

Memorandum



CITY OF DALLAS

DATE December 10, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Homeless Solutions Interim Housing Update: Upcoming Request For Information for Interim Housing and Services for Unsheltered Adults**

The following memorandum details the Office of Homeless Solutions' (OHS) intent to extend a Request For Information (RFI), to gauge interest in a public-private partnership to develop interim housing for unsheltered adults, while continuing to explore suitable properties. This move forward reflects increased interest from both the public and private sector, necessitating a period of information gathering to ascertain how best to develop a future interim housing site.

Prior Actions

Prior to this, OHS staff provided an overview of multiple interim housing types based on best practices from across the nation, including sites visited by staff and Councilmembers. Staff demonstrated that cost varies across all product types, with key factors being the site chosen and the amount of preparation it needs, the planned size of the site, and how quickly people can cycle through it. Given this, the staff recommendation of industrialized housing paired with a site was based on what can be most quickly stood up, across more areas in the city under the current development codes. The product, while permanent, can have multiple use cases, and a longer life span than an interim product. Following the last briefing on available sites identified, which did not result in any available City sites within the given parameters, The Housing and Homelessness Solutions Committee (HHS) recommended that staff expand site parameters to include private and non-City owned properties across all districts. Per prior HHS feedback, staff continues to seek properties that meet the updated criteria and reach out to glean potential opportunities.

Project Funding

The City may provide one-time seed funding, based on City Council appropriation, to support a project that creates a housing community with onsite services for residents that facilitates their exit from homelessness. This amount is to be determined and is available for capital costs such as development of site infrastructure, property acquisition, new construction, or renovation.

Preferred Project Parameters

Residents of the interim housing are expected to exit from homelessness into permanent housing within, but no longer than 30 days-to-two years of arrival, based on the U.S. Department of Housing and Urban Development (HUD) definition of Transitional Housing

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and HHS feedback. The site should be referral-based with no walk-up services. Additional parameters will be listed concerning preferred residential units, accessibility, preferred amenities, and wrap-around services. Respondents will be asked to detail their local experience, how they would partner with existing providers to bring services on site, and how they would work with surrounding properties and neighbors to socialize the project and maintain communications.

Next Steps

This RFI is anticipated to go live in December 2024. OHS staff will bring results to the Housing and Homelessness Solutions Committee in the 2nd Quarter of this fiscal year. Once a posting and closing date are assigned, an update will be provided with further details. A combined report with the RFI results and suitable, identified properties will then be brought to HHS in Q2 of FY 2025.

Should you have any further questions, please reach out to me or Christine Crossley, Director, Office of Homeless Solutions.

Service First, Now!



Alina Ciocan
Assistant City Manager

Kimberly Bizer Tolbert, City Manager (I)
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I) Dev Rastogi, Assist
City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors