



**City of Dallas**

**Office of Homeless  
Solutions  
Proposed 2024  
General Obligation  
Bond Program**

**Economic Development, Housing and  
Homeless Solutions Subcommittee  
June 20, 2023**

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# Presentation Overview



- Executive Summary
- OHS Four Track Strategy
- Major Homeless Initiatives By Council District
- The Need For Housing Unsheltered Residents
- National Best Practice: Permanent Supportive Housing
- Status of 2017 Bond Program, Proposition J
- Proposed 2024 Bond Program
- Preview of Subcommittee Tour



# Executive Summary



- The Office of Homeless Solutions (OHS) was created on October 1, 2017
- OHS initiatives are guided by the following:
  - The OHS Four Track Strategy which was approved by the Dallas City Council on August 1, 2018, and updated on October 26, 2022
  - City Council directive that homeless services and programs be located in all council districts
  - Ongoing research of best practices for addressing homelessness



# Executive Summary (continued)



- Partnerships with Dallas County, Housing Forward, service providers and developers to add permanent supportive housing units
- Community engagement
  - Creation of work groups to provide input on proposed supportive housing centers
  - Annual public listening sessions co-hosted with Dallas City Councilmembers
  - Donor and volunteer recruitment





# Executive Summary



- The \$20M from 2017 Bond Program produced 680 **new** supportive housing units across five City Council districts
- The proposed 2024 Bond Program addresses two critical needs:
  - Investment in The Bridge Homeless Recovery Center which was funded in the 2005 bond program
  - Seed money for additional permanent supportive housing units that will be developed in partnership with Housing Forward (lead agency of the local CoC), provider organizations, and community partners



# OHS Four-Track Strategy



<b>Track 1: Increase Shelter Capacity</b>	Expand capacity of existing providers through contracted <b>shelter overflow programs</b>
<b>Track 2: Inclement Weather Shelters</b>	Allow <b>entities with Chapter 45 Temporary Inclement Weather Shelter Permits</b> to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) <b>as led by the City</b>
<b>Track 3: Subsidized Supportive Housing</b>	Provide security deposits, rent, utilities, incentives, <b>and supportive services to further the alleviation of poverty</b> to tenants, as well as incentives and risk mitigation services to participating landlords
<b>Track 4: Investments in Facilities Combatting Homelessness</b>	Funding for <b>low barrier housing types, to include permanent supportive housing</b> , targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults, <b>ensuring that program participants are in compliance with the requirements of their housing applications</b> ; and Day Centers for seamless wrap-around services



# Major Homeless Initiatives By Council District



District	Project	Units	Project Type
District 1	Fort Worth Avenue (City + Non-Profit Provider)	40-45	Rapid Rehousing & Permanent Supportive Housing
District 2	Area Shelters (Non-Profit Providers)		Emergency Shelter & Day Center Services
District 3	Hampton Road	~100	TBD Housing and Supportive Services
District 4	Adjacent To Supportive Housing and Services Campus	TBD	TBD Housing and Supportive Services
District 5	<ul style="list-style-type: none"> <li>Salvation Army</li> <li>Identifying additional options now (non-profit provider)</li> </ul>		Emergency Shelter and Rehabilitative Services
District 6	Salvation Army (Non-Profit Provider)		Emergency Shelter and Rehabilitative Services
District 7	TBD – Exploratory Phase	TBD	TBD



# Major Homeless Initiatives by Council District (continued)



District	Project	Units	Project Type
District 8 (now D3)	Independence Drive (City + County)	132	Rapid Rehousing & Permanent Supportive Housing
District 9	Identifying Project Options	TBD	TBD
District 10	TBD	TBD	TBD
District 11	St Jude Park Central (Non-Profit Providers + City + County)	200	Permanent Supportive Housing for 18+
District 12	Undisclosed (City + Non-Profit Provider)	200	Transitional/Temporary Housing for Families
District 13	<ul style="list-style-type: none"> <li>St Jude Forest Lane (Non-Profit Providers + City + County)</li> <li>Vickery Meadows (Non-Profit Providers + City + County)</li> </ul>	110	Permanent Supportive Housing for 55+
District 14	Adjacent To Existing Downtown Shelters		Emergency Shelter & Day Center Services







## 2017 Bond Program (Proposition J)

- **Approximately 99.9% of the \$20M has been spent**
- Funds were used for the purchase and/or renovation of five properties resulting in the addition of **680 NEW beds** to the homeless response system
  - Four of the five properties are owned by the City
  - Two of the five properties are located north of Interstate 30
  - 400 of the 680 new beds are occupied



# The Need for Housing Unsheltered Residents



4,244 Individuals Experiencing\*  
Homelessness on a Single Night in 2023



4% Decrease in  
Homelessness  
Over all



- 14% Decrease in Unsheltered Homelessness
- 32% Decline in Chronic Homelessness

## Dallas R.E.A.L. Time Rehousing



2,100 Plus Unique Individuals Housed  
Goal: 2,700 Unique Individuals Housed

## R.E.A.L. Time Rehousing



Goal: 6,000 Unique Individuals Housed

2023

2025



\*Data from January 2023 Point In Time (PIT) Count

# National Best Practice: Permanent Supportive Housing



- Permanent Supportive Housing (PSH) is a proven solution to homelessness as it pairs housing with case management and supportive services
- Working in collaboration with Housing Forward, the lead agency for the local Continuum of Care (CoC), expansion of PSH is a key element of the CoC's plan to address homelessness and aligns with federal priorities
- Inclusion of PSH in the CoC plan has resulted in the award of federal funding for 480 **new** PSH slots
- Local examples of highly successful PSH models are St. Jude Center Park Central (District 11) and St. Jude Center Forest Lane (District 13)



# Status of 2017 Bond Program – Prop J



Proposition J funding for transitional and permanent supportive housing to target chronic homelessness, rapid rehousing for the elderly, disabled and families with children and day centers for seamless wrap-around services - **\$20,000,000 Total Received with 99.9% Spent**

Project	Description	Amount	New Beds	Status
St. Jude Center Park Central	Contribution To Renovation Costs	\$ 3,300,000	200	200 Filled
1950 Fort Worth Ave. *	Property Renovation Over 2 Phases	\$ 2,347,969	45	Phase 1 Complete, Phase 2 Pending Construction
4150 Independence Dr. *	Property Acquisition And Renovation Of The Resident Services Building	\$6,883,580	132	Under Construction
S. Hampton Rd. Campus*	Property Acquisition	\$6,697,915	~100	TBD
Family Gateway North*	Renovation	\$513,591	200	200 Filled
Various Properties	Property Assessments	\$156,945	N/A	N/A
Unobligated		\$100,000	N/A	
<b>TOTAL</b>		<b>\$20,000,000</b>	<b>680</b>	

\*Denotes City owned property.





# Proposed 2024 Bond Program



- The bond program was developed in consultation with the Building Services Department and area partners in City properties
- Recommendation was guided by the following principles:

## **Racial Equity**

According to the 2023 Homeless Point-In-Time (PIT) count, 59.5 % of the homeless population identified as Black/African American

## **Implementation of Track 4 of the OHS Four-Track Strategy**

*Investments in Facilities Combatting Homelessness*





## Investment in The Bridge HRC, the City's lowest barrier emergency shelter

- 15-year-old City-owned property with aging and obsolete equipment requiring frequent and costly repairs
- The need for emergency shelter and services by The Bridge and partners on their campus exceeds capacity
- **The Bridge HRC Capacity Summary**
  - The campus was designed to serve 220 overnight guests
  - Over the past 5 years, The Bridge has added a kennel and street outreach team *at no cost to the City of Dallas* and added 120 overflow beds through the Pay to Stay and Shelter Overflow programs



# Proposed 2024 Bond Program (continued)



- By converting spaces used during the day for guest services, The Bridge can accommodate 120 additional overnight guests
- The addition of a minimum of 100 beds will allow The Bridge to provide safe, humane sleeping quarters for guests who are already accessing day services

	Current	New/Proposed	Total Proposed
Guests – Day Services (average)	700	No Change	700
Overnight Emergency Shelter Beds	340	100 <i>minimum</i>	440
Staff Offices	30	10	40



# Proposed 2024 Bond Program (continued)



Project	Description	Cost
Capital Investment In City-owned Property	<p><b>Major equipment replacement and building upgrades at The Bridge HRC</b></p> <ul style="list-style-type: none"> <li>• Generator (\$767,000)</li> <li>• Upgrade women's showers in transitional shelter (\$236,000)</li> <li>• Replace water heater serving kitchen and dining hall (\$354,000)</li> <li>• Replace water heater in women's restroom in Welcome Center Bldg. (\$342,200)</li> <li>• Upgrade HVAC building automation controls (\$590,000)</li> </ul>	\$ 2,289,200
Weatherproofing And Reformatting Of The Bridge Homeless Recovery Center's Existing Pavilion	Enclosure of the outdoor pavilion to connect all buildings on the campus to add a <u>minimum</u> of 100 new emergency shelter beds and 10 staff offices	\$2,360,000





# Proposed 2024 Bond Program (continued)



Project	Description	Cost
Partnerships With Current And New Providers To Add Permanent Supportive Housing (PSH) Equitably Across The City	Future PSH Projects, which will include wrap around and case management services	\$30,350,800
<b>TOTAL</b>		<b>\$35,000,000</b>



# Preview of Subcommittee Tour



St. Jude Center Park Central  
8102 LBJ Freeway  
Council District 11



- Property owned by Catholic Housing Initiative (CHI) and operated by Catholic Charities Dallas (CCD)
- 200 PSH Units for single adults ages 18+
- 2017 Bond Funds (\$3.3 M) used to assist with renovation costs
- Total Project Cost \$16.5M



# Preview of Subcommittee Tour



The Bridge Homeless Recovery Center  
1818 Corsicana Street  
Council District 2



- Property owned by City and operated by Bridge Steps
- Management and services contract \$4.3M (includes \$1M pass-through from Dallas County)
- 2005 Bond Funds (\$24M) for construction
- Emergency shelter and transitional housing for all adults ages 18+
- Housing placement, medical and other services provided on campus





# Preview of Subcommittee Tour



4150 Independence Dr.  
Council District 3  
(Formerly District 8)



- Property owned by City
- 106 PSH units and 26 RRH units for single adults ages 24 to 65 at time of occupancy
- Management and services contract pending award
- 2017 Bond Funds (\$6.8M) used for property acquisition and renovation of Resident Services Building (Phase 1)
- Contract award pending for Phase 2





# Preview of Subcommittee Tour



1950 Fort Worth Avenue  
Council District 1



- Property owned by City
- PSH and RRH units for single adults 18+
- Management and services contract pending award
- 2017 Bond Funds (\$2.3M) used for renovation
- Contract award pending for Phase 2



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# **Office of Homeless Solutions Proposed 2024 General Obligation Bond Program**

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