

# Memorandum



CITY OF DALLAS

DATE May 4, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Responses to Questions from April 25, 2018 City Council Agenda Item #37-  
Emergency Solutions Grant Funding Recommendations**

On April 25, 2018, City Council approved a twelve-month contract, with one twelve-month renewal option contingent upon performance and subject to appropriation, with Bridge Steps to provide rapid re-housing services, consisting of rental assistance, financial assistance, and housing relocation and stabilization services to homeless individuals. Below are responses to questions posed by the City Council during the meeting.

1. What is the success rate with rental assistance and finding inexpensive rental units?

The Bridge Steps ESG Rapid Re-Housing project is a new project and does not have an operating history specific to this project. Bridge Steps has relationships with landlords in the community willing to accept client referrals, and part of the project design includes cultivating new relationships. As well, the local Continuum of Care (through MDHA) has landlord resources that it makes available to members, like Bridge Steps.

If a client is able to look for housing (with support from the case manager), and if the client passes tenant screening criteria, a unit can usually be found within the fair market rental rate and reasonable rent rate. In general, landlords are more willing to work with projects operated by non-profit agencies, because they know that case management is being provided and that the process is less cumbersome.

As mentioned at the meeting, the City of Dallas is exploring ways in which it can provide financial incentives to landlords to accept homeless placements and to close the gap in the rental rates between what HUD allows programs to pay and what market rates would generate.

2. What is the dollar amount of financial assistance?

The Bridge Steps Rapid Re-Housing project has budgeted \$83,921 in the financial assistance line item, which pays the one-time costs associated with placing or moving a client into a new unit. This would pay for rental application fees, deposits, last month's rent, utility deposits, utility payments, and moving costs. Ongoing monthly rental subsidies are paid from a separate line item budgeted at \$131,700 for this contract term.