



# Citizen Homelessness Commission Minutes

Thursday, October 11, 2018

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## Agenda

1. **Call to Order – 3:08pm**
2. **Roll Call (see attachment)**
  - Chair Webb introduced District 11's new appointee, Commissioner Alan Tallis.
3. **Approval of September 13, 2018 Minutes**
  - A motion was made by Commissioner McManemin to approve the September 13<sup>th</sup> minutes. Commissioner Culak seconded. Motion passed unanimously.
4. **Development and Operation of St. Jude Center, a Case Study**
  - Joe Dingman, Treasurer of the Catholic Housing Initiative, presented his Case Study on the Development and Operation of St. Jude Center.
  - The Catholic Housing Initiative is a community-based non-profit that has 768 units of affordable family and senior housing. 3 locations in Dallas & 3 in suburbs.
  - August 7, 2018 the St. Jude Center officially opened. Within 8 weeks they now have 56 residents. Total capacity is 104.
  - Due to neighbors' concerns, rezoning did not occur, so stuck with specifications and created a 55-and-older facility.
  - Catholic Housing Initiative partnered with Catholic Charities on the project. Catholic Charities has been engaged to manage and operate the facility and provide social services. Catholic Housing Initiative was responsible for real estate acquisition, development and financing of capital costs.
5. **FY2017-2018 ESG/HOPWA Facility Development Funding Presentation**
  - Reason for this presentation is to gather the feedback of the CHC.
  - August 2017, City Council adopted consolidated budget. Funds include \$1M of ESG (Emergency Solutions Grant) funds and \$1.9M of HOPWA (Housing Opportunities for Persons with AIDS) funds.
  - These funds are available for FY17 because City received a 1-time enhancement of the budget. Approximately \$1.9M, totaling ESG funding over \$3.1M.
  - Funding will be available through a competitive RFCSP process and the timeline is mentioned on slide 5.
  - Commissioner Garner is in support of funding for Austin Street, Bridge Steps additional 50 beds at a satellite location as proposed in the 2006 Bond Election with proper site evaluation, along with the enclosure of the intake building, new storage lockers, and HVAC upgraded system. She also supports ESG funding for Family Place and HOPWA funds for PWA Coalition of Dallas, Inc.
  - Commissioner Crews would like to see HOPWA site selection score in every grant and even for existing partners.
6. **Office of Homeless Solutions Report**
  - **FY2018-2019 Continuum of Care Program Update**
    - Currently the City manages CoC (Continuum of Care) funding, but staff is in the process of outsourcing it based on feedback received from the City Auditor in 2017 report which encourages ways to more efficiently run the program.
    - The presentation goes over the RFP process and next steps for the 4 programs totaling \$2.7M.
    - CoC Grant requires a 25% match; City had a 1-time match to not deter requesters.
    - RFCSP began in August and ended in September. Office of Homeless Solutions (OHS) received 3 proposals.
    - Next Steps: OHS staff will release another RFP bid for 2 more projects, hopefully at the end of the calendar year.
  - **Track 4 Update**
    - OHS staff and Housing Subcommittee want bond money to be used for rapid re-housing and transitional housing, because a high percentage of HUD funding is focused on permanent supportive housing. Their preference is for projects to remain affordable through their lifespan.

- Staff encourages participation of non-profits whose missions align with affordable housing and serving the homeless.
- An update will be provided to City Council's Human & Social Needs Committee in November.
- Commissioner Crews would like the detailed language of the bond approved by the voters to be included in the RFP before sending out to the public.
- Commissioner Garner requests the city's definition of a reinvestment strategy area along with a list of properties that would be included to be provided in a memo to the commission.
- Commissioner Crews encourages staff to be more specific in the reinvestment strategy area priority. He is not sure if all 3 areas would benefit and be cohesive.

## **7. CHC Subcommittee Report**

- Short-Term Solutions Subcommittee
  - Commissioner Ragan pushes the city to lead the efforts in coming up with an inclement weather plan and the shelters to support in collaboration.
  - At the subcommittee meeting, the commissioners decided to move forward with a RFCSP for the inclement weather shelter plan and homeless shuttle service.
  - Subcommittee recommends they, with the City staff's assistance, develop a list of priorities for a broad view RFP, which would allow organizations responding to the RFP to develop the details of their specific proposals.
  - The homeless shuttle plan will work similar to the weather plan to include the stops and how they are prioritized.
  - Commissioner Ragan references how the hopes are for the chosen bidder to come with their recommended stops, reasons why, type of vehicle, who will operate and how that will work.
  - Commissioner Garner would like for the subcommittee to get input about the route from homeless persons who want to exit homelessness. She questions if RFP goes out for inclement weather and no one puts in their bid could there be discussion on what the City can do.
  - Commissioner Ragan sees the goal as way to create a circular route to hop on and off for a convenient, easier and more efficient way to get to various locations while at the same time taking the individuals off the street from walking those routes.
  - Chair Webb made a motion to authorize and instruct the subcommittee to work with OHS staff to develop RFPs for both an Inclement Weather Plan and a Homeless Shuttle Service and to bring them back to the November commission meeting for approval. Commissioner Crews seconded. Motion passed unanimously.
- Housing Subcommittee
  - Commissioner Culak invited the public to voice their thoughts and recommendations on how the bond money should be implemented at the public meeting scheduled for October 23<sup>rd</sup> at the Walnut Hill Rec Center.

## **8. Public Comment**

Robert Ceccarelli

## **9. Upcoming Events**

- Commissioner Webb indicated there would be a Homeless Alliance Forum at the central library on October 12<sup>th</sup> and the next Human and Social Needs Committee meeting on October 15<sup>th</sup>.
- Monica Hardman, Managing Director, restated the importance of the October 23<sup>rd</sup> CHC-sponsored bond public meeting at Walnut Hill Rec. She also recommended having a couple of more sessions.

## **10. Adjourn – 5:09pm**

**APPROVED BY:**

*Kenn Webb*

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Kenn Webb, Chair  
Citizen Homelessness Commission

**CITIZEN HOMELESSNESS COMMISSION  
MINUTES ATTENDANCE SHEET  
DALLAS CITY HALL, 6ES  
THURSDAY, OCTOBER 11, 2018  
3:00 PM – 4:30 PM**

**Attendance Sheet**

**Commissioners Present**

Kenn Webb, Chair  
Chris Culak, District 1  
Linda Garner, District 2  
Tanya Ragan, District 6  
Louis Henry, District 7  
Chase Headley, District 9  
Alan Tallis, District 11  
Casey McManemin, District 13  
Chad Crews, District 14

**Commissioners Absent**

LeTitia Owens, District 3  
Wendy Conrad, District 5  
Oscar Castillo, District 10  
Cara Mendelsohn, District 12

**Staff Present**

Veronica Burnett  
Lori Davidson  
Sarah Jacobson  
Lillie Logan  
Zena Palmer  
Patricia French-Sanders  
Charletra Sharp  
Monica Hardman  
Latrisce Johnson