

Memorandum



DATE September 15, 2023

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad
West, Gay Donnell Willis

SUBJECT **Office of Homeless Solutions – Community Listening Sessions Update**

The Office of Homeless Solutions (OHS) held the annual Community Listening Sessions for the 3rd year in a row this past July – August 2023. The focus of this year's presentation was the City's proposed 2024 General Obligation Bond Program. The sessions kicked off with a townhall at The Bridge on July 28, 2023, followed by City Council-led meetings in each district, across Districts 2, 5, 6, 9, 10, 13, and 14, during the first week of August 2023.

Guiding principles for the OHS Bond Program include:

- The OHS Four Track Strategy which was approved by the Dallas City Council
- City Council directive that homeless services and programs be spread across all council districts
- Ongoing research of best practices for addressing homelessness
- Continued and expanded partnerships with Dallas County, Housing Forward, service providers and developers to add permanent supportive housing units
- Community engagement

Previous and Ongoing Action

2017 Bond, Proposition J

To date, approximately 99.9% of the 2017 Bond Program (Proposition J) \$20M has been spent for the purchase or renovation of five properties resulting in the addition of 680 new beds to the homeless response system.

Proposed 2024 Bond Program

The upcoming Bond program is expected to allocate an estimated total of \$35M, broken out into \$6M in capital investments to City-Owned property and \$29M towards partnerships with current and new providers to add permanent supportive housing equitably across the City.

A copy of the presentation with a full break-down of the Proposed 2024 Bond Program is attached. The following is a summary of the questions and answers from the community listening sessions.

Feedback Across Sessions

Question	Answer
Is the bond funding for PSH sufficient to provide units for everyone who needs one? If not, how much funding would that require?	The requested \$29M in PSH funding is not enough to provide all of the PSH units requested by the unsheltered provider system. However, OHS' goal is not to cover the entire cost but to utilize this funding as gap financing in outside projects, to maximize our impact.
Will the City be using a portion of the 2017 bond funds to address youth homelessness (18 – 24) project with a focus on LGBTQIA+?	The 2017 Bond funds are 99% spent down. The youth homelessness (18 – 24) project with a focus on LGBTQIA+ is expected to be funded through an upcoming public / private partnership, which will be briefed to the Housing and Homelessness Solutions Committee on September 19, 2023.
What additional services are planned for the areas / neighborhoods / communities near or around the areas / neighborhoods/ communities that host our homeless service facilities?	City-owned facilities that provide services or housing to those who are formerly unsheltered are subject to a Good Neighbor Agreement between the contracted service provider and the surrounding community. This agreement outlines community expectations for provider area maintenance – including that no encampments form in the area, community communications, and other items as identified and discussed by the community.
Will the City Council incorporate this into a broader strategy to deter professional illegal solicitation, ensuring genuine individuals in need receive assistance?	The Bond funding is for capital investments, not services. Illegal solicitation is being addressed through existing projects and programs currently underway across several city departments.
Why not raise the PSH ask so that we can be confident that enough units are available?	Per the above answer, it is not the intent of OHS to provide funding for all system unit needs. The goal is to utilize a portion of the needed capital to catalyze external projects through public / private partnerships and leverage public funds.
What are the costs per bed, per client, per service, etc.?	The cost used in OHS Bond deliberations were an estimated \$72 - \$82k per unit for adaptive reuse, based on the most recent St Jude site: Park Central, and \$3.3M for 200 beds based on the City's gap financing contributed to the St Jude Park Central renovations to close their funding gap.
What upgrades / renovations will The Bridge undergo and how will they affect us (the clients)?	The upgrades as detailed in the attached presentation, will upgrade key maintenance systems and weatherproof parts of the campus, potentially resulting in additional night beds to address the needed backfilling of beds for existing day shelter clients

How much of the 2024 Bond will be used towards the St Jude Vantage Point project?	The Vantage Point project is not OHS-affiliated. We are supportive of it but have no planned contribution to the project. The Department of Housing allocated \$3M via NOFA.
How many individuals are unsheltered / unhoused currently? What is the ability to house them as it pertains to the budget?	<p>The annual Point In Time (PIT) Count for 2023 shows an estimated 4,200 individuals experiencing homelessness on any given night. Of those, 28% are unsheltered and 72% are sheltered. This reflects a 4% decrease in overall homelessness and within that percentage, a 14% decrease in unsheltered homelessness</p> <p>The system budget for this will be able to house an estimated total of 6,000 individuals by the end of 2025, however additional funding for outreach workers to engage individuals and connect them to case management and to maintain growth in of the permanent supportive housing stock, is needed</p>

The 2024 Bond Program is ongoing and should conclude with the May 2024 Bond Allocation referendum, at that time OHS will provide a follow up memorandum on allocations of funds. Should you have any questions, please reach out to me at Christine.Crossley@dallas.gov.

Christine Crossley

Christine Crossley
 Director, Office of Homeless Solutions

[Attachment]

c: T.C. Broadnax, City Manager Tammy Palomino, Interim City Attorney Mark Swann, City Auditor Bilierae Johnson, City Secretary Preston Robinson, Administrative Judge Kimberly Bizzor Tolbert, Deputy City Manager Jon Fortune, Deputy City Manager	Majed A. Al-Ghafry, Assistant City Manager M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager Dr. Robert Perez, Assistant City Manager Carl Simpson, Assistant City Manager Jack Ireland, Chief Financial Officer Genesis D. Gavino, Chief of Staff to the City Manager Directors and Assistant Directors
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City of Dallas

Office of Homeless Solutions FY 22/23 Community Listening Session

August 2023

Christine Crossley, Director
Office of Homeless Solutions

Presentation Overview



- Purpose
- Guiding Principles for OHS Bond Program
- OHS Four-Track Strategy
- Homelessness Organizations, Policies, and Encampments (HOPE) Task Force Recommendations
- Major Homeless Initiatives by Council District
- The Need for Housing Unsheltered Residents
- Demographic Profiles of Unsheltered Residents
- National Best Practice: Permanent Supportive Housing
- Status of 2017 Bond Program – Prop J
- Proposed 2024 Bond Program



Purpose Continued



- 2023 marks the third consecutive year that OHS has hosted community listening sessions
- The focus of this year's presentation is the City's proposed 2024 General Obligation Bond Program
- Addressing homelessness has been included in previous Bond elections
 - 2005 – Voters approved \$23.8 million for the construction of The Bridge Homeless Recovery Center
 - 2017 – Voters approved \$20 million for the construction of housing for unsheltered residents



Guiding Principles for OHS Bond Program



- The OHS Four Track Strategy which was approved by the Dallas City Council
- City Council directive that homeless services and programs be located in all City Council districts
- Ongoing research of best practices for addressing homelessness
- Partnerships with Dallas County, Housing Forward, service providers and developers to add permanent supportive housing units
- Community engagement



OHS Four-Track Strategy



Track 1: Increase Shelter Capacity	Expand capacity of existing providers through contracted shelter overflow programs
Track 2: Inclement Weather Shelters	Allow entities with Chapter 45 Temporary Inclement Weather Shelter 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
Track 3: Subsidized Supportive Housing	Provide security deposits, rent, utilities, incentives, and supportive services to further the alleviation of poverty to tenants, as well as incentives and risk mitigation services to participating landlords
Track 4: Investments in Facilities Combating Homelessness	Funding for low barrier housing types, to include permanent supportive housing , targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults, ensuring that program participants are in compliance with the requirements of their housing applications ; and Day Centers for seamless wrap-around services





HOPE Task Force Recommendations

- 1. Track 1 & 4:** Increase access to temporary shelter and accelerate permanent rehousing efforts
- 2. Track 3 & 4:** Accelerate existing strategies to develop long-term solutions and the creation of multiple different types of housing
- 3. Track 3:** Expand availability of behavioral health services through enhancement of collaborative efforts across healthcare, homeless response systems, and justice system; and augmenting substance use disorder treatment services.
 - The City of Dallas does not have full control over healthcare services but can incentivize collaborative efforts and be a powerful advocate



Major Homeless Initiatives By Council District



District	Project	Units	Project Type
District 1	Fort Worth Avenue (City + Non-Profit Provider)	40-45	Rapid Rehousing & Permanent Supportive Housing
District 2	Area Shelters (Non-Profit Providers)		Emergency Shelter & Day Center Services
District 3	Hampton Road	~100	TBD Housing and Supportive Services
District 4	Adjacent To Supportive Housing and Services Campus	TBD	TBD Housing and Supportive Services
District 5	<ul style="list-style-type: none"> Salvation Army Identifying additional options now (non-profit provider) 	TBD	Emergency Shelter and Rehabilitative Services
District 6	Salvation Army (Non-Profit Provider)	Pending	Emergency Shelter and Rehabilitative Services
District 7	TBD – Exploratory Phase	TBD	TBD



Major Homeless Initiatives by Council District (continued)



District	Project	Units	Project Type
District 8 (now D3)	Independence Drive (City + County)	132	Rapid Rehousing & Permanent Supportive Housing
District 9	Identifying Project Options	TBD	TBD
District 10	St. Jude Center Vantage Point	136	Permanent Supportive Housing
District 11	St Jude Park Central (Non-Profit Providers + City + County)	200	Permanent Supportive Housing for 18+
District 12	Undisclosed (City + Non-Profit Provider)	200	Transitional/Temporary Housing for Families
District 13	<ul style="list-style-type: none"> St Jude Forest Lane (Non-Profit Providers + City + County) Vickery Meadows (Non-Profit Providers + City + County) 	110	Permanent Supportive Housing for 55+
District 14	Adjacent To Existing Downtown Shelters	N/A	Emergency Shelter & Day Center Services



The Need for Housing Unsheltered Residents



2017 Bond Program (Proposition J)

- **Approximately 99.9% of the \$20M has been spent**
- Funds were used for the purchase and/or renovation of five properties resulting in the addition of **680 NEW beds** to the homeless response system
 - Four of the five properties are owned by the City
 - Two of the five properties are located north of Interstate 30
 - 400 of the 680 new beds are occupied



Demographic Profile of Unsheltered Residents



Gender	Race
63.0% Male	59.5% Black or African American
37.0% Female	34.8% White
0.30% Gender that is not singularly "female" or "male"	2.3% Multiple Races
0.30% Transgender	1.4% Asian
0.07% Questioning	1.4% American Indian
	0.4% Pacific Islander
Households	Age
77.10% No Children	34.3% Age 18-24
22.30% Adults and Children	15.1% Age 55-64
0.70% Children Only	12.9% Age 35-44
	12.4% Age 45-54
	10.4% Under Age 18
	9.6% Age 25-34



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

National Best Practice: Permanent Supportive Housing



- Permanent Supportive Housing (PSH) is a proven solution to homelessness as it pairs housing with case management and supportive services
- Working in collaboration with Housing Forward, the lead agency for the local Continuum of Care (CoC), expansion of PSH is a key element of the CoC's plan to address homelessness and aligns with federal priorities
- Inclusion of PSH in the CoC plan has resulted in the award of federal funding for 480 **new** PSH slots
- Local examples of highly successful PSH models are St. Jude Center Park Central (District 11) and St. Jude Center Forest Lane (District 13)





Status of 2017 Bond Program – Prop J



Proposition J funding for transitional and permanent supportive housing to target chronic homelessness, rapid rehousing for the elderly, disabled and families with children and day centers for seamless wrap-around services - **\$20,000,000 Total Received with 99.9% Spent**

Project	Description	Amount	New Beds	Status
St. Jude Center Park Central	Contribution To Renovation Costs	\$ 3,300,000	200	200 Filled
1950 Fort Worth Ave. *	Property Renovation Over 2 Phases	\$ 2,347,969	45	Phase 1 Complete, Phase 2 Pending Construction
4150 Independence Dr. *	Property Acquisition And Renovation Of The Resident Services Building	\$6,883,580	132	Under Construction
S. Hampton Rd. Campus*	Property Acquisition	\$6,697,915	~100	TBD
Family Gateway North*	Renovation	\$513,591	200	200 Filled
Various Properties	Property Assessments	\$156,945	N/A	N/A
Unobligated		\$100,000	N/A	
TOTAL		\$20,000,000	680	



*Denotes City owned property.



Proposed 2024 Bond Program



Project	Description	Cost
Capital Investment In City-owned Property	Major equipment replacement and building upgrades at The Bridge HRC <ul style="list-style-type: none">•Generator (\$767,000)•Upgrade women's showers in transitional shelter (\$236,000)•Replace water heater serving kitchen and dining hall (\$354,000)•Replace water heater in women's restroom in Welcome Center Bldg. (\$342,200)•Upgrade HVAC building automation controls (\$590,000)	\$ 2,289,200
Weatherproofing And Reformatting Of The Bridge Homeless Recovery Center's Existing Pavilion and Other Building Renovations	Enclosure of the outdoor pavilion to connect all buildings on the campus to add a <u>minimum</u> of 100 additional emergency shelter beds for the existing day shelter population and 10 staff offices	\$2,360,000 to \$4,360,000*



*If needed, this increase would come out of the current total proposed request and does not signify an increased total request.



Proposed 2024 Bond Program (continued)



Project	Description	Cost
Partnerships With Current And New Providers To Add Permanent Supportive Housing (PSH) Equitably Across The City	Future PSH Projects, which will include wrap around and case management services	\$28,350,800 to \$30,350,800*
TOTAL		\$35,000,000

*This sliding scale reflects the request for The Bridge renovations on the previous slide and does not signify an increase to the overall ask.





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