

Update on Bridge Housing Strategy

**Housing and Homelessness
Solutions Committee
September 23, 2024**

Christine Crossley, Director,
Office of Homeless Solutions

Cynthia Rogers-Ellickson, Director,
Housing and Neighborhood Revitalization

Emily Liu, Director,
Planning and Development

Ashley Eubanks, Assistant Director,
Facilities and Real Estate Management



City of Dallas

Presentation Overview



- Current Best Practices
- Path To Housing
- Case Studies Visited Across the US
- Homeless Service Initiatives By District
- Site Search Parameters and Considerations
- Existing Project Resources
- Search Criteria Results
- Next Steps



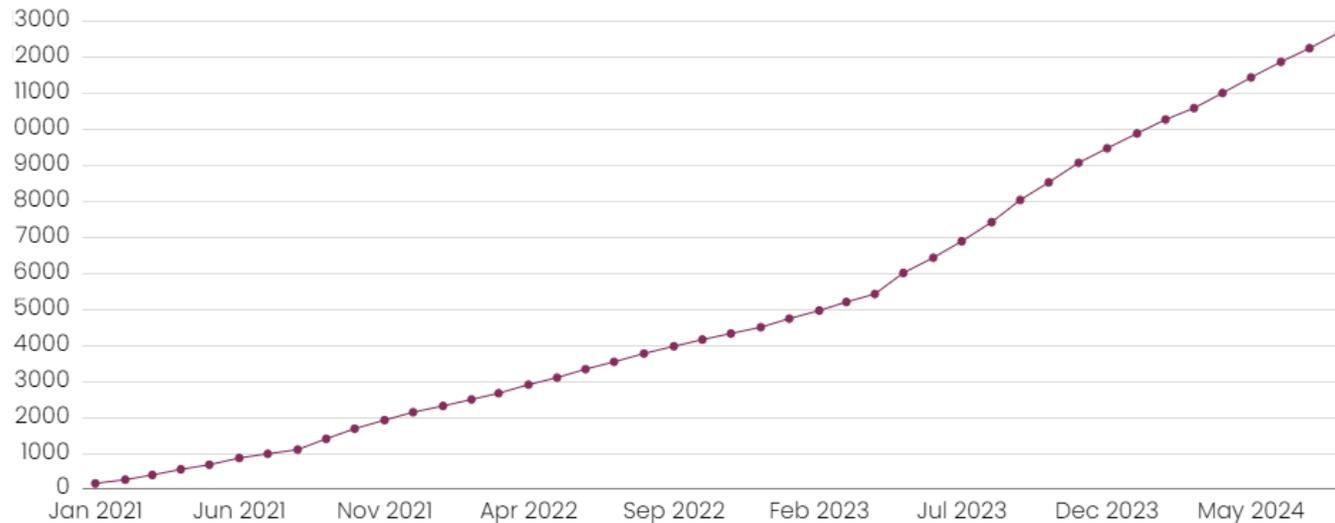


Current Best Practices

Systemwide Housing Placements 2021-2024

COMMUNITY-WIDE PERFORMANCE DASHBOARD

Total Placements



Total Placements (Jan 2021 - Aug 2024)

By the Numbers

 **12,682**
Housing Placements

 **109**
Average Number of Days Between Referral and Housing Move-in

 **8%**
Returned to Homelessness Within 12 Months

DIVERSION

Free up Shelter Space

RAPID REHOUSING

End Homelessness Quickly

PERMANENT SUPPORTIVE HOUSING

Integrated Behavioral Healthcare

<https://housingforwardntx.org/rtr-dashboard/>



Path To Housing



Current pathway to housing (8 week cycle)

Coordinated Outreach connects with individuals in Encampments and Hotspots

- **Already funded by system through outreach providers**



Housing Navigation Team works with outreach to house individuals & transition to housing readiness case manager

- **Already funded by system: \$25,184 per individual**



Individuals Housed with appropriate subsidy & tailored case management

- **Already funded by system: 12-24 months rent or Voucher subsidy**

Altered pathway to housing including Bridge housing (5+ month cycle)

Street Outreach drop off individuals to Bridge site, based on referral criteria

- **Already funded by system through outreach providers**



New organization operates Bridge site & case manage individuals on site

- **New Funding Needed: \$33,816 - \$101,333* per individual**



Housing Navigation Team works with site case managers to house individuals & transition to housing readiness case manager

- **Already funded by system: \$25,184 per individual**



Individuals Housed with appropriate subsidy & tailored case management

- **Already funded by system: 12-24 months rent or Voucher subsidy**

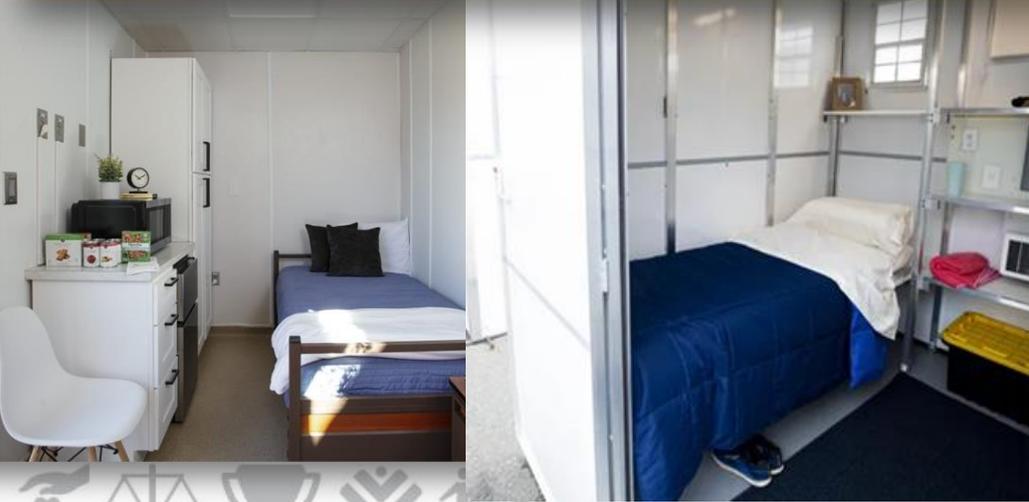
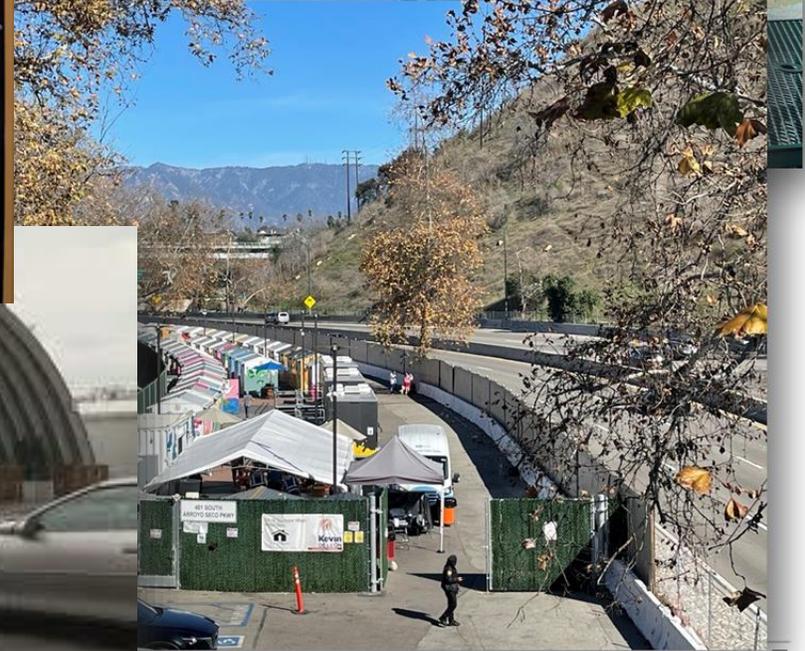


*Lowest to highest per-unit cost, minus Housing Navigation + Case Management Cost

Case Studies Visited Across the US



Image: Atlanta Business



Case Studies Visited Across the US: Bridge Housing



Use Case: Los Angeles, CA: Arroyo Seco

- Site previously been used as a 6.8-acre parking lot
- 123 units, older S1 models, 117 at 64 Sq Ft and 6 at 100 Sq Ft
- ~\$9k per unit: Initial cost for 123 units: \$1,115,000 for units, shipping, tax (site preparation not included)



Case Studies Visited Across the US: Bridge Housing



Use Case: Austin, TX: Esperanza Community

- 2019 State and TxDOT partnership on sanctioned encampment turned into bridge housing and shelter via The Other Ones Foundation in 2021
- 7-acre site was former TxDOT work yard
- Currently has 100 units, \$3M from Austin and Travis County will bring 100 additional units by March 2025



Case Studies Visited Across the US: Permanent Supportive Housing



Use Case: Atlanta, GA: The Melody

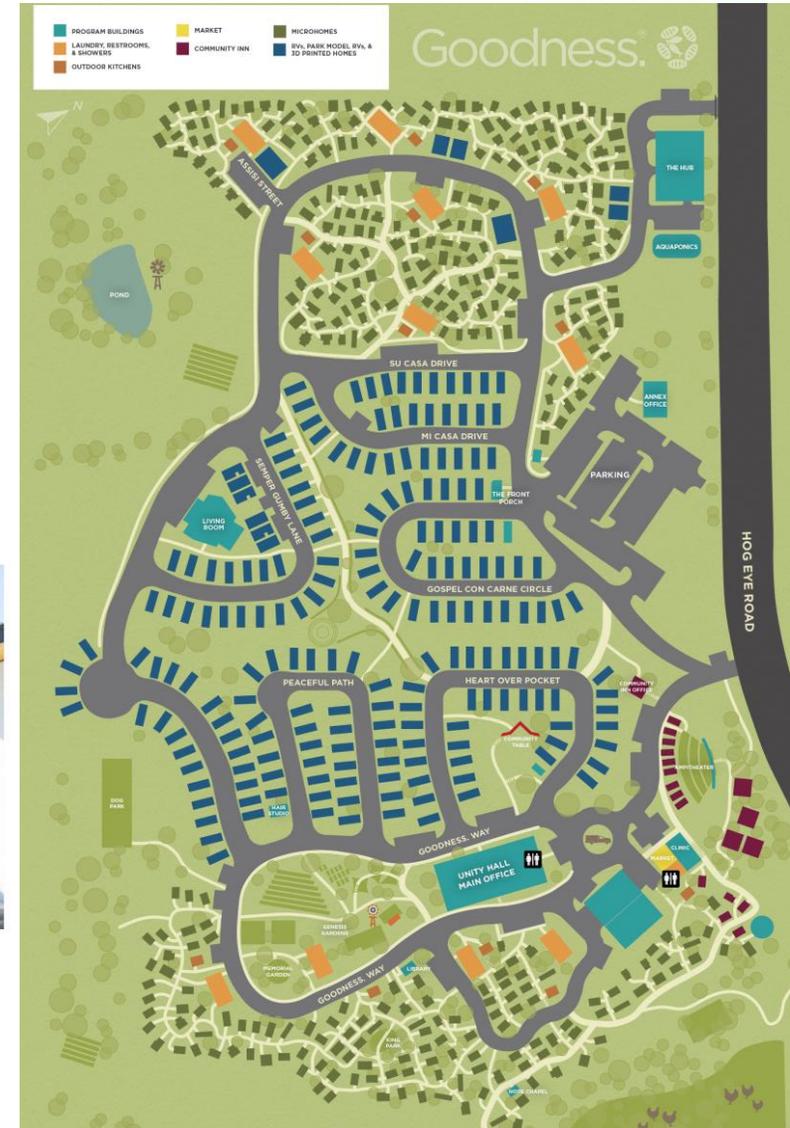
- Site previously used as a parking lot for city vehicles
- \$5 million: 20 containers
 - 40 studio apartments built with a bedroom, kitchenette, and bathroom (32 are ADA accessible)



Case Studies Visited Across the US: Permanent Affordable Housing



- Travis County \$35 million contract with the nonprofit Mobile Loaves and Fishes
- 51-acre master planned development that provides affordable, permanent housing and a supportive community for men and women coming out of chronic homelessness. Contains supportive services but units are a mix of affordable housing and some PSH
- 640 units at the Community First Burleson Village
 - 356 microhome units: These will be 150-200 square feet, single-room occupancy, with shared laundry, restroom, shower and kitchen facilities.
 - 118 tiny townhome units: These will be 250-300 square feet duplexes with individual restrooms and shared laundry, shower and kitchen facilities.
 - 166 park model RV units: These will be 399 square feet, manufactured off-site and installed permanently on-site with one bedroom, a full bathroom, a kitchen and living room.
- Features include: metro bus stop, community spaces, organic garden, health clinic, community



Microhomes
 Microhome units are not plumbed (no shower, toilet, or sink). These units are within 125 feet of a Laundry/Restroom/Shower facility and an Outdoor Kitchen. All utilities are included.



PMRV & RV Units
 Park Model Recreational Vehicles (PMRV) and RV units are plumbed and have toilets, showers and sinks. Tenants are responsible for paying their own utility costs, including electricity and propane.



Tiny Townhomes
 Tiny Townhome units are partially plumbed and have a toilet and sink, but not a shower or kitchen area.

[CLICK FOR OCCUPANCY STANDARDS](#)



Program Criteria



Program Criteria:

The pilot project will run for twenty-four (24) consecutive months

Based on system performance data, individuals will take 5+ months to move from the site into permanent housing

Priority will be given to those who are chronically unsheltered with additional specialty groups built in based on the operator's capacity, such as short-term respite, hospice, etc....

Space will be provided for pet care and well-being

Space will be provided for couples

The site will be low barrier



Site Search Parameters and Considerations



Site Criteria:

Establishment in City Council Districts which do not yet have a homelessness service project (5 & 9)

Establish sites where there is ready access to resources such as public transportation, community (health and wellness) services, food resources, public infrastructure, etc., and wherein there are no established day, overnight, or emergency homeless shelters

Locations will have room for:

- 50 industrialized housing units for Bridge use, with the potential for later, permanent uses
- An adjacent safe camping site for individuals who do not wish to be sheltered in an industrialized housing unit
 - Per zoning laws, campgrounds are only allowed in the manufactured home (MH) District (along MH's and RVs). More research is needed by staff
- An adjacent parking area for individuals to both park their vehicles and to safely stay within their vehicles should they choose not to stay in an industrialized housing unit or the safe camping site
- Expansion from 50 units, should additional industrialized housing units be required
 - Site increase would cap at 100 units

Site Search Parameters and Considerations Continued...



- Vacant, City-owned, public land with a minimum of 1 acre in size (ideal size is 3-5 acres) to provide space for 50 – 100 units
- Distance of 1 mile or greater from recreation centers, libraries and schools
- Zoning
- Existing buffer or space to create one to separate the site from surrounding properties
- Access to public transportation
- Is it in a district with existing homelessness services or shelter site?
- Does it have utilities?
- What is the needed site preparation?



Existing Project Resources



Project Resource Recap

Funding	<ul style="list-style-type: none">• Capital Expenses: 2024 Bond as seed funding<ul style="list-style-type: none">• ~\$1.7M available for expenditure in FY '25
Development, and Operations	<ul style="list-style-type: none">• Sustainable Operating Funds: \$0; Would need to be brought in by outside partners• Project Development and Management: \$0; development and operations funding would need to be identified by a third party



Homeless Service Initiatives By District



District	Project
District 1	1950 Fort Worth Ave (City + Non-Profit Provider)
District 2	Area Shelters (Non-Profit Providers)
District 3	2929 Hampton Road (City)- discussing property options
District 4	Adjacent To Supportive Housing and Services Campuses
District 5	Salvation Army Office, Identifying Additional Options Now (Non-Profit Provider)
District 6	Salvation Army (Non-Profit Provider)
District 7	Area Shelters (Non-Profit Providers)
District 3 (formerly 8)	4150 Independence Drive (City + County)
District 9	Identifying Project Options Now
District 10	Vantage Point (Non-Profit Providers)
District 11	St Jude, Park Central, 8102 LBJ Fwy (Non-Profit Providers + City + County)
District 12	Family shelter provider (Unlisted) (City + Non-Profit Provider)
District 13	St Jude Forest Lane (Non-Profit Providers)
District 14	Adjacent To Existing Downtown Shelters





Search Criteria Results



Search Criteria Results



- Based on the above search criteria, no City-owned sites have been identified
- Staff have been alerted to privately owned properties that could be explored as potential sites, with guidance from the Committee



Next Steps



- Guidance is needed from Housing and Homelessness Committee members on how to proceed, based on the search results within the set parameters, as given by the Committee.



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