options with supportive services could help address this need.

Persons with Disabilities: Nearly 17% of homeless individuals assisted in 2021 listed a physical, mental, or chronic health condition. For people with disabilities, accessible housing is a continuing and critical need, ranging from individuals in wheelchairs to medical beds and in-home healthcare services in order to maintain housing stability. There is a severe need for permanent supportive housing that can accommodate persons with disabilities.

Youth: According to stakeholders, Garland ISD shows a significant need for homeless students and families. Students need help with education, but financial support for a few nights at a shelter or hotel is

not available anymore. Students need miscellaneous items such as identification documents for college or trade school. Connecting students to supportive services, especially those not available in the immediate area, is a big task and a deterrent for students who try to access them. Many have trouble saving for a deposit and the first month's rent as well as for furniture and other necessities. According to stakeholders, the Garland Police Department works with school counselors and teaches life skills to students. There is a need to gather input from local businesses to match what skills are needed for available jobs that students could fill. Job fairs have been hosted at the recreational center where applicants were getting hired on the spot.

Section 5: Identify Gaps within the Shelter, Housing Inventory, and Service System

Based on the stakeholder consultations and data analysis, the following gaps were identified:

- There is a housing gap of 9,315 rental units affordable and available for 0-30% AMI and 31-50% AMI renter households.
- There are 4,510 households on the waiting list with Garland Housing Agency for Housing Choice Vouchers of which 59% are families with children, 18% are families with one member with a disability and 7% are elderly families.
- There are gaps in appropriate housing and services to support persons exiting the homeless system to temporary destinations and/or with no income.
- Women with children staying in Hope's Door/ New Beginning Emergency Shelter were more likely to stay for longer than 30 days, with some staying for up to 365 days, than women without children. This indicates a need for more beds for persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. Funding for placing overflow in hotels is very limited and often not available.
- Dallas is one of the top ten US cities for sex trafficking and Jonathan's Place has assisted nearly 3,400 youth across the tri-county CoC who were homeless and escaping from trafficking. There is a need for a second facility in Garland to expand the organization's RESET program focusing on providing emergency shelter and supportive services for the young homeless survivors of sex trafficking.
- Wrap-around services, including case management, are needed. Other needed services include employment training, transportation, financial literacy, childcare, mental and physical health care, etc.

Section 6: Additional Characteristics Associated with Instability and Risk of Homelessness

No additional comments.

Section 7: Identify Priority Needs for Qualifying Populations

Based on stakeholder consultations and data analysis, the priority needs among the Qualifying Populations are affordable and supportive housing solutions. This includes the following:

- Affordable rental housing for 0-30% AMI households
- Non-congregate shelter for those fleeing domestic violence, sexual violence, sexual assault, dating violence or human trafficking

- Emergency or transitional housing for youth fleeing sex trafficking
- Increased investment in supportive services
- Additional Permanent Supportive Housing units
- Additional/expanded Rapid Rehousing programs

Section 8: How the Level of Need and Gaps was Determined

In addition to feedback from stakeholder consultation sessions, the following sources were consulted to determine the housing and service needs and gaps for HOME-ARP qualifying populations:

- American Community Survey (ACS), 2016-2020
- HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018
- Housing Forward Continuum of Care Point-in-Time Count
- Housing Forward Continuum of Care 2022 Housing Inventory Count (HIC)
- City of Garland HUD ESG SAGE Report, 10/01/2019 – 09/30/21
- Garland Housing Agency
- [Center on Budget and Policy Priorities](#).

HOME-ARP Activities

Section 1: Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors

Garland will use 60% of its HOME-ARP grant for the development of affordable rental housing for homeless youth fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. The City will allocate 25% of its HOME-ARP grant for supportive services with access provided to all HOME-ARP qualifying populations.

The City will issue a Request for Proposals (RFP) or an application to interested service and housing providers. The solicitation documents will be developed as part of the City's HOME-ARP policy and procedure manual, which will be developed upon HUD's approval of the HOME-ARP Allocation Plan. The solicitation documents will be used to ensure that all regulatory and statutory requirements of the HOME-ARP program are met.

The City's solicitation documents will, at a minimum, specify eligible applicants, eligible activities, minimum and maximum funding amounts, application thresholds, and underwriting criteria, and will provide instructions on how to submit an application for funding. Applications may be evaluated according to criteria such as organizational or developer experience, capacity, demonstrated effective grant management experience, services offered, housing need, project readiness, and leveraged resources, among other factors.

2. Describe whether the PJ will administer eligible activities directly:

Garland will not directly administer HOME-ARP activities beyond program administration and planning.

3. If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No HOME-ARP administrative funds have been provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

Table 5. Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 648,143		
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing	\$ 1,512,334		
Non-Profit Operating		# %	5%
Non-Profit Capacity Building		# %	5%
Administration and Planning	\$ 381,261	15 %	15%
Total HOME ARP Allocation	\$ 2,541,738		

4. Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The priority needs identified by Garland are all urgent needs for housing and supportive services for HOME-ARP qualifying populations, however, only a limited amount of HOME-ARP funding is available. For this reason, the City will invest its allocation in developing affordable rental housing and providing supportive services. Almost 60% of the HOME-ARP grant is allocated for the development of affordable rental housing for qualifying population 3 (persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking) with a limitation to serve homeless youth. According to stakeholders, homeless and other youth who enter emergency shelter to escape the streets, abusive situations and trafficking want to move out and live on their own when they turn 18—whether or not they have adequate resources to exit. There is a need for programs to help them with the next steps, allowing them more independence while keeping them away from the myriad of dangerous situations. Providing housing assistance and supportive services can help those who have been trafficked and to prevent newly unaccompanied youth from being trafficked. There is also the possibility that those who have been trafficked will become traffickers and create further problems for themselves as well as hurting others. Children who age out of the system and drop out of school are susceptible to trafficking, especially by someone they know. Safe housing with strong supportive services can help to break the cycle.

In addition, according to the Senior Director of Programs for Hope's Door/New Beginnings Center's shelter for victims of domestic violence, 80% of the population served are women and children. The shelter has housed about 300 adults and children and is experiencing a capacity crisis. The shelter has been operating above capacity and housing people for longer than they typically do. The shelter was designed for stays of 30-45 days but had to transition people to hotels due to a lack of space in the shelter. Now, average stays are closer to 60 days. There is uncertainty about how much longer this model can be sustained as pandemic funds for hotel stays are running out.

Another 25% of the HOME-ARP grant will be invested in supportive services with access provided to all HOME-ARP qualifying populations. Stakeholders identified the need for a plethora of supportive services including case management, rental assistance, job training, child care, physical and mental health care, substance abuse treatment, matching the job skills of qualifying populations with available employment openings, transportation, and financial literacy, among others.

The remaining 15% of the grant will be budgeted for program administration and planning.

5. Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

According to stakeholders, homeless and other youth who enter emergency shelter to escape the streets, abusive situations and trafficking want to move out when they turn 18—whether or not they have adequate resources to exit. There is a need for programs to help them with the next steps, allowing them more independence while keeping them away from the myriad of dangerous situations. Providing housing assistance and supportive services can help those who have been trafficked and to prevent newly unaccompanied youth from being trafficked. There is also the possibility that those who have been trafficked will become traffickers and create further problems for themselves as well as hurting others.

Children who age out of the system and drop out of school are susceptible to trafficking, especially by someone they know. Safe housing with strong supportive services can help to break the cycle.

According to the Senior Director of Programs for Hope's Door/New Beginnings Center's shelter for victims of domestic violence, 80% of the population served are women and children. The shelter has housed about 300 adults and children and is experiencing a capacity crisis. The shelter has been operating above capacity and housing people for longer than they typically do. The shelter was designed for stays of 30-45 days but had to transition people to hotels due to a lack of space in the shelter. Now, average stays are closer to 60 days. There is uncertainty about how much longer this model can be sustained as pandemic funds for hotel stays are running out. Transitional housing has been identified as a successful model for individuals fleeing domestic violence and human trafficking, particularly when affordable housing is difficult to find.

Stakeholders also identified the need for a plethora of supportive services for all other qualifying populations including case management, job training, child care, physical and mental health care, substance abuse treatment, matching the job skills of qualifying populations with available employment openings, transportation, and financial literacy, among others.

HOME-ARP Production Housing Goals

1.Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Garland estimates that it will use its HOME-ARP funds to facilitate the development of 5-6 units of affordable rental housing at a cost of approximately \$300,000 per unit. This estimate may change depending on development financing.

2.Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

Garland estimates the development of 5-6 affordable rental housing units will provide safe housing within a strong supportive environment for persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. These individuals require a supportive housing environment with adequate resources (e.g., jobs, rental assistance, counseling, legal services, childcare, etc.) to be able to leave their previous abusive living situations.

Preferences

Section 1: Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

No preferences will be used for the HOME-ARP activities proposed by the City of Garland.

Section 2: If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

No preferences will be used for the HOME-ARP activities proposed by the City of Garland.

Referral Methods

1. Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Garland will use the Housing Forward CoC Coordinated Entry System in conjunction with additional referral methods, consistent with HOME-ARP requirements. Through the Housing Forward Continuum of Care coordinated entry system, referred to as the Coordinated Access System (or CAS) that is managed by Metro Dallas Homeless Alliance (MDHA), individuals and families experiencing a housing crisis are assessed for need, prioritized, and matched to appropriate housing and support in the community. *Sheltered and Unsheltered Homeless*: Those who are experiencing homelessness can access the CAS system through multiple access points, including the 800 Homeless Crisis Help Line. The CAS system intake documents the household's homeless status, records the VI-SPDAT assessment, and places the household on the prioritization or housing priority list. *Populations Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking*: For safety and privacy reasons, there is a separate but equal CAS process for domestic violence providers through a dedicated DV specialist at MDHA who prioritizes survivors to a housing priority list that uses de-identified data and unique tracking numbers to maintain client confidentiality. *At-Risk Populations*: Households who are at-risk of homelessness can also access the CAS system through multiple access points, including the 800 Homeless Crisis Help Line. The CAS intake process (through a diversion assessment) works to divert those households from becoming homeless by connecting them with diversion and/or prevention resources. *Other Populations Needing Prevention Assistance or With Greatest Risk of Housing Instability*: Households who are experiencing housing instability or in need of prevention assistance can also access the CAS system through the multiple access points, including the 800 Homeless Crisis Help Line, and the CAS intake process helps to divert them from becoming homeless by connecting them with diversion and/or prevention resources.

2. If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Garland will use the Housing Forward CoC Coordinated Entry System in conjunction with additional referral methods, consistent with HOME-ARP requirements. Through the Housing Forward Continuum of Care coordinated entry system, referred to as the Coordinated Access System (or CAS) that is managed by Metro Dallas Homeless Alliance (MDHA), individuals and families experiencing a housing crisis are assessed for need, prioritized, and matched to appropriate housing and support in the community. *Sheltered and Unsheltered Homeless*: Those who are experiencing homelessness can access the CAS system through multiple access points, including the 800 Homeless Crisis Help Line. The CAS system intake documents the household's homeless status, records the VI-SPDAT assessment, and places the household on the prioritization or housing priority list. *Populations Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking*: For safety and privacy reasons, there is a separate but equal CAS process for domestic violence providers through a dedicated DV specialist at MDHA who prioritizes survivors to a housing priority list that uses de-identified data and unique tracking numbers to maintain client

confidentiality. *At-Risk Populations*: Households who are at-risk of homelessness can also access the CAS system through multiple access points, including the 800 Homeless Crisis Help Line. The CAS intake process (through a diversion assessment) works to divert those households from becoming homeless by connecting them with diversion and/or prevention resources. *Other Populations Needing Prevention Assistance or With Greatest Risk of Housing Instability*: Households who are experiencing housing instability or in need of prevention assistance can also access the CAS system through the multiple access points, including the 800 Homeless Crisis Help Line, and the CAS intake process helps to divert them from becoming homeless by connecting them with diversion and/or prevention resources.

3.If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional): Garland will use the Housing Forward CoC Coordinated Entry System in conjunction with additional referral methods, consistent with HOME-ARP requirements. Through the Housing Forward Continuum of Care coordinated entry system, referred to as the Coordinated Access System (or CAS) that is managed by Metro Dallas Homeless Alliance (MDHA), individuals and families experiencing a housing crisis are assessed for need, prioritized, and matched to appropriate housing and support in the community. For supportive services, the city will follow the same prioritization as established by the CAS. For homeless individuals and families (QP1), the CAS system intake will document a household's homeless status, record the VI-SPDAT assessment, and places the household on the prioritization or housing priority list. For persons fleeing or attempting to flee domestic violence (QP3), the CAS process for domestic violence providers uses a dedicated DV specialist at MDHA who prioritizes survivors to a housing priority list that uses de-identified data and unique tracking numbers to maintain client confidentiality. .

4.If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Garland will use the Housing Forward CoC Coordinated Entry System in conjunction with additional referral methods, consistent with HOME-ARP requirements. Through the Housing Forward Continuum of Care coordinated entry system, referred to as the Coordinated Access System (or CAS) that is managed by Metro Dallas Homeless Alliance (MDHA), individuals and families experiencing a housing crisis are assessed for need, prioritized, and matched to appropriate housing and support in the community. For supportive services, the city will follow the same prioritization as established by the CAS. For homeless individuals and families (QP1), the CAS system intake will document a household's homeless status, record the VI-SPDAT assessment, and places the household on the prioritization or housing priority list. For persons fleeing or attempting to flee domestic violence (QP3), the CAS process for domestic violence providers uses a dedicated DV specialist at MDHA who prioritizes survivors to a housing priority list that uses de-identified data and unique tracking numbers to maintain client confidentiality.

Limitations in a HOME-ARP Rental Housing

1.Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice: Admission to the rental housing units developed with HOME-ARP funding will be limited to QP3: homeless youth fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. Homeless youth is an eligible subpopulation under the domestic violence/sexual assault/trafficking QP. It is necessary to implement this limitation in order to provide effective housing and supportive services for this population within the City of Garland. In addition, this activity cannot address the gap in housing and services through the use of a preference.

2.If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis: Admission to the rental housing units developed with HOME-ARP funding will be limited to QP3: homeless youth fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. Homeless youth is an eligible subpopulation under the domestic violence/sexual assault/trafficking QP. It is necessary to implement this limitation in order to provide effective housing and supportive services for this population within the City of Garland. In addition, this activity cannot address the gap in housing and services through the use of a preference.

3.If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities): In addition to funding the development of affordable rental housing with HOME-ARP funding and placing a limitation on who can access this housing, Garland will use 25% of its grant for supportive services with access provided to all other qualifying populations.

Appendix A: Stakeholder Consultation Materials

Stakeholder Chart
HOME-ARP Allocation Plan
Garland, TX

Type of Organization	Contact Name	Title	Name of Organization
Continuum of Care Serving PJ	Nissy New	Chief Operating Officer	Metro Dallas Homeless Alliance
	Freda Nelms	HMIS Lead	Metro Dallas Homeless Alliance
Homeless Assistance Providers (including DV providers)	Christina Coultas	Senior Director of Programs	Hope's Door/New Beginning Center <i>(Domestic Violence Provider)</i>
	Verna Jones	Executive Director	Under 1 Roof
	Haphen Muchapondwa	CEO	Transcend STEM
	Shelley Hood	Captain	Salvation Army
	Mark Sliter	Social Services Supervisor	Salvation Army
	Samantha Wyman	Manager Social Services	Salvation Army
	Alicia Frye	CEO	Jonathan's Place
	Pam Swendig	Executive Director	Good Samaritans of Garland
	Tanya Downing	Executive Director	Hope Clinic
	Meighan Hylton	GISD Student Services	GISD Student Services/Homeless Students
	Austin Bonds	CEO	Metro Relief
	Wendy Sheriff	Homeless Liasion - Police Officer	City of Garland Police Department
	Dedra Johnson	Homeless Liasion - Code Enforcement	City of Garland Code Enforcement Department
	Katie Besly	Development Director	Metro Relief
	Kaylee Janes	Director of Homelessness	Catholic Charities of Dallas
	Keith Christie	Director	Friendship House
	Rev. Levy Laguardia	Pastor	Axe Memorial Hearts and Hands Food Pantry
	Debbie Rima	Coordinator of Volunteer Emergency Warm	GLOWS Warming Shelter
	Rev Larry Walker	Pastor	The Gideon Group
	Rebecca Cox	Chief Services Officer	The Bridge Homeles Recovery Center
	James Perez	Operations Administrator - Garland	Parkland Hospital Clinic
	Ashley Brundage	Director of Housing Stability	United Say Metropolitan Dallas
	Trisha Cunningham	President	North Texas Food Bank
Veteran's Groups	Ken Watterson	Board President	Homeless Veterans Service of Dallas
			Greater Dallas Veterans Foundation
	Paul Hendricks	Board President	Veterans Center of North Texas
			Veterans Administration- Mesquite
	Cami Rutledge	Operations Administrator	Garland VA Medical Center
			National Call Center for Homeless Veterans
Public Housing Authorities			American GI Forum National Veterans Outreach
	Steve Fitch	Director	City of Garland Housing Agency
	Brooke Etie	VP of Housing Choice Vouchers	Dallas Housing Authority
Public Agencies that address needs of person's experiencing homelessness	Jason Chessher	Director of Health	City of Garland Public Health Clinic
	Dr. Philop Huang	Director	Dallas County Health and Human Services
Public or Private Agencies that address Fair Housing, Civil Rights and the needs of persons with disabilities			Parkland Hospital System of Dallas
	Deborah Garza	Coordinator	Office of Fair Housing and Human Rights - City of Garland
	Christina Lewis	Regional Director	HUD Fair Housing and Equal Opportunities
	Annie Dickson	Vice President	Garland NAACP Unit 6256

Garland,TX HOME-ARP Allocation Plan



1

Agenda

What is HOME-ARP?

Defining the Qualifying Populations

Eligible Activities

Unmet Needs of the Qualifying Populations

Wrap-up and Next Steps

2



The HOME- American Rescue Plan (ARP)

SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter

3

HOME-ARP Allocation



City of Garland

\$2,541,737

4

Qualifying Populations

Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act

At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

In other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability

5

HUD HOME- ARP Definition Homeless



an individual or family who lacks a fixed, regular, and adequate nighttime residence



an individual or family with a primary nighttime residence that is a public or private place not meant for human habitation, including a car, park, abandoned building, bus or train station, airport, or camping ground



an individual or family living in shelter designated to provide temporary living arrangements



an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided



an individual or family who will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels

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HUD HOME- ARP Definition At Risk of Homelessness

Income at or below 30% AMI;
Lacks sufficient resources to attain
housing stability; AND



Multiple Moves: Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance



Doubled Up: Is living in the home of another because of economic hardship



Hotel/Motel: Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals



Overcrowded Housing: Lives in a single room occupancy (SRO) or efficiency apartment unit where two or more persons reside or where there are more than one-and-a-half persons per room



Exiting Institution: Is exiting a publicly funded institution or system of care (e.g., jail, prison, psychiatric hospital, etc.);

7

Five Eligible Activities



PRODUCTION
OR
PRESERVATION
OF AFFORDABLE
RENTAL
HOUSING



TENANT-BASED
RENTAL
ASSISTANCE
(TBRA)



SUPPORTIVE
SERVICES,
HOMELESS
PREVENTION
SERVICES, AND
HOUSING
COUNSELING



PURCHASE AND
DEVELOPMENT
OF NON-
CONGREGATE
SHELTER



NONPROFIT
OPERATING AND
CAPACITY
BUILDING

8

Qualifying populations in Garland, TX

9,315

Renter households that are extremely low-income

4,765 (51.1%)

Extremely low-income renter households with severe cost burden

-7,615

Shortage of rental homes affordable and available for extremely low-income renters

\$29,200

Maximum income for 4-person extremely low-income household (state level)

\$46,883

Annual household income needed to afford a 2-bedroom rental home at HUD's FMR

9

Discussion Topics

What do you see as the most critical gaps and needs in effective service delivery system?

What kinds of housing resources are most in demand?

What kinds of housing units are most in demand?

What supportive services are currently available? What should be available/what is needed?

What are the biggest risk factors for housing instability and maintaining permanent housing once attained?

How are providers currently serving rural or low-capacity areas? What could be done to better support those providers?

Are there any populations or subgroups that are underserved by the current system? What additional services would be beneficial?

10

Next Steps and Timeline

Continue outreach with stakeholder groups

Draft Needs Assessment and Gaps Analysis through October

Draft Allocation Plan through October/November

Public Display in November

Submit to HUD in December

Garland, TX HOME ARP Stakeholder Session #1
Sept. 20, 2022, 2pm- Virtually via Goto Meeting

Attendees

James Perez
Wendy – Garland Police Department
Cami – Garland VA Medical Center
Larry Walker – Gideon Group
Mona Woodard- City of Garland
Verna Jones – Under 1 Roof
Sarah Kahn -- MDHA
Kimisha Peterson – Under 1 Roof
Christina Coultas -- Hope's Door New Beginning Center (DV)
Officer Wilson – Garland Police Department
Melissa McCombs
Haphen Muchapondwa – Transcend Stem Education

I. HOME ARP Program Overview Powerpoint Presentation by M&L

II. Stakeholder Input on Needs

- Verna asked if HOME ARP clients have to reside in Garland? Bill: Actual HOME ARP units that are developed would have to be created in Garland but residents living in the units could come from anywhere.

Main issue is lack of affordable units in Garland – how could the city assist in creating more with HOME ARP funds?

- Cami: Looking at individuals, families, what is the typical target audience? Bill: Any of the above – provide gaps and needs analysis and meet an eligible activity. CoC is providing detailed data that we're assessing, but to fund eligible activity, need to show gap/need.
- City of Garland Officer Wilson: Gap- Veteran in need, has a home, no adequate funding to maintain. No water or electricity for two years. Trying to keep him from losing home. This person would qualify for HOME ARP. Would have to address unit since it is not habitable.

Wendy (Garland Police Dept.): We do not have enough affordable units and/or Permanent Supportive Housing units. We have many individuals that qualify for low/moderate income housing and PSH units. If units must be in Garland, it could be months/years to house people.

A question was raised related to the need to provide landlord with incentives – Could these funds be used for a new program? Answer: These funds could not be used to provide a direct incentive, however, if the landlord was willing to participate, could provide rental subsidy.

- Sara Kahn: There is a need to hiring housing locaters/Case Managers for Permanent Supportive Housing – They would be able to partner on a housing program and assist in looking for units and finding landlords. New funding opportunities are also needed to address youth and families who are homeless. Current investments in veterans are in rapid rehousing and supportive housing. Need to build RRH infrastructure with one-time dollars, Also, need to think about how to sustain the HOME ARP investment. Also need investment of PSH – chronic homelessness has doubled in a couple years, but minor increases in PSH in that time. RRH (sustain) and PSH (expand) are major priorities. Looking to assemble comprehensive supportive teams – pair them with other initiatives. There has also been an increase in the need for childcare and youth homelessness, especially those experiencing sex/human trafficking.
- Larry Walker: Starting to see more elderly who are living in their cars, retirement income far below to pay rent or have vouchers that are no longer accepted. Took two elderly person over to assistance facility and they are numbers 127 & 128 on the waitlist. Some individuals have vouchers, but landlords are not accepting them. Can they get in to shelter temporarily? Physical capabilities – safety is a concern. Many are in wheelchairs. Larry has tried to help nine in the last month. Two have severe mobility challenges.
- Christina (DV Shelter): Services needed for PSH on a day-to-day basis. Has seen an increase in hotline calls since start of pandemic (hotline as a resource/resource development). They have housed about 300 adults and children and, experiencing a capacity crisis since they have been operating above capacity and housing people for longer than they typically do. Shelter designed for 30-45 days but had to transition people to hotels due to lack of space. Now the stays are closer to 60 days. Not sure how much longer can sustain as funds are that they got during the pandemic are going away. Annual household income needed is a heavy lift without supportive services. RRH is a need. Need more affordable housing units. Stabilize individuals – grow DV beds or congregate shelter. Opportunities to provide real-time support. Food and transportation expenses have drastically increased. Relying on Uber for transport. Shelter helps 80% women and children.
- Larry: Case management, wrap-around services needed. Each individual needs evaluations and assessments to look at why they're homeless and what they need, not only in terms of housing (other needs – mental health, trauma, substance). Can be time consuming because each person can take time to solve one issue. Also, problem is that individual may not want to go where is recommended. Case management really needs funds. Employment – access to reasonable wage opportunities -- short-term certifications, job training. Workforce camps – jobs that pay reasonably are not accessible/easy to get to. Path to upward mobility.

Haphen: Asked if administrative fees capped like other HUD funds? (M&L will investigate, but doesn't think so)

- Sarah: PSH and RRH – Case manager needs intradisciplinary team to provide primary and mental healthcare services – gap. Partnerships needed to create sustainable teams – other TX cities successfully been able to tap into other systems (healthcare) to have funds help with such services so that homeless funding can go more specifically to housing and units. Also looking to raise private dollars – have Medicaid take over eventually. (Bill asked to keep us posted on how that is going, so M&L can incorporate).
 - Christina: Shelter population has high percentage with healthcare and chronic health concerns. Legal needs- individuals may not know how to navigate evictions and landlord issues – some clients have evictions or financial issues in their background that need help before can get housed. DV shelter was seeing about 25/month legal referrals and now seeing about 50/month.
- Lots of challenges with mental health and substance abuse issues – hard to permanently house – model is to get them housed and working so they can stay housed themselves, if they have these issues, can't sustain long-term. Also, childcare is an issue and a barrier to sustaining independence.
- Have helped individuals aged 18-24 but getting increase of human trafficking victims at the shelter and getting more hotline calls of minors. Not a primary population but have seen individuals who are aging out of the foster care system.
- Officer Wilson: Disabled persons with social security benefits also need legal assistance

III. Next steps and timeframe for completion

Garland, TX HOME ARP Stakeholder Session #2
Sept. 21, 2022, 2pm- Virtually via Goto Meeting

Attendees

Cindy Hogan – volunteer with a few churches and an emergency shelter (Good Samaritans of Garland)
Freda Nelms – Metro Dallas Homeless Alliance/ CoC Data Coordinator/HMIS
Mona Woodard- City of Garland
John Washington – President of the Gideon Group of North Texas
Larry Walker – The Gideon Group of North Texas
Diana O’Hearn -- volunteer with a few churches and an emergency shelter (Good Samaritans of Garland)
Kaylee Janes – Catholic Charities Dallas (CCD)

I. HOME ARP Program Overview Powerpoint Presentation by M&L

II. Stakeholder Input on Needs:

- Diana: (works with Cindy) – Volunteer at GLOWS extreme weather shelter (cold and now daytime if it is over 95 degrees use Salvation Army to shelter during the day). They are working on creating 501c3 non-profit to do more to address needs of homeless. Now primarily food and shelter. Trying to expand to transportation and employment services. People who are trying to get a job need basics (shower and clean clothes) to have employment. A lot of times now, need to use a computer/internet to apply for jobs. Wanted to know if this funding can help with that? Answer: Potentially and they would need to get 501c3 non-profit status.
- Freda: System Admin of HMIS. Agree with Cindy and Diana – seeing increase in temporary shelters to serve clients in extreme weather. Team is responsible for data collection, but a lot of agencies would like to serve clients beyond overnights. Mobile showers are becoming a service. Need more hotel and motel stays.

She invited other attendees to provide their data for HMIS. She is willing to work with anyone to upload data to do a high-level review of overall need.
- Cindy: Desire and thoughts on how to help the homeless and getting to core issues. Works with a church (New Liberty) potluck dinner and works for an emergency shelter (weather related) works with Woodcreek church to deliver meals.
- Larry and Cindy chatted offline about homeless population before this meeting. So many complicated issues. Opportunities to help some of them find employment, but shelter is primary piece. Education, employment, and find appropriate mental healthcare. Sheltering is complicated b/c it depends on type offered for it to be successful. Opportunity for city to partner with business community (city leaders) to provide resources.
- Cindy: Almost daily interactions with homeless individuals. Rents have gotten so high that income doesn’t meet demand, worse now with inflation. People are getting more desperate. People want to work and not everyone experiencing



homelessness has a mental illness or substance dependence. Education and skill levels may not match available jobs – opportunity to help these people especially for city to work with businesses (employment services). People need different skill sets. In past few decades in school systems the trades and skill training have gone down. Critical thinking doesn't seem to be taught as much. Not everyone needs to go to college – can learn skills and trades to fill need. Need to invest in teaching different skills – “grow workers”. Also provides motivation to go to work and provide for themselves and their families. Often people don't have their SSN cards or an official ID (need those for employment). Larry (GGoNT) helps with those types of things. Challenging without computer/internet, transportation, and a physical address to get those things (also takes a long time to get these things). Waitlists are long in general – services are out there that want to help, but they do not have the resources to meet the needs. Work together to pool resources instead of fighting for the same funding.

- John: The GGoNT addresses homeless need in Garland, Richardson, Dallas area – works to get homeless individuals to needed resources.
- Larry: *reiterated some of his points from session on the 20th*. Try to train people to do case management, takes time. Working with each person experiencing homelessness takes time. Takes a village to deal with the myriad of problems this population has. Need for partnerships/avoid duplication of services/efforts. The enormity of the issue (homelessness) is growing. Still don't think we have a real grasp – undercount. Working to create a one-stop shop to streamline resources and aid.

M&L asked for any documentation Larry could provide – Larry agreed

III. Next steps and timeframe for completion

Garland, TX HOME ARP Stakeholder Session 3
Sept. 28, 2022, 2pm Virtually via Goto Meeting

Attendees

Alicia Frye- CEO of Johnathan's Place
Mona Woodard - City of Garland
Helen Netherly
Wendy – Garland Police Department
Meighan Hylton – Community Liaison for Garland Independent School District (ISD)
Janet Johnson
Annette Himmelreich – Garland ISD
Officer Wilson – Garland Police Department

I. HOME ARP Program Overview Powerpoint Presentation by M&L

II. Stakeholder Input on Needs:

- Alicia Frye: Jonathan's Place - cares for abused children, teens, and young adults – temp. Has an Emergency Children Shelter and programs for young girls who have been sexually abused and those who have been trafficked aged 5-17 years old. It also provides transitional living facility for girls 14-23 yrs who are aging out of foster care system. Also foster care and adoption programs.
Individuals in transitional living program are leaving with no where to go. Many want their own place and most come into program through child protective services. Some go back to abusive situations or staying temporarily with others after their stay. Can't take people back as they get older and leave. Working to have more space and services from case managers for those that are youths/young adults.
(M&L asked for stats, she will send.)
Agrees support services are what are needed most. Children who have been abused are behind developmentally and they need life skills and financial literacy. Also need to bring companies and local partners in to help discuss and provide workforce training to help build skills.
Some statistics: FY Sept-Aug 2022 there were 356 children assisted. 27% were 13-21yr old's – CPS TX Region 3 in August there were 177 14-17yr old's *she will send numbers*. When children age out, often can't see past their 18th birthday and are ready to be out of the system and away from the state. Need something that helps them with next steps and allows them more independence to keep them away from the myriad of bad situations. Also, a possibility that those who have been trafficked will become traffickers and create further problems for themselves as well as hurting others. Better programs can help them be productive citizens. There is also a need for homeless prevention services.

Potential HOME ARP funding would be used for development of new units for older individuals which would be like a regular apartment complex but would have offices in the common area for case managers, support services on-site and areas for classes. One-bedroom apartments that they would pay a below market rate rent, but rent would go into an account so they would have deposit money when they're ready to leave. Continue programing and learning skills and financial literacy. Terms would be 3-5yrs, test it out – could be altered. If working well, would only need 2-3yrs. Rent would have to be developed. Transitional program individuals have to be in school, working, trade school, or college. They have site control over one more buildable acre and this location would make individuals feel more independent.

- Wendy: Asked if possible, to use for foster care – potential to use for individuals aging out of the system. The highest rate is the youth population (18-24yrs). Has been consistent over last few years. Statistics show 50+% will be homeless. Need to put funds into prevention. (*M&L asked for more information*). Works with counselors of schools and go into classrooms and teach life skills. Ask local businesses what they want to see and what they are seeing and told the kids this is what managers want. Hosted job fairs at REC center and people were getting hired on the spot. Education is great, but if a youth/individual does not have a permanent, safe home, may not be able to retain education.
- Meighan Hylton: Garland ISD has a current total of 573 McKinney Vento and foster children and have had over 1,200 recently. Getting students to supportive services, especially those not available in area, is a big task and a deterrent for students. They do not want to go to a shelter out of area where they are unfamiliar. Also, difficult for shelters that take families as some do not take families with older male children. Many have trouble saving for deposit and first month's rent (as well as for furniture and other necessities).
- Annette Himmelreich: Garland ISD shows significant need for homeless students and families. Students need help with education, but financial support and helping for a few nights at a shelter or hotel resources are thin or not available anymore. Also need misc. items like identification documents for college or trade school. Also need further assistance helping those who have been trafficked or to prevent newly unaccompanied youth from being trafficked. Figure out ways to do college days to help with plan beyond graduation (GRTCC), job fair, to give that stability for successful transition. Sometimes children who age out of system and leave can drop out of school and are susceptible to trafficking, especially by someone they know. Schools try to give choices that will not lead them down that path. Need to create a program to help with this issue. *M&L asked to send more statistics on these topics from school district which they agreed to send.*

III. Next steps and timeframe for completion

Garland, TX HOME ARP Stakeholder: Garland Housing Agency
January 24, 2023, 2pm Virtually via Teams Meeting

Attendee

Mr. Steve Fitch, Director of Garland Housing Agency- Administers Housing Choice Voucher Program for the City of Garland

I. HOME ARP Program Overview Powerpoint Presentation by M&L

II. Stakeholder Input on Needs:

- The Garland Housing agency has had a closed waiting list since 2019.
- There is a lack of affordable units in the market place and many landlords do not want to participate in the program. However, each year the Agency has an aggressive marketing program to recruit new landlords.
- Voucher holders, over the last 2 years, are taking longer to find a unit that will accept the voucher due to the lack of affordable units.
- Recently, the payment standards were not keeping up with rents but last year HUD allowed them to increase the payment standard to 120% of the FMRs which has helped. The downside is that with the increase in the payment standards, they put fewer vouchers on the street.
- Currently, the agency has the authority for 1541 vouchers but can place only 1,303 due to the increase in the payment standard.
- The number of vouchers by bedroom size is as follows:

1 BR	703
2 BR	379
3 BR	157
4 BR	33
5 BR	5
6 BR	3

The most in demand unit types are 2BR units.

- Over the last year or so, the Agency is seeing fewer landlords request rent increases. In the prior several years, landlords were making constant requests to increase rents. The reduced requests may be due to the increasing of the payment standard.
- The Agency has also experienced a slower voucher utilization rate over the last year or so. The utilization rate is now between 50-60% but it was between 70-80% before the pandemic. However, in the recent months, this has started to improve.
- Currently, only 33% of the voucher holders live in Garland. Most have to look in the Dallas Metroplex or other parts of Texas (i.e. port) for units due to the lack of affordable units in Garland. Very few voucher holders port outside of Texas.
- The Agency is not interested in project basing vouchers at this time.

- The Agency also does not have any preferences in the voucher program. It is first come/first served.
- We also discussed the Agency potentially partnering with the City on a HOME ARP project. The most interesting item discussed was potentially allowing the Agency to use HOME ARP TBRA funds as it relates to QPs. Steve said that he would discuss in more detail with Mona at the City.

We may want to have a follow-up conversation with Mona to discuss in more detail, especially as it related to the proposed Jonathan's Place project for youth aging out of foster care.

Garland, TX HOME ARP Stakeholder: City of Garland Office of Fair Housing and Human Rights
January 31, 2023, 10:00am Virtually via Teams Meeting

Attendees

Ms. Deborah Garza, Community Outreach and Literacy Coordinator for the City of Garland Office of Fair Housing and Human Rights

Mona Woodard, City of Garland

I. HOME ARP Program Overview Powerpoint Presentation by M&L

II. Stakeholder Input on Needs:

- Biggest complaint is that there is not enough affordable housing.
- Many people looking for a rental unit in Garland can't find one and have to go to other areas to live despite working in Garland.
- Transportation is biggest issue especially for those who are disabled.
- Many out of state companies are buying- up many of the single -family homes, doing minor rehab and then renting units at very high rent levels which has caused a reduced affordable supply of rental units in the City.
- Elderly persons are being affected most by the high rents and are at great risk for becoming homeless. This happens when the unit is sold to out of town investor who then increases the rent to higher than what is affordable, forcing that elderly person to move.
- Many landlords are not renewing leases for those units that are part of the Rapid Re-housing Program because they can get higher rents.
- City receives a number of complaints related to landlords not willing to make reasonable accommodations to persons who are disabled.
- The City also receives complaints from tenants who are threatened with evictions because they are on fixed incomes and do not receive benefit payment from the state until the middle of the month and rents are due on the first of the month. Most of the time the City can speak with the landlord when this happens and they will accept the late rent payment instead of evicting the tenant.
- The city receives a number of calls from persons who are homeless and need housing. When this happens, they refer them to the Dallas Metro CoC for assistance.

Appendix B: Public Participation Materials

[to be added upon completion of public participation]



GARLAND POLICY REPORT

City Council Work Session Agenda

3. c.

Meeting Date: March 6, 2023
Item Title: Notice of Intent to Issue Certificates of Obligation
Submitted By: Matt Watson, Finance Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

On February 7, 2023, Council adopted the 2023 Capital Improvement Program (CIP), which contemplates a Certificate of Obligation (CO) bond sale to fund a portion of the CIP. Council is asked to consider approving a notice of intent resolution at the March 7, 2023 Regular Meeting to provide legal authorization for the certificates. It should be noted that approval of a notice of intent resolution will not obligate the City to issue debt and formal approval of the Certificates of Obligation is expected to occur at the May 2nd, 2023 Regular Council Meeting.

OPTIONS

1. Consider approval of a notice of intent resolution on March 7, 2023 to meet the legal requirements for issuing certificates of obligation to fund a portion of the 2023 CIP and pay related issuance costs.
2. Do not approve a funding source for a portion of the 2023 CIP.

RECOMMENDATION

This item is scheduled for formal consideration at the March 7, 2023 Regular Meeting.

BACKGROUND

The City Manager formally submitted the proposed CIP to Council at the Regular Meeting on January 17, 2023 and staff made copies of the proposed CIP available for public inspection and review the next day in libraries and the City Secretary's Office. The City Council held a Special Budget Work Session on January 21, 2023, to review the proposed program. In addition, Public Hearings on the Proposed CIP were held on January 24, 2023 and February 7, 2023. The 2023 Capital Improvement Program was adopted by Council on February 7, 2023 and requires the issuance of Certificates of Obligation. In compliance with City Council's Financial Policy, Certificates of Obligation debt is issued, so the debt maturities are aligned with the useful lives of the capital improvements being funded. CO principal maturities range from 5 years to 20 years. CO's require approval by Council and publication of a notice of intention for issuance. The maximum amount of issuance in the Notice of Intent resolution is set at \$46.5 million to fund City Council approved CIP projects.

CONSIDERATION

Since neither cash nor voter authorized bonds are available to fund a portion of the 2023 CIP, staff requests the issuance of Certificates of Obligation. Based on information from the City's Financial Advisors, Hilltop Securities Inc., the proposed certificates of obligation can be sold at an estimated interest rate of 3.65% in the current interest rate environment. At this interest rate and assuming a maximum issuance of approximately \$46 million in CO debt, the City will incur additional debt service (principal and interest payments) for the certificate of approximately \$4.7 million per year for fiscal years 2024 to 2028, approximately \$3.2 million per year for fiscal years 2029 to 2033, and approximately \$2.1 for fiscal years 2034 to 2043. The actual interest rate, annual debt service and issue costs will be finalized at the time of the bond sale (May 2, 2023). The Interest and Sinking debt service tax rate is not impacted as a result Notice of Intent to Issue Certificates of Obligation of this debt issuance.

Attachments

Resolution

**THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND**

1. The City Council of the City (the "City Council") convened in REGULAR MEETING ON THE 7TH DAY OF MARCH, 2023, at the designated meeting place, and the roll was called of the duly constituted officers and members of the City Council, to wit:

Eloyce René Dowl, City Secretary

RESOLUTION DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO
ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND; AND
PROVIDING FOR AN EFFECTIVE DATE

ABSTAIN: _____

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of the City (or the Mayor Pro-tem in the absence of the Mayor) has approved and hereby approves the aforesaid Resolution; and that the Mayor (or the Mayor Pro-tem in the absence of the Mayor) and the City Secretary of the City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of the Resolution for all purposes.

SIGNED AND SEALED the 7th day of March, 2023.

City Secretary

Mayor

(SEAL)

RESOLUTION NO. _____

A RESOLUTION
DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND;
AND PROVIDING FOR AN EFFECTIVE DATE

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

WHEREAS, it is deemed necessary and advisable that the Notice of Intention to Issue Certificates of Obligation be given as hereinafter provided; NOW, THEREFORE,

BE IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS THAT:

SECTION 1. Attached hereto is a form of "NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND", the form and substance of which are hereby adopted and approved and made a part of this Resolution for all purposes.

SECTION 2. The City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be published once a week for two consecutive weeks in a newspaper of general circulation in the City, with the date of the first publication to be at least forty-six (46) days before the date tentatively set for the passage of the Resolution authorizing the issuance of such Certificates of Obligation. And further that the City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be posted continuously on the City's Internet website for at least 45 days before the date tentatively set for the passage of the Resolution authorizing the issuance of the Certificates of Obligation.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

'
'
'

NOTICE OF INTENTION
TO ISSUE CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND

THE CITY OF GARLAND, in the Counties of Dallas, Collin and Rockwall, Texas, hereby gives notice of its intention to issue CITY OF GARLAND CERTIFICATES OF OBLIGATION, in accordance with the Certificate of Obligation Act of 1971, as amended and codified, and other applicable laws, in the maximum principal amount of \$46,500,000 for the purpose of paying all or a portion of the City's contractual obligations incurred pursuant to contracts for the purchase, construction, renovation and acquisition of certain real and personal property, to wit: (a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements and the acquisition of land and interests in land related thereto; (b) constructing, renovating and equipping municipal drainage improvements, including flood control and flood mitigation improvements; (c) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (d) acquisition of vehicles and equipment for the fire, police, emergency medical technicians, drainage, stormwater management, and parks and recreation departments and programs; (e) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments and street department; (f) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and improvements for the City's sanitation department, including the landfill and transfer station and the acquisition of land and interests in land related thereto; (g) constructing, equipping and improving information management services systems; (h) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement, upgrade, roof replacement and safety upgrades; and (i) for the purpose of paying all or a portion of the City's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects and said Certificates of Obligation. The City proposes to provide for the payment of such Certificates of Obligation from the levy and collection of ad valorem taxes in the City as provided by law, and a limited pledge of the net revenues derived by the City from the ownership and operation of the City's Water and Sewer System). The City Council of the City tentatively proposes to authorize the issuance of such Certificates of Obligation, in one or more series, at a meeting commencing at 7:00 p.m. on May 2, 2023, in the City Council room at the Garland City Hall, 200 N. Fifth Street, Garland, Texas. In the event that the City Council will be unable to meet at the Garland City Hall on May 2, 2023, the City will post on its website, www.garlandtx.gov, information for persons to attend the meeting by telephone, teleconference or other electronic means.

The maximum interest rate for such Certificates of Obligation will not exceed the maximum legal interest rate, the maximum maturity date for such Certificates of Obligation is February 15, 2043, and the estimated combined principal and interest required to pay such Certificates of Obligation to be authorized on time and in full is \$71,267,279.

The City currently has outstanding debt obligations secured by and payable from ad valorem taxes equal to \$301,540,000 in principal amount and \$384,171,857 in combined principal and interest required to pay such outstanding debt obligations on time and in full.

CITY OF GARLAND, TEXAS

By: Eloyce René Dowl, City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

3. d.

Meeting Date: March 6, 2023

Item Title: Tax-Exempt General Obligation Refunding Bonds and General Obligation Taxable Bond

Submitted By: Matt Watson, Finance Director

Strategic Focus Areas: Sound Governance and Finances

ISSUE

Consider refunding approximately \$50 million of General Obligation Commercial Paper Notes, Series 2021 and the issuance of approximately \$10 million in Taxable General Obligation Bonds. The purpose of this transaction is to refund a portion of variable rate commercial paper notes used to fund projects included in the voter approved bond programs and fund Economic Development initiatives approved by the voters in the 2019 Bond Program.

OPTIONS

1. Authorize staff to refund approximately \$50 million of General Obligation Commercial Paper Notes, Series 2021 with General Obligation Refunding Bonds, series 2023 and issue approximately \$10 million of General Obligation Bonds, taxable series 2023.
2. Do not approve the issuance and refunding of General Obligation Bonds.

RECOMMENDATION

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 2, 2023 Regular Meeting.

BACKGROUND

Commercial Paper is a short-term debt instrument that is issued incrementally as funds are needed to finance the General Obligation Capital Improvement Program and has maturities ranging from 1 to 270 days. Interest is paid at each maturity date but principal is rolled to a new maturity date by issuing replacement commercial paper. This process continues until long-term debt is issued at a fixed rate to refinance the outstanding commercial paper. Due to current market conditions, staff and the City's Financial Advisor, Hilltop Securities, are recommending to refund approximately \$50 million of outstanding Commercial Paper into fixed rate long-term General Obligation debt. In addition, as part of the Economic Development proposition approved by voters in the 2019 Bond Program staff is seeking authorization to move forward with issuing approximately \$10 million of Taxable General Obligation Bonds to fund Council approved Economic Development initiatives.

CONSIDERATION

The Bonds will be fixed rate debt with a 20-year amortization period. The Bonds will have projected annual debt service payments of approximately \$4.2 million a year between 2024 and 2043. The projected interest rate for the tax-exempt Refunding Bonds is 3.52% with the taxable portion estimated to be at approximately 4.79%. The exact amount of annual debt service and the interest rate is subject to market conditions between now and the final pricing date of May 2, 2023.



GARLAND POLICY REPORT

City Council Work Session Agenda

3. e.

Meeting Date: March 6, 2023

Item Title: Water and Sewer System Revenue Refunding Bonds and Commercial Paper Notes

Submitted By: Matt Watson, Finance Director

Strategic Focus Areas: Sound Governance and Finances

ISSUE

Consider refunding approximately \$41 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately \$9.6 million Water and Sewer System Revenue Bonds, Series 2013 with Water and Sewer System Revenue Refunding Bonds, Series 2023. The purpose of this transaction is to refund a portion of variable rate commercial paper notes with fixed rate long-term debt and to generate debt service savings.

OPTIONS

1. Authorize staff to refund approximately \$41 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately \$9.6 million Water and Sewer System Revenue Bonds, Series 2013 with Water and Sewer Revenue Refunding Bonds, Series 2023.
2. Do not approve the refunding transaction.

RECOMMENDATION

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 2, 2023 Regular Meeting.

BACKGROUND

The Water and Sewer System Commercial Paper Program finances various capital improvement projects for the Water and Sewer System. Funding capacity of this program is \$90 million. Due to current market conditions, the City of Garland has an opportunity to refund the \$41 million of variable rate commercial paper notes with fixed rate long-term Water and Sewer System Revenue Refunding Bonds.

In addition, for all Water and Sewer Revenue Bonds issued in 2013 and prior, the City was required to have a debt service reserve fund to provide additional security to investors. All debt issuance after 2013 no longer requires a cash deposit into this reserve fund. The balance of this reserve fund is approximately \$8.2 million and must be held in reserve until 2023 which

is the call date of the 2013 series debt issue. In addition, the cash in this reserve fund must be used to refund outstanding debt. Therefore, the City now has the opportunity to refund the \$9.6 million balance of Series 2013 and pay off \$8.2 million of this outstanding balance by utilizing this debt service reserve fund. The remaining \$1.4 million associated with Series 2013 will be refunded with the Water and Sewer Revenue Refunding Bonds, Series 2023. This refunding transaction is estimated to generate debt service savings of \$8.7 million over the next ten years.

CONSIDERATION

The Refunding Bonds will be fixed rate debt with a 20-year amortization period. The Refunding Bonds will have a projected annual debt service payments of approximately \$3.0 million between 2024 and 2043 and a projected interest rate of 3.56%. The exact amount of annual debt service and interest rate is subject to market conditions between now and the final pricing date of May 2, 2023.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. a.

Meeting Date: March 6, 2023

Item Title: Administrative Services Committee Report

Submitted By: Phillip Urrutia, Assistant City Manager

Summary of Request/Problem

Administrative Services Committee Chair Robert John Smith will report on the following items:

1. Consider changes to Garland Code of Ordinances §22.23 Animal Services Advisory Committee regarding Committee membership requirements and meeting schedule and Committee's scope of work.
2. Consider codifying the disposition of Surplus and Salvage City Property within the Garland Code of Ordinances.
3. Annual Review of City Council Policies, deferred until November 2023.

Recommendation/Action Requested and Justification

Council Discussion

Attachments

Amended Animal Services Ordinance

Surplus and Salvage Property Disposition

Item 1

§ 22.23 Animal Services Advisory Committee.

(A)

The City Council shall appoint an ~~eight~~six-person Animal Services Advisory Committee. The committee shall be composed of one licensed veterinarian, one county or municipal official, one person whose duties include daily operation of an animal shelter, one representative from an animal welfare organization, one public health official, one educational representative with a background in animal studies, one animal welfare non-profit official, and one citizen who shall be a resident of Garland and who shall not have any professional or personal affiliations similar to those represented by other appointees to the committee.

(B)

The Animal Services Advisory Committee shall meet at least ~~three~~six times each year.

(C)

The Animal Services Advisory Committee's authority shall be limited to the following tasks and responsibilities:

(1)

Advise the City Council and local health authority in complying with department of state health services rules pertaining to animal shelters.

(2)

Assist Animal Services with obtaining charitable donations that support the operations of animal wellbeing.

(Ordinance 6125, sec. 1, adopted 5/1/07; Ordinance 6356, sec. 1, adopted 9/15/09; Ordinance 6534, sec. 6, adopted 4/3/12)

Item 2

Determination of surplus property.

The city manager or his duly appointed representative may determine what city property is surplus property. Surplus property is defined as personal property owned by the city that because of lack of need or cost of maintenance or repair is considered financially unfeasible to maintain.

Disposition of surplus property.

The city manager or his duly authorized representative is authorized to dispose of surplus property in a manner that in the opinion of the city manager or his duly authorized representative will provide the greatest economic gain to the city. The property may be sold at public auction, or by sealed bid, written bid, or telephone bid, or by negotiation when the property is of such a nature that there is only one (1) competitive bidder, or by any other means so long as the city manager determines that the fair market value of such property has been obtained. As an alternative method of disposition, the city council may approve a sale or trade to other governmental entities for monetary or public purpose consideration.

Disposition of salvage property.

If surplus property is determined to have little or no market value, or the value is less than that of the costs of disposition by competitive bid, and has reached its useful life for the purpose for which the City originally intended, it is salvage property and may be destroyed or disposed of in a manner authorized herein. The city manager or his duly authorized representative may receive requests from non-profit organizations for the sale or donation of salvage property. Non-profit organizations will be limited to the donation and direct purchase of items totaling no more than \$1,000 per calendar year, unless no other non-profit organization has demonstrated an interest in acquiring the additional salvage property.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. b.

Meeting Date: March 6, 2023

Item Title: Community Services Committee Report

Submitted By: Kevin Slay, Managing Director

Summary of Request/Problem

Mayor Pro Tem Deborah Morris, Chair of the Community Services Committee, will report on the following item:

1. Retail Pet Shop Inspection Process and Rules

Recommendation/Action Requested and Justification

Council Discussion

Attachments

Staff Presentation

Inspection Report Attachment

Closure Policy - Immediate Threat (Revised) Attachment



GARLAND
TEXAS MADE HERE

Retail Pet Store Inspection



Puppy Mill

- Nationwide, almost all pet store puppies come from puppy mills.
- A puppy mill is a dog breeding facility that is operated with an emphasis upon profit above animal welfare and is often in substandard conditions regarding the well-being of dogs in their care.
- Dogs and cats are crammed into tiny spaces, may never see life outside their cage, live in filth, are denied proper food, water, and veterinary care.
- There are an estimated 10,000 puppy mills in the U.S. that produce millions of puppies per year. Less than 3,000 are USDA registered. These facilities had to report because they breed more than four females a year.
- **Main challenge is that there is no way to enforce where these puppies come from.**



GARLAND
TEXAS MADE HERE

Dream Puppies

- Hours of operations: Monday thru Saturday - 10am to 8pm, Sunday- 11am to 7pm
- Kennel Inventory – 30 to 50 puppies
- Staff – 13 employees
- Veterinary Technician on staff
- Vet care – Park Mall Animal Clinic
- Merchandise – Crates, food/water bowls, dog food, leashes, shampoo, toys, beds, etc....
- Appointments/walk-ins
- In business since 2022



GARLAND
TEXAS MADE HERE

Find A Pet

- Hours of Operations: Wednesday thru Thursday - 12pm to 7pm, Friday Thru Sunday - 12pm to 9pm. Closed Monday and Tuesday.
- Kennel Inventory – 10-15 puppies
- Staff 2 employees, husband and wife.
- Vet care - Chachere Veterinary Clinic
- No merchandise
- In business since 2018
- Appointments/walk-ins



GARLAND
TEXAS MADE HERE

Inspection Report

- Those violations noted “C” are a Priority Violation and require immediate attention within 24 hours.
- Those violations noted “M” are a Minor Violation and require attention within 7 days.
- NOTE: Must score at least 80 points to obtain a passing inspection report.
- Up to three inspections within one week depending on “Critical” or “Minor” violations.
- Unannounced inspections every quarter.



GARLAND
TEXAS MADE HERE

Closure Policy

- Two failed inspections within a 12-month period.
- Unable to comply with all other requirements of Chapter 4 Animal Regulations, and all other applicable local, state, and federal laws (including noise & nuisance).
- Overall unsanitary conditions.
- Severe outbreak of illness in dogs and cats due to improper sanitizing practice.
- Failure to provide proper care for injured/sick animals.



Current Process

- Receive permit application and payment
- Schedule inspection with an officer
- Inspection process consists of making sure the kennels are clean, rabies vaccines are up to date, and overall health of the animals
- Permit issued; next inspection will not take place until the following year when they shall renew their permit.

Proposed Process

- New point system inspection
- 4 unannounced inspections annually
- 2 failed inspections within one year results in revocation of permit
- Must provide documentation from licensed breeders
- Closure policy guidelines



GARLAND

TEXAS MADE HERE

Questions.....



SCORE=

NAME OF ESTABLISHMENT: _____

MANAGER'S NAME: _____

ADDRESS: _____

NOTE: Those violations noted "C" are a Priority Violation and require immediate attention within 24 hours.
Those violations noted "M" are a Minor Violation and require attention within 7 days.

NOTE: Must score at least 80 points to obtain a passing inspection report.

ADMINISTRATION

M	Has a completed Animal Permit Application been received?	2
M	Has the annual fee been received?	1
M	Have all other necessary state and/or federal permits been obtained?	2
M	Do written procedures require reporting all LRCI?	1
M	Are all permits posted in a conspicuous public area?	2

ANIMAL HOUSING AREAS

M	Are hot and cold water easily accessible to all parts of the animal housing areas?	1
M	Are appropriate disinfecting/sanitizing chemicals being used in the animal housing areas?	3
C	Are all animal housing areas & enclosures cleaned & disinfected daily?	4
C	Is the ambient temperature of all animal housing areas maintained between 60°-79°F at all times?	2
C	Are the temperature and humidity in all individual animal housing enclosures maintained at levels that are healthful for the species of animals being housed?	2
C	Is adequate ventilation maintained in all animal housing areas?	3
M	Are all animal housing enclosures constructed of nonporous materials?	3
C	Are all animal housing enclosures of sufficient size so that each housed animal can stand, turn, and lie down in a natural position?	2
M	Are all animal housing have a surface that has adequate drainage and that will not adversely affect the dog's health or well-being, and may be composed of natural turf or soil?	2
C	Prohibit the placement of a primary enclosure of an animal on top of the primary of another animal, unless a barrier deigned to prevent the transfer of any liquid or animal waste from one enclosure to the other placed between enclosures?	2
C	Are all food & water receptacles easily accessible to the animals and placed so that they cannot be turned over or defiled?	2
M	Are all animal housing enclosures secured to prevent escape?	2

ANIMAL CARE

C	Is fresh water available to all animals at all times?	5
C	Are water containers cleaned and disinfected daily?	4
M	Are water containers removable?	3
M	Are water containers mounted, placed, or weighted to prevent the animal from turning it over?	3
M	Are daily feeding records maintained and posted in a readily accessible location?	3
C	Are food containers cleaned and disinfected daily?	4
M	Are food containers removable?	3
M	Are food containers mounted, placed, or weighted to prevent the animal from turning it over?	3
C	Are all housed animals fed according to requirements and appear to be maintained in a healthful body condition?	3
C	Are all injured or ill animals kept isolated from healthy animals?	5
C	Do all injured/ill animals have treatment plans prescribed by a licensed veterinarian?	5
C	Are all animals fed and watered daily, including all days the business is not open to the public?	5
C	Is there sufficient clean, dry bedding to meet the needs of each individual animal housed?	3
M	Do all dogs four (4) months of age or older have proof of being currently vaccinated against rabies?	5

INSPECTED BY: _____ DATE: _____



Subject: Closure Policy #1 - Closure of Permitted Retail Pet Store that Present an Immediate Threat to Health and Safety of Dogs and Cats

Issue Date: January 29, 2023

It is imperative that an Animal Services Officer immediately suspend the permit and cease the operation of sales from an establishment that presents an imminent threat to the health and safety of dogs and cats regardless of score. Suspension of a retail pet store permit requires closure of the establishment and the immediate cessation of operation and sales. The person in charge (PIC) is given a Notice of Violation specifically stating suspension of retail pet store establishment permit, delineating corrective measures required, removing the permit, and placing a "CLOSED" sign on the front door of the establishment.

The following shall be considered an "imminent threat to the health and safety of dogs and cats":

1. Two failed inspections within one year
2. Unable to comply with all other requirements of Chapter 4 Animal Regulations, and all other applicable local, state, and federal laws (including noise & nuisance)
3. Overall unsanitary conditions
4. Severe outbreak of illness in dogs and cats due to improper sanitizing practice

Suspension shall be warranted for a score below eighty (80), unless all priority violations can be corrected during the inspection and the ASO is confident the establishment does not pose imminent threat to the health and safety of dogs and cats by immediately resuming operations. If, in the opinion of the ASO, a suspension of retail pet store establishment permit is warranted, the Animal Services Director must be notified of the ASO's action as soon as possible. If suspension of a retail pet store establishment permit and closure is invoked, the establishment will not be reinspected until the Director of Animal Services receives a written request from the permit holder. The establishment will not be reopened until the ASO reinspects the establishment and deems it safe to resume operation of retail pet store. A permit may be permanently revoked for having a score of seventy-nine or below on two or more failed unannounced inspections within a twelve month period. Prior to such action, the regulatory authority shall notify the permit holder in writing, stating with reasonable particularity the reasons for which the permit is subject to revocation, and advising that the permit shall be permanently revoked at the end of five days following service of such notice, unless a request for a hearing contesting the decision is filed with the regulatory authority within such five-day period.

Approved By: _____
Director of Animal Services