



City of Dallas

2929 South Hampton Road: Options and Next Steps

**Housing and Homelessness
Solutions Committee
March 25, 2024**

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Presentation Overview



- OHS Four-Track Strategy
- Current Housing Stock Need
- Homeless Service Initiatives By District
- Current Project Pipeline
- 2929 S Hampton Road Site History
- Community Work Group
- 2929 S Hampton Road Site Development Standards
- 2929 S Hampton Road Property Proposed Options
- Staff Recommendation
- Next Steps and Goal Posts
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OHS Four-Track Strategy



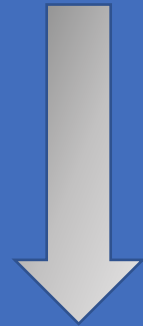
Strategy	Status
Track 1: Increase Shelter Capacity Expand capacity of existing providers through contracted shelter overflow programs	The City's contract with The Bridge Homeless Recovery Center includes payment for 50 overflow beds for a total of 18,250 bed nights
Track 2: Inclement Weather Shelters Allow entities with Chapter 45 Temporary Inclement Weather Shelter (TIWS) permits to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) as led by the City	Two TIWS permits have been issued
Track 3: Landlord Subsidized Leasing Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords	Provided services for 46 individuals through subsidized housing in FY 2023. As of December 2023, 32 individuals have been provided services in FY 2024.
Track 4: New Developments Funding for permanent supportive housing (PSH) targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children, and young adults; Day Centers for seamless wrap-around services	• 3,000+ individuals housed through the Dallas R.E.A.L. Time Rehousing Program, housing over 6,000 individuals by 2025 • YTD, 640 new beds have been added to the homeless response system • 1950 Fort Worth Ave. is projected to begin development 4th Q 2024 • The opening date for 4150 Independence Dr. Is pending



Current Housing Stock Need



*In, 2023, 4,244 individuals experienced homelessness on a single night



4% Decrease in
Homelessness
Overall



- 14% Decrease in Unsheltered Homelessness
- 32% Decline in Chronic Homelessness

Dallas R.EA.L. Time Rehousing



Actual: 3,023** Unique Individuals Housed
Goal: 2,700 Unique Individuals Housed

R.EA.L. Time Rehousing



Actual: 6,341 Unique Individuals Housed**
Goal: 6,000 cumulative Unique Individuals Housed

2023

2025

*Data from January 2023 Point In Time (PIT) Count

**Data current as of the week of March 18, 2024



Current Housing Stock Need Continued



November 14, 2023: Child Poverty Action Lab; Housing Analysis

As of 2021, Dallas had a 33,000+ unit gap in affordable rental housing. Without action, this affordable housing shortage is projected to nearly triple to 83,500 units by 2030.

City of Dallas Projected Housing Supply Gap for 50% AMI 2030 (projected)

Demand

112,988 units

Supply

29,485 units

Gap

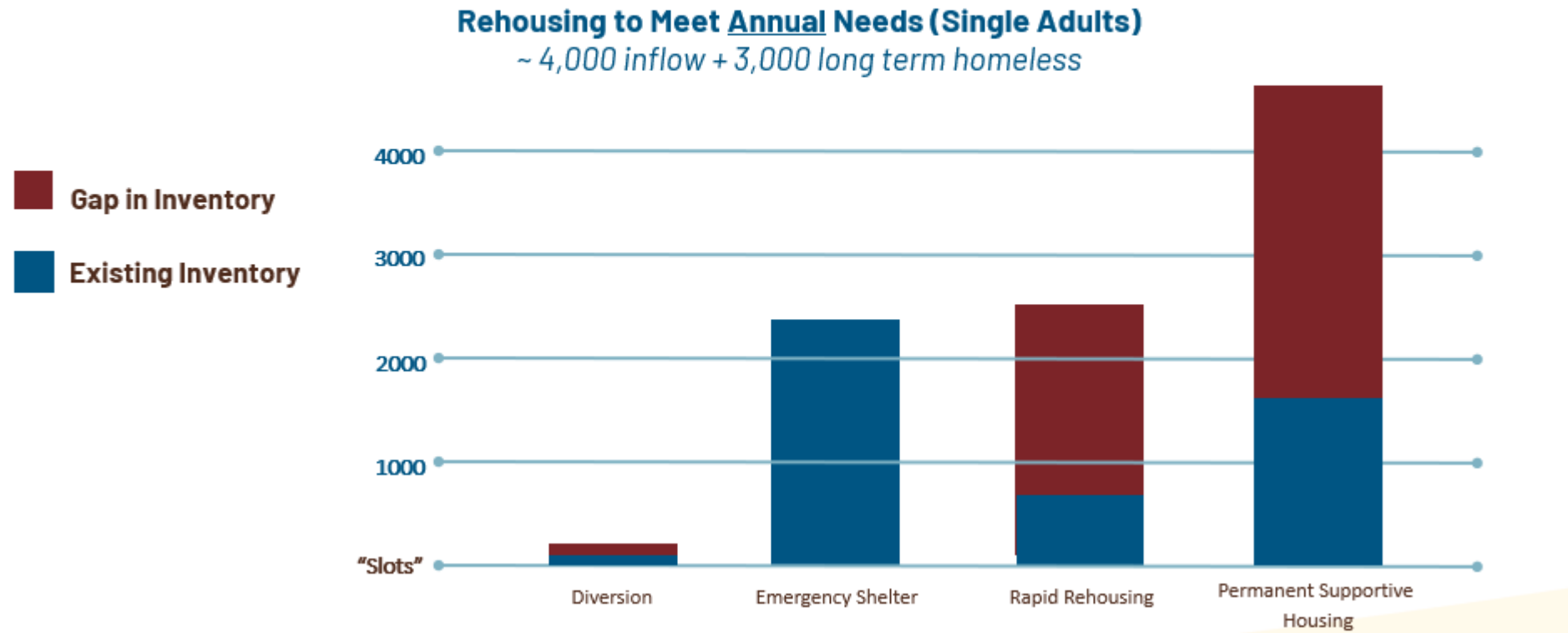
83,503 units



Current Housing Stock Need Continued



CONTINUING PROGRESS, REQUIRES STRATEGIC INVESTMENTS
SYSTEM MODELING GUIDES ANNUAL PRIORITIES TO REDUCE HOMELESSNESS



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)
District 4	Adjacent To Supportive Housing and Services Campus
District 5	Salvation Army Office, Identifying Additional Options Now (Non-Profit Provider)
District 6	Salvation Army (Non-Profit Provider)
District 7	Identifying Project Options Now
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 1, Vickery Meadows (Non-Profit Providers)
District 14	Adjacent To Existing Downtown Shelters



Current Project Pipeline



Property	Purpose	Partners	Status
1950 Ft Worth Ave	Permanent supportive housing (PSH) - estimated 40 to 70 rooms	Kirksey Architects for architectural and engineering services (design development), Department of Housing and Revitalization (HOU) leading NOFA application process	March 2024: NOFA is live for applications on the HOU website. OHS applied for a SUP early renewal and has changed the conditions of the SUP to five-year automatic renewals
4150 Independence Dr	PSH (80%) and Rapid Rehousing (20%) - estimated 85 rooms	Dallas County provided \$2.5M for renovation cost, At Home donated furniture and home goods for Phase one. Department of Housing and Revitalization (HOU) leading NOFA application process	Late spring / early summer: NOFA scheduled to be published
Aids Healthcare Foundation (AHF)	To provide PSH and deeply affordable housing to the community at no cost to the City	AHF bought the hotel located at 2330 W. Northwest Highway in 2023. They have applied to Dallas Housing Authority to provide subsidized vouchers and are receiving financial support from Dallas County for their pilot year	January 2024: AHF is renovating 28 units to meet PSH standards, with plans to transition additional housing to PSH in the future. Deeply affordable housing will continue to be offered via available units throughout this process
St Jude Vantage Point	Adaptive reuse of an extended stay hotel into a 132-unit PSH project with wraparound services for homeless	City of Dallas HOU's NOFA provided \$3M for the acquisition, other partners include Catholic Housing Initiative, St. Jude, Inc., CitySquare, VASH, Metrocare, Dallas County, Dallas Housing Authority	May 2024: Remaining two buildings will be ready for occupancy. One building is currently ready for occupancy, pending certification
2929 Hampton Rd	Utilization of property to provide more affordable, supportive housing, and community resources to the unsheltered and local area	This project is currently in the community development phase	Late March 2024: Options will be presented to the Housing and Homelessness Solutions Committee for guidance and feedback on the path forwards



2929 S Hampton Road Site History



Site History	In 2022, Dallas City Council approved the purchase of the former hospital site, 2929 S Hampton Road, for \$6.5M (Prop J)
Site Purpose	To provide permanent supportive housing (PSH) to serve those who are formerly homeless and to provide key, on-site wraparound services
Site Detail	• 12-acre property • ~100 units on floors 2 through 4 in the main former hospital building, with ICU units and a commercial kitchen on the first floor • 16,000 sq ft of office space in a building adjacent to the hospital building • 9,000 sq ft of educational office space in a separate building on campus
Assessments Done	✓ Environmental site assessment and asbestos survey ✓ Property survey • Development plan to formulate a site-wide best use recommendation • Structural assessment to evaluate the various structures' current and future use and conformance to current building codes



Community Work Group Process



- **The Community Work Group (CWG) was formed in May 2022**
 - City Councilmembers from Districts 1, 3, and 4 appointed ten residents to serve on CWG
 - CWG meetings led by OHS were held between June 2022 and October 2022
 - Members toured the S Hampton Road campus and St Jude Center Forest Lane
 - In September 2022, CWG developed a Request For Competitive Sealed Proposals (RFCSP) scope for the development of PSH units for adults to include case management, employment, and mental health services
 - Other features included recreational space, a non- denominational chapel, 24/7 security and volunteer opportunities
 - In October 2022, CWG was paused while City staff reviewed community feedback and planned for a work group refresh
- **The Community Work Group was re-established in May 2023**
 - CWG membership increased from 10 to 19 members to add representatives from Dallas I.S.D., the nearby Library, a local elementary school, United Way of Metropolitan Dallas
 - The Wright Choice Group was hired to serve as a grassroots, neutral, third-party facilitator for CWG, and develop a work group framework



Community Work Group Process (continued)



- The Wright Choice Group convened multiple meetings, which included:
 - Subject-matter experts and CWG members for one-on-one coaching
 - Full membership
 - City Councilmembers
 - Other stakeholders
- CWG expressed an initial interest in developing the property as follows:
 - Demolition of hospital building for the development of market-rate single family housing
 - No provision for affordable housing or housing for seniors
- CWG members later toured and were also interested in:
 - St Jude Park Central, a permanent supportive housing community, including 200 units for single adults, a food pantry, and a community workspace for area businesses and organizations
 - Renaissance Heights United in Fort Worth developed by the Renaissance Heights Foundation as a multi-phase retail development with over 500,000 sq. ft. of retail, grocery, and restaurants planned
 - Work group expressed interest in both site models



Community Work Group Process continued: Renaissance Heights United Property Visit



200-acre master-planned, mixed-use development in South Fort Worth

Housing	- Affordable and workforce multi-family housing units for up to 140 families - Affordable senior apartments for residents 62 and older
Education	- Uplift Mighty: college-preparatory charter school serving approximately 1,300 students in grades K-12 - Leadership Academy: Serving grades Pre-K – 5th
Community	- YMCA - ACH Child and Family Services - Cook Children's: community health clinic for pediatric and dental
Commercial	The Shoppes at Renaissance Square: Over 500,000 sq ft of retail, grocery, and dining, serves as "a key catalyst for economic development in the region."

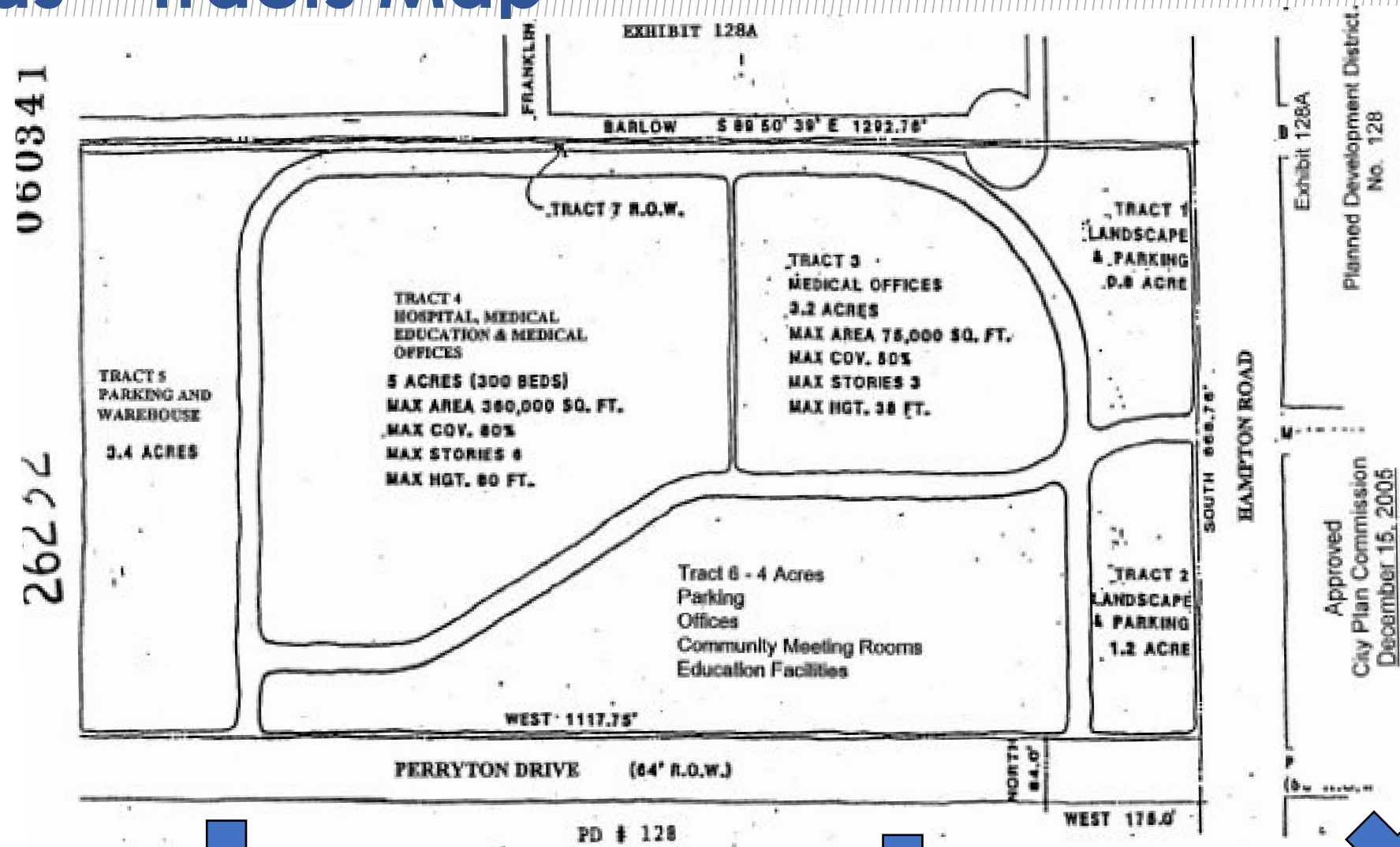




2929 S Hampton Site Development Standards



2929 S Hampton Road Site Development Standards – Tracts Map



Nature Preserve



Library



Kiest Park



2929 S Hampton Road Site Development Standards (continued)



Tract	Allowed Use (PD 128)
1	0.8 Acres Landscaped open space and surface parking
2	1.2 Acres Landscaped open space and surface parking
3	Medical offices having a maximum area of 75,000 square feet of floor area limited to three floors, a maximum site coverage of 50 percent, and a maximum height of 38 feet
4	Hospital, medical education facilities, existing mechanical plant, office, and medical clinic or ambulatory surgical center
5	3.4 Acres Parking, open space and warehouse
6	4.0 Acres Parking, landscaped open space, and office, education facilities, and community meeting rooms





2929 S Hampton Road Property Proposed Options



2929 S Hampton Road Property Proposed Options/



Option 1: Continue With Established Public Purpose

- Utilization of property to provide more affordable and supportive housing and opportunities for homeless services across the City, per financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund)

Option 2: Use The Property For Another Public Purpose

- Subdivide the property and use lots for another public purpose

Option 3: Sell property

- City can sell the property and have the option to include a deed restriction. Sale funds can be used for another project

*Each option may impact the tax-exempt status of the bonds. Such impact will be determined at the time the option is fully vetted and ready for recommendation.



Option 1: Continue With Established Public Purpose



Established Public Purpose: Utilization of property to provide more affordable and supportive housing and opportunities for community-oriented services

Opportunity	Challenge
• Serves the established public purpose, consistent with the current need for permanent supportive housing (PSH) . Opportunity to add services such as: ○ Main building: ~100 units of housing ○ 16,000 sq ft building: educational space ○ 9,000 sq ft building: hospice • Aligns with the national best practice of providing PSH to address homelessness • Offer funds (Bond and HOU) through the NOFA with private partnerships for financing and development, creating a mixed-use site to include resources that align with the public purpose • Addresses Track 4 of the OHS Four-Track Strategy: Investment in Facilities Combatting Homelessness	• Property must be rezoned • Community main preference for single family residential units



Option 1 Continued: Proposed Concept Consideration



Housing

- Not a walkup facility
- Not a shelter
- Too expensive to update property to function as a hospital
- ~100 units of housing
- Can be used for hospice
- Can be used for elderly, disabled housing



Community

- Community resource center
- Culinary learning center
- Library extension



Nature

- Trail system
- Tree nursery
- Prayer and meditation gardens
- Community gardens with greenhouses
- Bird sanctuary
- Fruit tree orchard
- Outdoor dining areas
- Herb garden
- Rain gardens
- Pollinator garden



Option 1 Continued: Site Use – Housing, Community Gardens, Resource Center



White: Space for officing and services like the culinary learning center on the ground floor, permanent supportive housing on upper floors

Yellow: Hospice or short-term medical respite

Blue: Office space for multiple uses: community resource center, professional trainings and continuing education, library extension, etc...

Green: Communal gardens, tree nursery, outdoor living space, connection to nature preserve

Red: Privately owned



Option 2: Use The Property For Another Public Purpose



- Solicit a developer to carry out a development plan approved by the City, similar to the 1000 Unit Housing Challenge process
- Must be a capital improvement project

Opportunity	Challenge
• In alignment with community preference for the property to have a housing and community-oriented focus • Community receptiveness to this model • Allows for mixed-use housing development, including supportive housing, a resource center for the community to provide job training, employment search services, and meeting space • Offer funds (Bond and HOU) through an application process by Housing and Neighborhood Revitalization or Economic Development for a mixed-use project that aligns with the public purpose	• Partially aligns with Proposition J but can partially serve that established public purpose • Partially aligns with Track 4 of the OHS Four-Track Strategy: Investment in Facilities Combatting Homelessness • If dispose of property for less than fair-market value • Fail to act within the time frame for any proceeds could make the bonds taxable



Option 2 Continued: Site Use – Housing, Community Wellness, Commercial



White:

- Youth and family housing or affordable senior housing, supportive services on the ground floor

Yellow:

- Community wellness: Counseling for family and wellness, skill building classes, wellness and health services, community resource center for workforce training, financial education and literacy

Blue:

- Room for new build for homes: market rate, community land trust, deeply affordable and workforce, commercial retail, restaurants, and commercial incubator for local businesses

Red: Privately owned



Option 2 Continued: Site Concepts – Housing, Community Wellness, Commercial



Housing

- Not a walkup facility or shelter
- ~100 housing units
- Youth and family housing or affordable senior housing
- Ground floor office space for supportive services
- Multiple levels of housing types, separated by floor
- In-patient, non-profit hospice
- Deeply affordable and workforce multi-family housing units
- Community land trust



Community Wellness

- Counseling for family and youth
- Skill building classes
- Wellness and health services
- Community resource center for workforce training, financial education and literacy



Commercial

- Multi-phase retail development
- Retail, restaurants, IE. Commercial incubators for local businesses



Best Practices reflective of Renaissance Heights United Project & St Jude Centers of Dallas

Option 3: Sell The Property



The City can use the cash sale proceeds to acquire or build other assets that qualify for financing with tax-exempt bonds

Opportunity	Challenge
• Funding can be used for other City-owned projects with the same public purpose or to defease principal of the bond issue • A profit can be made from the sale, but it must be for the fair market value at the time of the sell • Meets the CWG recommendation that the property not be used for homeless services	• The regulations require that the sale proceeds be used for this purpose within 24 months of the change in use • Any unspent sale proceeds must be used to redeem or defease principal of the bond issue • Does not address the documented need to provide PSH to address homelessness • Does not align with Track 4 of the OHS Four – Track Strategy: Investment in Facilities Combatting Homelessness



Staff Recommendation



Option Two: Redevelop the larger property to allow multiple uses, providing space for community resource development, retail, and supportive housing

This option may have an effect on the tax-exempt status of the Bonds. Such impact will be determined at the time that the option is fully vetted and ready for recommendation.

Readiness Considerations:

- City Council determination of desired mix of uses on the property
- Zoning change to amend PD 128
- Asbestos abatement required in former hospital building if demolition occurs
- Infrastructure analysis to support existing and projected traffic in and around site
- Assessment of connection to/impact on the area nature preserve, depending on the approved development



Next Steps and Goal Posts



Date Range	Activity
End of 3rd Q 2024 – 1st Q 2025	Reconvene existing CWG with third party leadership to act as community focus point for property development • Identify site needs and wants per City Council identified path • Host informational community meetings around identified path and CWG input • Create site development webpage for community interaction
2nd – 4th Q 2025	Utilize an application process to procure a master developer, based on feedback from the CWG and other relevant, identified parties
Q4 2025 – 1st Q 2026	Master developer approved by City Council, awardee's development plan back to CWG and post on site webpage for community transparency
Ongoing	• Provide regular updates to the Housing and Homelessness Solutions Committee and Citizen Homelessness Commission • Community webpage interaction • PD #182 amendment/rezoning





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Appendix – 2023 Demographics Data*



Race Breakdown



- 59.5% Black or African American
- 34.8% White
- 1.4% Asian
- 1.4% American Indian
- 0.4% Pacific Islander
- 2.3% Multiple Races

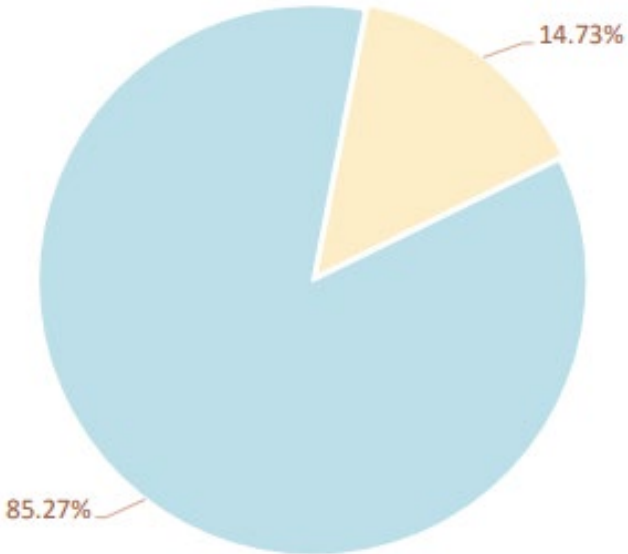
Black households make up just 20% of the general population in Dallas and Collin Counties but 59.5% of the homeless population.

Gender Breakdown

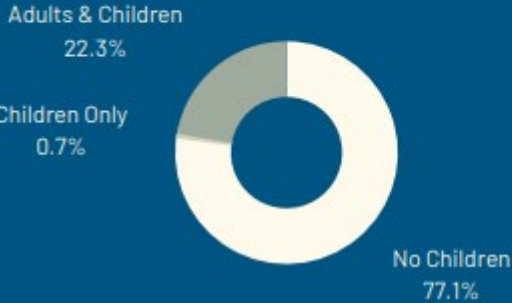


- 37% Female
- 63% Male
- 0.3% Gender that is not singularly 'Female' or 'Male'
- 0.3% Transgender
- 0.07% Questioning

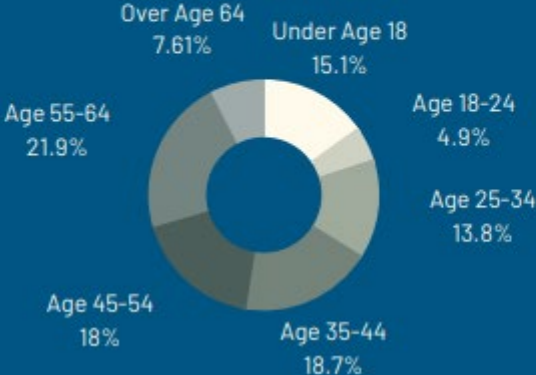
2023 REPORTED ETHNICITY



Households



Age Distribution



County Breakdown



*2023 State of Homelessness Point In Time (PIT) Data