

# Temporary Inclement Weather Shelter Program

Zoning Ordinance  
Advisory Committee

August 15, 2019

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**City of Dallas**

# Agenda

- Purpose
- The Need and Challenges
- Dallas Emergency Shelter Collaborative (Current)
- Best Practice Highlights
- Prior Citizen Homelessness Commission & City Council Involvement /Feedback
- Community Feedback Recommendation
- Inclement Weather Shelter Program (Proposed)
- Other Considerations



# Purpose

Allow for the provision of temporary emergency shelter for individuals facing homelessness during times of severe temperatures:

- **December 1 to March 1**- temperatures forecasted to be below 36 degrees Fahrenheit
- **June 1 to September 1**- day temperatures above 100 degrees with evening temperature about 80 degrees Fahrenheit
- Allow for equitable participation of vendors and access to eligible locations

\*Forecasted temperatures will be determined by the Office of Emergency Management based on forecast from the National Weather Service.

# Need for Inclement Weather Shelters

- **4,538** homeless identified in Dallas and Collin County during 2019 Point In Time (PIT) Count
  - 9% increase from 2018
- **3,722** homeless identified in the City of Dallas
- **1,153 unsheltered** homeless in the City of Dallas
- **2,000 emergency shelter beds**
- Shelters at max capacity with limited ability to assist during inclement weather
- Approximately **200 encampments** in Dallas



# Challenges

Current zoning code is exclusionary and does not allow for legal participation of faith-based community:

- Overnight general purpose shelters must be spaced at least 1,000 feet away from a church



# Location Challenge

Current zoning code is exclusionary and does not allow for OHS goal to have access to emergency shelter and wrap around services in all Dallas neighborhoods:

- Overnight general purpose shelters must be spaced at least 1,000 feet away from a public or private elementary or secondary school, any residential use listed in Section 51A-4.209 except a “college dormitory, fraternity, or sorority house”, any residential district, historic overlay district, or public park, and any other overnight general purpose shelter.



# Process Challenge

Current zoning code requires Specific Use Permit (SUP) and in restricted zoning districts:

- 20 guests or less: LO(A), MO(A), GO(A), CR, RR, CS, LI, IR, central area, MU-2, MU-2(SAH), MU-3, MU-3(SAH), and multiple commercial districts
- More than 20 guests: GO(A), CS, LI, IR, and central area districts
- Maximum of 200 in LO(A), MO(A), CR, RR, MU-2, MU-3, and multiple commercial districts

# Dallas Emergency Shelter Collaborative Inclement Weather Plan (Current)

## Organizations

- Austin Street Center, Dallas Life, Family Gateway, The Bridge, The Salvation Army, Union Gospel Mission, and various faith-based organizations and churches



## Inclement Weather Event

- Three (3) consecutive evenings between December 1 and March 1 with temperatures <36 degrees



## Overflow Space

- Participating shelters/organizations offer overflow space on a night-by-night basis when temperatures are <36 degrees until inclement weather event occurs
- After event occurs, protocol remains in effect from December until March 1st regardless of temperature





# Dallas Emergency Shelter Collaborative Inclement Weather Plan- Overflow Space

Emergency Shelters	Overflow Capacity
Austin Street	No overflow capacity
Dallas Life Foundation	Up to 50 beds nightly
Family Gateway	Limited overflow space, but will make accommodations for families
The Bridge	50 beds
The Salvation Army	Men: 50 mats Women: 20 mats
Union Gospel Mission	75 cots
Faith-based Organizations	Varies
<b>Total:</b>	<b>Approx. 250 + overflow beds</b>

# Best Practice Highlights

Seattle, Washington; Nashville, Tennessee; Atlanta, Georgia

## City of Seattle

- City of Seattle Human Services Department (HSD)
- 550 emergency beds
- Encourages all individuals living unsheltered to utilize shelters during storms

## City of Nashville

- Room in the Inn
- 200 congregations run Winter shelter programs from Nov. to March each year
- Provides shelters, meals and resources

## City of Atlanta

- Opens recreation centers for overnight use
- Staffed by City employees working as volunteers

# Best Practice Highlights

## Cincinnati, Ohio and Tacoma, Washington

### City of Cincinnati

- Provides 200 additional shelter beds for men and women during the coldest months of the year
- Dec. 2017- Feb. 2018- Open for 76 days, provided 8,354 total bed nights to 733 people

### City of Tacoma

- Faith- based organizations and non-profits host temporary shelters for up to 100 adults (18+) for up to 185 consecutive days
- Sponsoring organization go through a permitting process, which includes a plan for safety, health and basic needs requirement

# Prior Citizen Homelessness Commission & City Council Involvement/ Feedback

August 1, 2018

City Council briefed on four track plan, Temporary Inclement Weather Shelters request to be revisited

April 17, 2019

City Council briefed on Inclement Weather, direction was given to explore options to amend Chapter 51A

May 2, 2019

Special meeting of Citizens Homelessness Commission (CHC)- recommended that staff work with CHC to amend Ch. 51A and issue Request For Information (RFI)

May 15, 2019

OHS briefed City Council on Inclement Weather, City Council supported staff recommendation to establish a new use in Chapter 51A

June 20, 2019

Sustainable Development and Construction presented staff recommendation on a new temporary lodging use in Chapter 51A

July 18, 2019

Inclement Weather Shelter Operators RFI (BR-00010850) advertised

# Community Feedback and Recommendations

Eliminate 20 overnight capacity

Eliminate 1,000 feet for other inclement weather shelter/ other general overnight shelters provision

1,000 feet distance requirement eliminates existing shelter participation

Promote sheltering throughout all of Dallas

No one is trying to concentrate poverty, nor could that be resolved in an emergency situation

Churches have always provided this "sanctuary" from the elements

Does not maximize potential space of some locations

Proposed amendment will not affect preexisting Public Improvement Districts

Add parking provision

# Inclement Weather Shelter Program (Proposed)

- **Establish new City Chapter to codify eligibility and requirements, operations, and monitoring of Inclement Weather Shelter Program**
  - Operators to provide sanitary facilities, security, transportation, storage and case management services to unsheltered individuals and families
  - Applicants will apply for a temporary inclement weather shelter permit through office designated by City Manager. Requirements include but not limited to:
    - Security Plan
    - Temporary Shelter Floor Plan and Layout
    - Emergency Management Plan
    - Intake and Coordinated Assessment Plan
    - Supportive Services Plan
    - Communication Plan
    - All licenses and permits required by city ordinance or state law



# Other Considerations

- Overnight capacity determined by appropriate City departments taking into consideration life and safety requirements
- Existing emergency shelter providers should be eligible to participate
- Director override/approval for temporary inclement weather shelters within 1,000 feet of another based on criteria detailed in City Chapter
- Ongoing discussions regarding additional types of inclement weather unique to Dallas landscape (wind storm, rain storms, etc.)

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