

Memorandum



CITY OF DALLAS

DATE January 4, 2024

TO Honorable Members of the Dallas Area Partnership: Cara Mendelsohn (Chair) and Theresa Daniels (Vice Chair)

SUBJECT **Temporary Housing Pilot Update: Homelessness Prevention and Permanent Supportive Housing Strategy**

The following memorandum is to provide a high-level overview of a program that allows our system to utilize existing, available units owned and operated by the AIDS Healthcare Foundation (AHF), to prevent homelessness and support those needing permanent supportive housing. This is done through existing funding streams and programs, at no added cost to the City of Dallas. The AIDS Healthcare Foundation, a member of the local Continuum of Care, recently launched their Healthy Housing Foundation program in Dallas, providing affordable housing units to low-income individuals, including those who are previously unsheltered.

The AIDS Healthcare Foundation currently has eight (8) locations in Dallas serving residents in a variety of ways. The Healthy Housing Foundation program implementation is being done in two steps:

- Step One: Individuals can utilize current income to pay for low-income housing through the Office of Community Care and external partner referrals
 - Connecting unstably housed individuals with low incomes to housing
 - Flexible length of stay through individually leased units
 - Does not add additional individuals to homelessness
 - Case Management and Financial Coaching paired as needed
- Step Two: Forty-eight (48) Units Designated for Permanent Supportive Housing (PSH)
 - AHF will provide property management and security
 - Forty-eight (48) of these units are being renovated to be used as permanent supportive housing
 - Individuals will be permanently housed
 - Dallas Housing Authority (DHA) exploring subsidizing units via Housing Vouchers
 - These units will be utilized by the Continuum of Care to house formerly unsheltered individuals through housing vouchers
 - Additional units can be gradually transitioned to PSH as additional vouchers become available

With a mind towards sustainability, a diversification of housing stock ensures flexibility in unit utilization, to adapt to the changing needs of the City's population.

DATE January 4, 2024
SUBJECT **Temporary Housing Pilot Update: Homelessness Prevention and Permanent Supportive Housing Strategy**
PAGE **2 of 2**

- PSH funded by housing vouchers
 - Twenty-eight (28) of the forty-eight (48) PSH units are in a separate building
 - Additional units can be renovated by floor to encompass the other twenty (20) existing units to ensure uniformity of service type
- One hundred fifty-two (152) units used for low-income individuals, preventing homelessness
 - Length of stay is flexible
 - Can be gradually transitioned to PSH as additional vouchers become available

Prior Action:

November 12, 2023: Housing and Homelessness Committee presentation

For additional details, please see the attached presentation. Should you have any questions or concerns, please contact me, Christine Crossley, Director of the Office of Homeless Solutions at christine.crossley@dallas.gov.

Christine Crossley

Christine Crossley, Director
Office of Homeless Solutions

- c:
- Lakeysa Townsend, Vocational Rehabilitation Specialist, Veteran Affairs North Texas Health Care System
 - Michael Pegues, Chair, Board of Commissioners, Dallas Housing Authority
 - Rob Hays, President and CEO, TREC Representative, Ashford Hospitality Group
 - Kin Oldham, Executive Director, Apartment Association of Greater Dallas
 - Mita Havlick, Executive Director, Dallas Education Foundation
 - Celeste A. Glover, Community Philanthropy Officer, Communities Foundation of Texas
 - Fred Cerise, M.D., President and CEO, Parkland Health and Hospital System
 - Carol Lucky, CEO, North Texas Behavioral Health Authority
 - Ashley Brundage, Sr. Vice President of Community Impact, United Way of Dallas
 - Dan Micciche, Trustee, Dallas ISD Board of Trustees
 - Brent Hurley, Police Chief, Balch Springs



City of Dallas

Temporary Housing Pilot Update: Homelessness Prevention and Permanent Supportive Housing Strategy

**Dallas Area Partnership
January 4, 2024**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Presentation Overview



- AIDS Healthcare Foundation
- Homelessness Prevention and Permanent Supportive Housing Strategy
- Sustainability
- Next Steps



Aids Healthcare Foundation



- 8 Locations in Dallas serving residents
- Member of the local Continuum of Care
- Healthy Housing Foundation launched in California and Florida
 - Coming to Dallas now



AHF, The Healthy Housing Foundation



Through the Healthy Housing Foundation, AIDS Healthcare Foundation will provide faster access to longer-term housing for low-income individuals and families. The Healthy Housing Foundation also hopes to demonstrate to politicians, government officials, and bureaucrats as well as like-minded community groups and housing advocates, that our most vulnerable citizens—those who are at extremely low and very low-income levels—can be helped or placed into clean and safe housing without the lengthy delays, the extreme scarcity of—and the outrageously high costs—that have become the accepted standard for ‘affordable’ housing.

 Build or acquire units to make them available for low-income housing (below 50% of the average median income).

 Refurbish these units for far less than the \$350,000 per unit currently touted as the “norm.”

 Generate returns sufficient to justify deploying capital in this way.

 Scale this model to create housing for more Americans in need at the lowest income levels.

 Use 100% equity financing to do so, without leverage or LIHTC funding, which often carries regulations and restrictions that inhibit cost-effective decent housing.



Homelessness Prevention and Permanent Supportive Housing Strategy Update: Step One



At no cost to the City: Individuals utilize current incomes to pay for low-income housing through the Office of Community Care and external partner referrals

- Connecting unstably housed individuals with low incomes to housing
 - Flexible length of stay through individually leased units
 - Does not add additional individuals to homelessness
 - Case Management and Financial Coaching paired as needed



Homelessness Prevention and Permanent Supportive Housing Strategy Update: Step Two



48 Units Designated for Permanent Supportive Housing:

- **At no cost to the City:** AHF will provide property management and security
- **At no cost to the City:** 48 of these units are currently formatted to be used as permanent supportive housing
 - Individuals will be permanently housed
 - Dallas Housing Authority (DHA) exploring subsidizing units via Housing Vouchers
 - These units will be utilized by the Continuum of Care to house formerly unsheltered individuals through housing vouchers
 - Additional units can be gradually transitioned to PSH as additional vouchers become available





- **PSH funded by housing vouchers**
 - 28 of the 48 PSH units are in a separate building.
 - PSH units can build to encompass the other 20 available units as surrounding units switch to PSH
- **152 units used for low-income individuals, preventing homelessness**
 - Length of stay is flexible
 - Can be gradually transitioned to PSH as additional vouchers become available
- **Diversification of housing stock** ensures flexibility in unit utilization, to adapt to changing needs



Next Steps



- ~~September 19, 2023: Housing and Homeless Solutions Committee Briefing~~
- ~~November 14, 2023: Housing and Homeless Solutions Committee Briefing~~
- January 2024: Dallas Area Partnership Briefing
- Quarterly Committee briefings





City of Dallas

Temporary Housing Pilot Update: Homelessness Prevention and Permanent Supportive Housing Strategy

**Dallas Area Partnership
January 4, 2024**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas