

Memorandum



CITY OF DALLAS

DATE April 12, 2019

Honorable Mayor and Members of the City Council:
TO Mayor Pro Tem Casey Thomas, II (Chair), Deputy Mayor Pro Tem Adam Medrano
(Vice Chair), Councilmember Omar Narvaez, Councilmember Mark Clayton,
Councilmember B. Adam McGough, Councilmember Carolyn King Arnold

SUBJECT **Inclement Weather: Track 2 Revision Update**

Summary

Attached is briefing presentation on Inclement Weather: Track 2 Revision Update. The Office of Homeless Solutions is seeking feedback from Human and Social Needs Committee regarding recommendation to focus Track 2 solely on Inclement Weather and to proceed with a Request for Qualification (RFQ) process to identify qualified vendors and eligible shelter locations in zoning districts where an overnight general-purpose shelter is allowed with a Special Use Permit (SUP).

The Office of Homeless Solutions (OHS) is scheduled to brief full City Council on April 17, 2019.

Background

On August 1, 2018 the Office of Homeless Solutions presented its four-track Homeless Solutions Strategy. Track 2 (Temporary Homeless Centers) received significant feedback and Council asked OHS to revise this track and to come back with alternate options that took into account the following:

1. Citizen Homelessness Commission (CHC) feedback
2. Identify strategies that do not require zoning changes
3. Consider utilizing private facilities and faith-based entities
4. Seek City Council's approval for recommended locations and vendors

OHS' revised recommendation for a RFQ process complies with August 1, 2018 feedback of City Council.

Should you have any questions or concerns, please contact myself or Monica Hardman, Director of Office of Homeless Solutions.

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

Nadia Chandler-Hardy
Assistant City Manager and Chief Resilience Officer

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c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Inclement Weather: Track 2 Revision Update

**Human & Social Needs
April 15, 2019**

**Monica Hardman, Director
Office of Homeless Solutions**

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



City of Dallas

Overview

- Purpose of Presentation
- Homeless Solutions Strategy Update
- Need for Temporary/Inclement Weather Shelter
- Citizen Homelessness Commission (CHC) Recommendation
- Overnight General Purpose Shelter Restrictions
- Recommendations and Next Steps

Purpose

- On August 1, 2018 OHS received feedback from City Council that they did not support the concept of 90 day temporary homeless shelters that would rotate throughout the four quadrants of the City
 - Did not support changes to zoning
 - Did not support usage of recreation centers
- OHS did not have an opportunity to discuss inclement weather, which was included in Track 2
- This presentation will focus on inclement weather only
 - Only private properties are eligible
 - Located in permitted zoning districts with Special Use Permit (SUP)

Homeless Solutions Strategy Update



TRACK 1 | INCREASE SHELTER CAPACITY

Expand capacity of existing providers through contracted pay-to-stay shelter beds.

TRACK 2 | TEMPORARY HOMELESS CENTERS

Provide shelter and support services for up to 90 days in the 4 quadrants of the city simultaneously.

TRACK 3 | MASTER LEASE/LANDLORD INCENTIVE

Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords.

TRACK 4 | NEW DEVELOPMENTS

Funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services.

- Track 1 Pay-to-Stay: 50 beds with 90-day stay. 90% average utilization rate; 17 obtained housing; 26 obtained employment
- Track 3: Landlord Subsidized Leasing Program: RFCSP due March 14, 2019. Anticipate selection of administrative entity and launch of program June 2019
- Track 4: Creation of housing units through Bond development
 - Estimated release of NOFA/RDI May 2019
 - Pre-bid conference June 2019
 - Recommendations to City Council Aug/Sept 2019

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Need for Temporary Shelter/Inclement Weather

- Unsheltered homeless has increased by 9% from 2018 to 2019 and emergency shelter beds are at full (99%) capacity:
 - 3,722 City of Dallas overall homeless
 - 1,153 unsheltered homeless
- Track 1: Pay-to-Stay program to increase existing shelter capacity has 90% average utilization rate
- Dallas Emergency Shelter Collaborative (DESC) is addressing immediate need for critical shelter during dangerous weather conditions to protect our unsheltered homeless
- DESC inclement weather protocol does not conform with City's zoning code resulting in non-compliance by participating organizations

Track 2 Revision: Incremental Weather Options

- Based on feedback from City Council on August 1, 2018, OHS developed alternative options that took into account the following:
 - CHC feedback and formulation of recommendation is considered in proposed revision
 - Identify strategies that do not require zoning changes
 - Consider utilizing private facilities and faith-based entities
 - Seek City Council's approval for recommended locations and vendors
- OHS discussed three (3) potential options with CHC that potentially could increase bed capacity with necessary tools for legal operation:
 - City Council Resolution
 - Accessory Use to Religious/Church Facility
 - Request for Qualification
- Citizen Homelessness Commission endorsed Request for Qualification which is the focus of this presentation

Request for Qualifications

Description	<ul style="list-style-type: none">• Issue Request for Qualifications (RFQ) to identify interested vendors/operators and eligible locations in zoning districts where an overnight general-purpose shelter is allowed with a Special Use Permit (SUP)
Eligibility	<ul style="list-style-type: none">• Private properties• No city-owned property
Logistics	<ul style="list-style-type: none">• Interested vendors/operators would be responsible for applying for SUP• Approximately \$1,200 with three (3) month timeline to gain approval
City Involvement	<ul style="list-style-type: none">• Establishes minimum requirements and program guideline for selected sites• OHS manages process and compliance• Operations outsourced to vendor through future competitive RFP process
Implementation Timeline	<ul style="list-style-type: none">• Release RFQ after City Council approval (potentially 2nd Quarter 2019)• In preparation for next winter, release RFP 3rd Quarter 2019 (awards contingent upon available funding)
Fiscal Impact	<ul style="list-style-type: none">• Will be determined once OHS receives responses from RFQ



Overnight General Purpose Shelter Definition

OVERNIGHT GENERAL PURPOSE SHELTER:

- Emergency lodging facility
- Provides room and board to more than 4 persons not related by blood, marriage, or adoption
- Operator of facility negotiates sleeping arrangements on a daily basis

Overnight Shelter Location Restrictions

- This use must be spaced at least 1,000 feet away from:
 - (aa) a church; (this eliminates church zoned buildings from consideration; however, churches may partner with other facilities to operate)
 - (bb) a public or private elementary or secondary school;
 - (cc) any residential use listed in Section [51A-4.209](#) except a “college dormitory, fraternity, or sorority house”;
 - (dd) any residential district, historic overlay district, or public park; and
 - (ee) any other overnight general purpose shelter.
- This use must be located within one-half mile of public transit.
- This use must comply with all applicable licensing requirements.

Recommendation and Next Steps

- Consider revising Overnight General Purpose Shelter guidelines to reduce restrictions and increase the eligible locations. This will also aid in goal of providing equitable access to shelter services.
- Full City Council briefing April 17, 2019
- Pending City Council Approvals
 - Release RFQ in June 2019
- Pending City Council budget authorization
 - Release RFP in October 2019

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