

Street Outreach and Apartment Navigator Initiative

Following up on recent discussions within the Dallas Commission on Homelessness, as shared with the City Council on August 3, 2016, this serves to outline a proposed initiative to dramatically and immediately increase the rate of apartment placement for the homeless population, beginning with homeless veterans.

The Basic Problem: We Have Homeless, We Have Vouchers, Need Apartment Units

1. We have thousands of sheltered and unsheltered homeless, 5-10% of which are veterans.
2. We have over 60 homeless encampments throughout the City.
3. The shelters are at, or near, capacity.
4. We have 1,100 DHA housing vouchers currently out which prioritize homeless (including 100 VASH vouchers for veterans), that are going unused at a loss value of 8 million.
5. The housing/apartment market is tight, but there are opportunities to secure units.
6. There are virtually no new supportive housing developments of scale being built.

The Proposed Solution: Get Homeless in Apartments With Supportive Services

1. Increase Street and Shelter Outreach designed to move homeless to off the streets and out of the shelter and into apartments.
2. Develop Apartment Navigation Services dedicated solely to finding apartments for homeless.
3. Persistently and strategically engage landlords in North Texas at scale.
4. Develop Incentives and Gap Funding Plan for Landlord Community which might include:
 - a. Bonus (e.g., \$500 same as VASH)
 - b. Payment of application fees and security deposits (e.g., \$2,000)
 - c. 2-month's rent to hold apartments pending DHA (e.g., \$1,500)
 - d. Expedited DHA Inspections
 - e. Support of Repair Costs
 - f. Tax abatements
 - g. City Good Landlord certification
5. Increase Case Management Support
6. Provide Enhanced Supportive Services

Expected Year One Outcomes: House all Veterans and Many Chronically Homeless

1. Utilization of all available vouchers prioritized for homeless
2. Expand vouchers available for homeless
3. Develop Partnerships With Multiple "Good Landlords"
4. Prioritize Placement of Homeless, starting with Veterans
5. Place 600 Homeless in Year 1
6. Ensure a 90% 1 year retention rate

Projected Costs: Year One Costs (5.815M)

1. Street and Shelter Outreach/Case Management Teams (855k)
2. Team of Housing Navigators (460K)
3. Wrap Around Supportive Services (3M)
4. Landlord Incentives (1.5 M)

Funding: Sources of funding reflect public/private partnership

1. State HCC – Requires Private Match(2M)
2. City (1M)
3. County (1M)
4. Private – Supports HCC Match (2M)

Operational Plan: Operational Plan Expects City/DHA to Find and Secure Units, Local Service Providers to Provide Outreach, Placement and Enhance Retention through Supportive Service

1. Non Profit Organizations (e.g. City Square, Metrocare) Provide Outreach and Services
2. City and DHA Develop and Fund Apartment Navigation Services and Incentives
3. Metro Dallas Homeless Alliance provides operational leadership
4. Metro Dallas Homeless operates HMIS/CAS and provides reporting quarterly
5. Strong Performance Accountability Expected and Monitored
6. Funding Decisions Made By Fund Governance Body