



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

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

# **Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- ☐ Preapplication  
☐ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☐ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Garland

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

756000534

\* c. UEI:

058682162

**d. Address:**

\* Street1:

P O Box 469002

Street2:

\* City:

Garland

County/Parish:

\* State:

TX: Texas

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

75046-9002

**e. Organizational Unit:**

Department Name:

Community Development

Division Name:

Neighborhood Vitality

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mrs.

\* First Name:

Mona

Middle Name:

Lynn

\* Last Name:

Woodard

Suffix:

Title:

Grant Administrator

Organizational Affiliation:

\* Telephone Number:

972-205-2141

Fax Number:

\* Email:

mwoodard@garlandtx.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME Investment Partnership Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

HOME ARP Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant TX-003

\* b. Program/Project TX-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 04/01/2023

\* b. End Date: 09/30/2030

**18. Estimated Funding (\$):**

* a. Federal	2,541,737.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	2,541,737.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Judson

Middle Name:

\* Last Name: Rex

Suffix:

\* Title: City Manager - City of Garland

\* Telephone Number: 972-205-2735

Fax Number:

\* Email: jrex@garlandtx.gov

\* Signature of Authorized Representative:

\* Date Signed:

3/9/23

## **HOME-ARP CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

BRK

  
Signature of Authorized Official

3/9/23  
Date

CIT Manager  
Title



## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

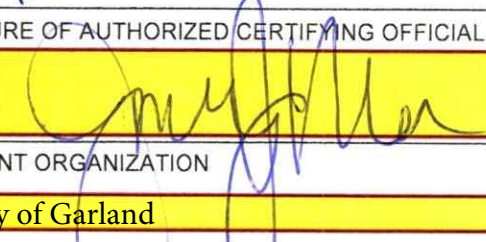
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CITY MANAGER
APPLICANT ORGANIZATION City of Garland	DATE SUBMITTED March 09, 2023



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

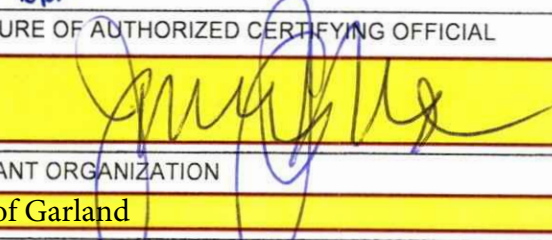
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1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Garland	DATE SUBMITTED March 09, 2023

# 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 invited stakeholders, 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.

CITY OF GARLAND, TX

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)
<b>NEEDS IDENTIFIED:</b> <ul style="list-style-type: none"> <li>• People who are trying to get a job need basics (shower and clean clothes) to have employment.</li> <li>• 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.</li> <li>• Shelter is the primary need. Education, employment, and finding appropriate mental healthcare.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Waitlists for housing are long in general</li> <li>• Need to train people to do case management. Need for partnerships/avoid duplication of services/efforts. The enormity of the issue (homelessness) is growing.</li> </ul>	
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)
<b>NEEDS IDENTIFIED:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Garland ISP 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.</li> <li>• Many have trouble saving for deposit and first month’s rent (as well as for furniture and other necessities).</li> <li>• Garland ISP 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</li> </ul>	



<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><b>NEEDS IDENTIFIED:</b></p> <ul style="list-style-type: none"> <li>• The agency has had a closed waiting list since 2019.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• The most in demand unit types are 2BR units.</li> <li>• 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.</li> </ul>	
<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><b>NEEDS IDENTIFIED:</b></p> <ul style="list-style-type: none"> <li>• Biggest complaint is there is not enough affordable housing.</li> <li>• 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.</li> <li>• Transportation is biggest issue especially for those who are disabled.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• The City receives a number of complaints related to landlords not willing to make reasonable accommodations for persons with disabilities.</li> </ul>	

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- 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

## **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.**

See Appendix B for evidence of Public Participation conducted for the plan.

- *Date(s) of public notice: 2/20/2023*
- *Public comment period: start date - 2/20/2023 end date - 3/7/2023*
- *Date(s) of public hearing: 3/7/2023*

### ***Describe the public participation process:***

The City published its notice in the *Dallas Morning News* on February 20, 2023. The public hearing was held in-person on March 7, 2023. Following the hearing, on March 21, 2023, the City Council approved the HOME-ARP plan by a vote of 9-0.

### ***Describe efforts to broaden public participation:***

The City:

- Included in the public notice the list of priority needs identified through the consultation process, a list of all eligible HOME-ARP activities, and the City's proposed HOME-ARP budget
- Included the option to submit comments verbally during the public hearing or in writing
- Offered the ability to submit comments via email in addition to during the public hearing

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

No written comments were received during the public comment period or during the public hearing.

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

Not applicable.

# 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						-	-	-	-				
<b>Current Gap</b>										-	-	-	-

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
<b>Gap</b>	<b>4,805</b>	<b>4,510</b>

Data Source: 2014-2018 Comprehensive Housing Affordability Strategy

<sup>1</sup> 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)

<sup>2</sup> 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)

<sup>3</sup> 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
<b>Total</b>	<b>777</b>

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](#).



**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). 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, 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 or persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. 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 or persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. 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
			American GI Forum National Veterans Outreach
Public Housing Authorities	Steve Fitch	Director	City of Garland Housing Agency
	Brooke Etie	VP of Housing Choice Vouchers	Dallas Housing Authority
	Jason Chessher	Director of Health	City of Garland Public Health Clinic
Public Agencies that address needs of person's experiencing homelessness	Dr. Philop Huang	Director	Dallas County Health and Human Services
			Parkland Hospital System of Dallas
Public or Private Agencies that address Fair Housing, Civil Rights and the needs of persons with disabilities	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

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## Agenda

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What is HOME-ARP?

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Defining the Qualifying Populations

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Eligible Activities

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Unmet Needs of the Qualifying Populations

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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

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## 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.);

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## 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

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

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What kinds of housing resources are most in demand?

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What kinds of housing units are most in demand?

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

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

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

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

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## 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

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**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)

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**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 20<sup>th</sup>*. 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

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**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 14-23yrs 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 18<sup>th</sup> 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 ISP 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 ISP 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

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**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

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**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



## Order Confirmation / Invoice

<b>Customer:</b>	CITY OF GARLAND	<b>Customer Account:</b>	100004666
<b>Ad Order #:</b>	0001843793	<b>PO Number:</b>	CPN 6754
<b>Sales Rep:</b>	Max (Mert) Tezkol	<b>Order Taker:</b>	Max (Mert) Tezkol

<b>Net Amount:</b>	\$773.61	<b>Tax Amount:</b>	\$0.00	<b>Total Amount:</b>	\$773.61
<b>Payment Method:</b>	Check/Money Order	<b>Payment Amount:</b>	\$0.00	<b>Amount Due:</b>	<b>\$773.61</b>

**Ad Order #:** 0001843793

**Ad Number:** 0001843793-01

**Color:** **Ad Size:** 4 X 60.00 Li

### Ad Content

**NOTICE OF PUBLIC HEARING AND  
NOTICE OF PUBLIC COMMENT PERIOD  
CITY OF GARLAND, TX**

**A PUBLIC HEARING AND A PUBLIC COMMENT PERIOD WILL BE HELD TO OBTAIN  
COMMENTS ON THE 2021 ANNUAL ACTION PLAN AMERICAN RESCUE PLAN  
SUBSTANTIAL AMENDMENT**

The Annual Action Plan is the City of Garland's application and distribution plan for the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD) Block Grant Programs (CDBG, HOME and ESG). The City received an additional funding allocation through the American Rescue Plan Act (ARPA) to be administered through the HOME Investment Partnerships Program (HOME) to perform activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These funds are governed by HUD CPD Notice 21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program issued September 13, 2021.

The City conducted stakeholder consultations to identify unmet housing and service needs among homeless individuals and families, persons at risk of homelessness, and other vulnerable populations. Based on this information, the City identified the following priority needs:

- 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

Garland's HOME-ARP Allocation Plan proposes the following eligible activities and budget amounts:

Supportive Services	\$ 648,143
Acquisition/Development of Non-congregate Shelters	\$ 0
Tenant-based Rental Assistance	\$ 0
Development of Affordable Rental Housing	\$ 1,512,334
Nonprofit Operating	\$ 0
Nonprofit Capacity Building	\$ 0
Administration and Planning	\$ 381,261
<b>Total Allocation</b>	<b>\$ 2,541,738</b>

A public hearing will be held on March 7, 2023 at 200 N. Fifth Street, Garland TX 75040 in Council Chambers at 7:00 P.M. for the purpose of obtaining public input. This location is accessible to persons with disabilities. The public hearing will also be accessible online via [www.garlandtx.gov](http://www.garlandtx.gov). A draft of the Substantial Amendment, which includes the HOME-ARP Allocation Plan, will be available for public comment beginning February 20, 2023 through March 7, 2023 at the Community Development Office located at 800 Main Street, Garland TX. Oral and written comments will be accepted during the public hearing. Written comments are encouraged and must be received no later than March 7, 2023 at 4:30 P.M. at [mwoodard@garlandtx.gov](mailto:mwoodard@garlandtx.gov) to be considered. The City anticipates submitting the approved Substantial Amendment to HUD on or before March 31, 2023.

Persons needing accommodation may contact 972-205-2130 (48 hours in advance) to make arrangements for language translation or other accommodations.

Equal Housing and  
Equal Employment Opportunity

Run Dates	Product	Placement/Classification - Position
Publish Date: 02/20/2023   Stop Date: 02/20/2023	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 02/20/2023   Stop Date: 02/26/2023	DallasNews.com	Legals Bids Notices - LN Legal Notices