

Memorandum



CITY OF DALLAS

DATE June 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **County Interlocal Agreement Proposal Feedback and Potential Options**

The purpose of this memorandum is to answer questions raised during the Housing and Homelessness Solutions Committee meeting on Monday, May 23, 2022. Since that time, staff have met with individual councilmembers to receive additional feedback regarding the proposed Interlocal Agreement (ILA) with Dallas County. To ensure the best possible approach for leveraging and growing our existing partnership with the County in the homelessness services area, we have modified the proposed partnership opportunity. Below, we will highlight the current terms for the proposed ILA with the County.

Highlights of the proposed ILA with Dallas County

- **12000 Greenville Avenue site is excluded from the ILA as a land transfer and will remain, at this time, as a city asset under the Dallas Water Utilities Department**
- The proposed partnership will leverage individual resources to serve the public purpose of supporting the most vulnerable segment of the population through delivering multiple projects via a collective impact model
- The table below highlights the projects which will be the basis of the proposed ILA:

Project	Purpose	Location
Newly acquired hotel site in District 8	Supportive Services and Housing	4150 Independence Drive
Housing Opportunities for Unsheltered Youth (ages 18-24) With a Targeted Focus on LGBTQIA+	To provide supportive housing and services to unsheltered youth	TBD through RFP process

- The County and City will partner on the program development for the proposed projects, with funding from the County via ARPA Treasury, not to exceed \$10M
- The City and County will co-develop the programming scope for operations through an RFP process, with the City serving as lead, engaging with the local community in each area, to serve the Public Purpose
 - The Public Purpose is defined as: The most vulnerable segment of the population is defined as those experiencing homelessness, at risk of homelessness, and/ or those living at or below 30% of the Area Median Income (AMI)
 - 30% AMI has been added to further define the Target Population as the lowest income group as defined by HUD

Other Projects

- The City will focus its existing resources, the remaining \$6M in the Bond Fund (Prop J), on development of the following property to serve the public purpose of supporting the most vulnerable segment of the population:

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Project	Purpose	Location
Former hospital site in District 3	Supportive Services and Housing	2929 South Hampton Road

- Staff will continue to work on additional funding and partnership opportunities to develop other projects within City Council districts to serve the most vulnerable segment of the population

The following will apply to the RFP process for all projects:

- A preference for local vendors
- A strong racial equity lens for both the awarded vendor(s) and programmatic proposal(s)
- Opportunities for workforce development and/or re-entry programs to engage with site development and/or operations
- On-site, wrap around services tailored to the program and/or property residents, per the scope developed by the City and County, run by the City, via extensive engagement with the local community

Below are questions raised to the staff concerning the proposed ILA with Dallas County:

- **Question: What additional funding does this give us?**
Answer: This funding allows for us to leverage the existing, remaining balance (\$6M) of Proposition J Bond dollars and provides additional funding that allows us to deliver additional projects, currently in the pipeline
- **Question: When will we be briefed on the Unsheltered Youth (ages 18-24) With a Targeted Focus on LGBTQIA+ RFP?**
Answer: The Request For Information to source community-wide feedback for this RFP closed on May 13, 2022. Staff will combine that feedback and be prepared to present recommendations for a proposed scope of services by August 2022. This will include presenting it to and getting feedback from: Citizen Homelessness Commission, Housing and Homelessness Solutions Committee, and Dallas Area Partnership
- **Question: Who will review the Unsheltered Youth with an LGBTQIA+ focus RFP scope before it goes live?**
Answer: The City will lead the procurement process. The scope will be developed with input from Dallas County, the CoC Youth Homelessness Working Group, and the City Youth Commission. We will also hold pre-bid Q&A sessions to answer all potential vendor questions, as is customary on all OHS RFPs
- **Question: How will the RFPs be done jointly?**
Answer: The City will serve as the lead for the RFP, with input on the front end from the County so that what is in the final, public solicitation incorporates the shared interest and input of both parties. The review committee shall be comprised of both the City and County representatives. We will brief our recommended responsible proposers to the Citizen Homelessness Commission, Housing and Homelessness Solutions Committee, Dallas Area Partnership, with final review and approval by the City Council and Dallas County Commissioners Court

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- **Question: Will the funding be split down the middle for both projects?**
Answer: The funding will be utilized for both sites in an equitable manner, as needed, based on project estimates, considering the need for renovations, development, and other practical items
- **Question: The County is giving the City \$10M ARPA Treasury. What do they get?**
Answer: The County has previously partnered with the City to ameliorate homelessness in the City and County of Dallas. Adding these projects expands our homelessness services and facilities' footprint to continue to support our most vulnerable population
- **Question: Will the County provide mental health services at both sites?**
Answer: Staff have had positive conversations with the Dallas County administration regarding the need for mental health services in general. Based on those discussions, the County is committed to providing these services to continue strengthening our homelessness provider ecosystem
- **Question: What other cities does the County have programs in/with across their area?**
Answer: The County has committed the following to programs across the County:
 - \$25M in ARPA funds / Emergency Housing Vouchers (EHVS) for the DRTRR project, which places people from Dallas, anywhere in the local Continuum of Care
 - Almost \$5M for the North Texas Behavioral Authority (NTBHA)
 - \$350,000 annually to Metrocare to supplement behavioral and mental health services countywide (including in the City of Dallas)
 - And over \$16M in ARPA funds between NTBHA and Metrocare to further expand those services
- **Question: Can you create an overall chart of OHS involvement across Dallas, identifying various gaps in service and what we need, where across the City?**
Answer: Yes, as requested by the Committee, this chart is being developed in partnership with the GIS department and considers the most recent Point In Time (PIT) Count, as of February 2022. We expect to have this chart to you within the next week
- **Question: How many supportive housing units were created in the 1st quarter of this FY?**
Answer: Through the City Council's investments in projects which create housing and acquisition of properties to create more housing, the Office of Homeless Solutions has partnered with the larger homeless provider system to bring **280 units** online and are projected to bring another, roughly **280 units** online through existing acquisitions, with renovations starting in the second quarter of the new year
- **Question: How many unsheltered people were housed in the 1st quarter of this FY?**
Answer:
 - In the first quarter of the year ending with December 2021, 232 households were enrolled, with 57 housed through the DRTRR, translating to 580 individuals enrolled, with 162 housed
 - As of June 2022, there are over 1,376 individuals enrolled and 681 housed

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Staff also briefed the Citizens Homelessness Commission on May 12, 2022, and Commissioner's feedback was supportive of the ILA and excited that:

- This partnership allows for a great deal of accountability
- Previously utilized Good Neighbor Agreement (GNA) templates have good track records and this GNA agreement should be modeled off them
- Allows for growth and capacity across all the districts, especially with the investments in the former hospital (D3) and hotel (D8) properties

Staff is working to complete all final, related documents for this item to come to the City Council for action on June 22, 2022. Prior to that date, staff will provide a copy of the draft Term Sheet, Resolution, and the copy of the ILA, if available. In the meantime, if you have any questions or concerns, please feel free to reach out to me or Christine Crossley, Director of the Office of Homeless Solutions.



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