

Memorandum



CITY OF DALLAS

DATE May 4, 2018

Honorable Mayor and Members of the City Council:

TO Councilmember Casey Thomas, II (Chair), Deputy Mayor Pro Tem Adam Medrano (Vice Chair), Mayor Pro Tem Dwaine R. Caraway, Councilmember Omar Narvaez, Councilmember Mark Clayton, Councilmember B. Adam McGough

SUBJECT **Immediate Solutions Implementation Plan**

Summary

On May 7, 2018, the Human and Social Needs Committee will be briefed on the Office of Homeless Solutions (OHS) Immediate Solutions Implementation Plan by Monica Hardman, Managing Director of Office of Homeless Solutions.

Background

Overall homelessness and unsheltered homelessness has increased 9% and 23% respectively since 2017. This plan will detail the four-phase process to address expanding shelter capacity, transitional, and permanent supportive housing. OHS has collaborated with the Citizen Homelessness Commission (CHC) in the development of the recommended immediate solutions and will coordinate with the Dallas Area Partnership as it relates to the development of the \$20 million Bond Program for homelessness. The briefing materials are attached for your review.

Please contact me if you have any questions or require any additional information.

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

Nadia Chandler Hardy
Chief of Community Services

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Biliera Johnson, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Immediate Solutions Implementation Plan

Human and Social Needs
Committee

May 7, 2018

Monica Hardman, Managing Director
Office of Homeless Solutions



City of Dallas

Overview

- Purpose
- Background
- Implementation Plan
- Best Practice Case Study Highlights
- Role of CHC and Dallas Area Partnership
- Next Steps

Purpose

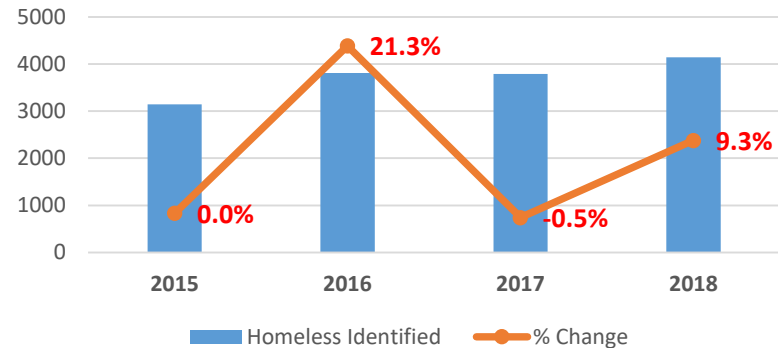
- Overview of the Office of Homeless Solution's Immediate Solution's Plan
- 2017 Bond Program Framework
- Examine Best Practice Case Studies
- Define role of CHC and Dallas Area Partnership and discuss next steps

Background

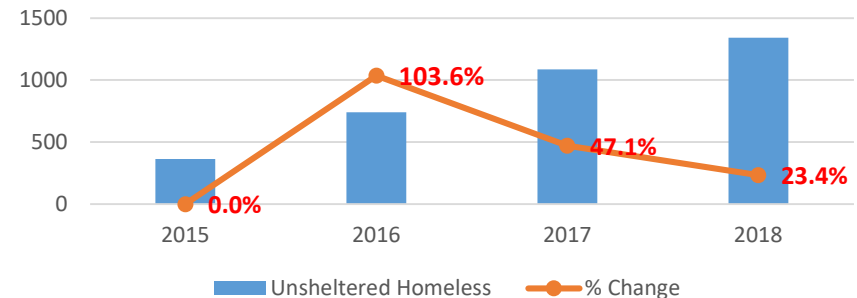
2018 Point In Time (PIT)
Count Results for Dallas
and Collin Counties:

- **4,140** homeless identified (9% increase from 2017)
- **1,341** unsheltered homeless (23% increase from 2017)

Total Homeless Identified
Percent Changes



Unsheltered Homeless
Percent Changes



Implementation Plan

- Phase I: Increase Shelter Capacity
- Phase II: Temporary Pop-Ups
- Phase III: Master Lease/Landlord Incentive Program
- Phase IV: \$20 million Bond – Development of Transitional and Permanent Supportive Housing

Phase I: Increase Shelter Capacity



- Pay-to-Stay Shelter Bed concept
- City to pay \$12 per bed per night
- Up to 90 day stay
- Direct referrals from OHS Street Outreach
- Low Barrier
- Case management
- Implementation May 2018

Phase II: Temporary Pop-Ups

- Utilizing city-owned facilities and land
- Faith-based partnerships
- Quarterly city council district rotation
- Up to 50 persons per site
- Up to 90 day stay
- Contracted shelter operators
- Pilot implementation July 2018

Target populations:



Families



TAY



LGBTQ



Veterans

Phase II: A Day in the Life at a Pop-Up

- MLK and West Dallas Multipurpose Centers are pilot sites.
- Procured vendor to manage shelter operations:
 - Referral and intake process
 - Security
 - Meals and snacks
 - Hygiene and toiletry services
 - Storage and pest control
 - Case management and transportation services
 - Workforce development
 - Recreational and pro-social activities

Phase III: Master Lease & Landlord Incentive



- Address bottleneck
- City can pay rental subsidy, security and/or utility deposit
- Risk mitigation plan
- Low concentration and dispersed throughout City
- Potential site criteria
- Implementation July 2018



Phase IV: Housing Development

- \$20 million Bond approved November 7, 2017
- Permanent, supportive, and transitional housing facilities for the homeless
- Seed funding and gap financing
- Release first NOFA Summer 2018
- Total need estimated at \$200 million
- 1,000 new PSH units over the next 5 years

2017 Bond Implementation Framework

- NOFA Criteria
- Competitive procurement process
- Highly leveraged
- Innovation and creativity
- Emphasis on fundraising from philanthropic community



Best Practice Case Study: TAY

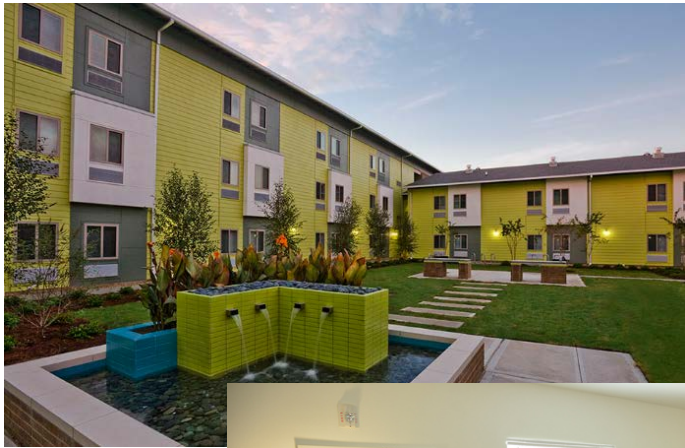
Sheakley Center for Youth in Cincinnati, OH. Developer Lighthouse Youth Services



- First floor shelter, resource center, street outreach
- 39 PSH units floors 2-4
- Adaptive re-use of blighted commercial warehouse (64,000 sq. ft.)
- LIHTC project
- Total Project Cost \$7.5 million
- City provided \$600,000 in gap financing

Best Practice Case Study: Chronically Homeless

New Hope Housing in Houston, TX



- 160 SRO Units with supportive services
- Total Project Cost \$8.9 million
- Public and Private Partnerships
- Financing from individuals, corporations, and foundations

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Best Practice Case Study: Chronically Homeless

The Brook – Bronx, NY

- \$43 million total project cost
- 190 units
- Mixed use property – community and retail space on the ground floor

Breaking Ground Properties in New York and Connecticut provide supportive housing paired with wraparound services for the chronically homeless, including those with mental illness.



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Best Practice Case Study: Disabled

Community First! Village Austin, TX

- \$12 million total project cost
- Private fund financing
- 27-acres of manufactured container homes including ADA compliant units
- Supportive community for disabled and chronically homeless in Central Texas



Best Practice Case Study: Supportive Services

SEARCH Homeless Services in Houston, TX provides the following to homeless veteran participants:

- Employment and Training
- Housing
- Legal Services
- Case management
- Food vouchers
- Bus passes
- Work clothing and supplies



Role of Major Stakeholder Groups

Citizens Homelessness Commission

- Advise on policy objectives and goals
- Provide advisory support for OHS staff recommendations
- Coordinate with other local and regional bodies addressing homelessness

Dallas Area Partnership to Prevent and End Homelessness

- Adoption of CSH 3-Yr Strategic Plan
- Spearhead implementation of strategic plan
- Financial support & fundraising for increased supportive housing

Next Steps

- Citizens Homelessness Commission May 10th
- Dallas Area Partnership meeting May 17th
- Second HSN presentation May 23rd
- City Council briefing June 6th
- Continued working group meetings for partners/stakeholders
- Community Outreach & Marketing Plan
- Implementation: Tentatively May-August 2018

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