



OHS Update and Current Workplan

Housing and Homelessness Solutions Committee

May 23, 2022

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OHS Progress Update



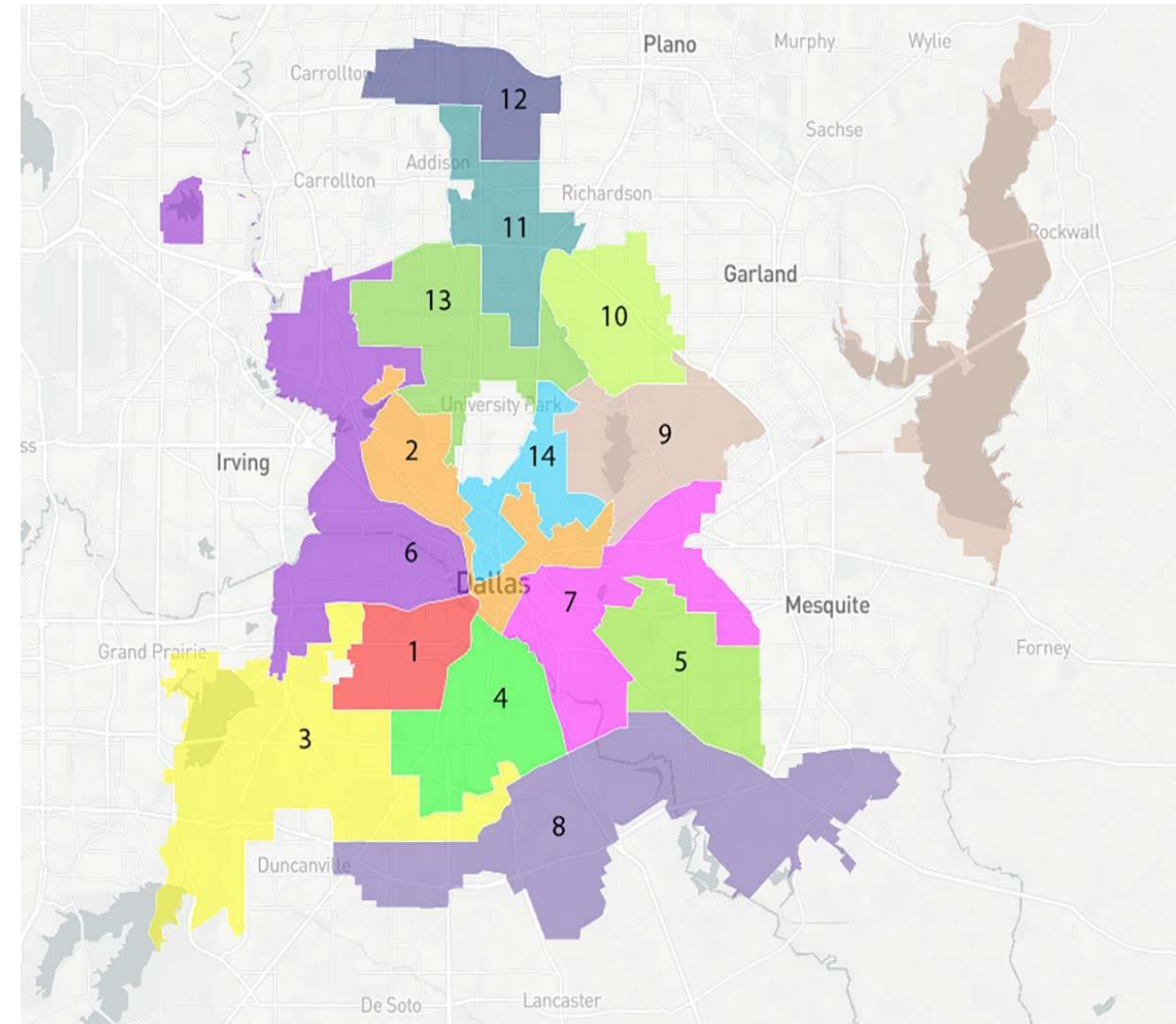
Date	Action
August 25, 2021	Dallas R.E.A.L. Time Rapid Rehousing Initiative to house 2,762+ people by September 2023 ~\$72M (City \$25M, Dallas County \$25M)
January – March 2022	Over ~4,000 bed nights provided over 20 days of IWS
January – March 2022	COVID-19 City/County Quarantine site: 131 people
April 27, 2022	City Council Award of Bridge Management Contract to Bridge Steps
October 2021 – September 2022	Landlord Subsidized Leasing Program: <ul style="list-style-type: none">• Rental assistance through agreement with CitySquare• 112 clients housed as of April 2022



Homeless Service Initiatives By District



District	Project
District 1	Fort Worth Avenue (City + Non-Profit Provider)
District 2	Area Shelters (Non-Profit Providers)
District 3	Hampton Road (City + County)
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	TBD – Exploratory Phase
District 8	Independence Drive (City + County)
District 9	Identifying Project Options Now
District 10	12000 Greenville Avenue (City + County)
District 11	St Jude 2 (Non-Profit Providers + City + County)
District 12	Candlewood Suites (City + Non-Profit Provider)
District 13	St Jude 1, Vickery Meadows (Non-Profit Providers)
District 14	Adjacent To Existing Downtown Shelters



In progress

TBD-Exploratory Phase

Pending Council Action

Overview of OHS Current Work Plan



District	Project	Project Type	Council Action	Status	Project Timeline
3	Hampton Road (City + County)	TBD Housing and Supportive Services	Council-approved	In progress	1st meeting held March 29, 2022, Community working group being formed, RFP by September 2022, Council action on agreement 1st Quarter 2023
7	Championing potential youth homelessness project with LGBTQ Focus	RFI on the street	Upcoming	Exploratory process	RFP live mid-summer 2022, Council Action on potential Agreement by 4th Quarter 2022
8	Independence Drive (City + County)	TBD Housing and Supportive Services,	Council-approved	In progress	Community working group being formed, RFP by September 2022, Council action on agreement 1st Quarter 2023



Overview of OHS Current Work Plan



District	Project	Project Type	Council Action	Status	Project Timeline
9	Identifying Options Now	TBD	Upcoming	Exploratory process	TBD
10	12000 Greenville Avenue (City + County)	TBD	Action Item to City Council June 8, 2022	Pending	Project scope determined by September 2022
12	Candlewood Suites (City + Non-Profit Provider)	Transitional/Temporary Housing for Families, Long-Term Use Agreement Underway	Long-Term Use Agreement to Council May 25, 2022	Open and Operating	City Council action on May 25, 2022



Bond Proposition J - and Coronavirus Relief Funds



Project	Commitment	Award Date	Scope of Work	Funding Type
Appraisals of all prospective and secured properties	\$134,923	June 5, 2019 – Present as needed	Appraisals	Bond
2929 S Hampton Rd	\$6.5M	January 26, 2022	Acquisition	Bond
4150 Independence Drive	\$4.96M	February 23, 2022	Acquisition	Bond
St Jude Center, Park Central	\$3.3M	January 27, 2021	Renovations	Bond
CitySquare/Miramar Hotel	\$2.345M	June 26, 2021	Renovations	Bond
Family Gateway/Candlewood Suites	\$500,000	June 26, 2021	Renovations	Bond
Homeless Youth, LGBTQIA+ Focused Project	\$6M	TBD/RFI underway	Brick and Mortar Development	Bond
Bond Total	\$23,821,246			
Miramar	\$3.518M	December 9, 2020	Acquisition	Coronavirus Relief Funds (CRF)
Candlewood Suites	\$6.63M	December 9, 2020	Acquisition	Coronavirus Relief Funds (CRF)
St Jude Center, Park Central	\$2M	November 11, 2020	Contribution to acquisition via County ILA	Coronavirus Relief Funds (CRF)
CRF Total	\$12,147,299			



Proposed Partnership with Dallas County



- City of Dallas represents 49.9% of Dallas County population
- Build upon the existing partnership between the City and Dallas County for the Dallas R.E.A.L. Time Rapid Rehousing Initiative
- Continue collaboration between the City and Dallas County to support the needs of the most vulnerable
- Leverage existing City and Dallas County resources to further the availability of supportive services for people in need
- Utilize Dallas County ARPA funding to support the execution of specific current work plan projects on City property:
 - Hampton Road (D3)
 - Independence Drive (D8)
 - Greenville Avenue (D10)



Hampton Road



Site	Description	City Role	County Role
2929 S. Hampton Road, Council District 3	<ul style="list-style-type: none"> Twelve acres of property with 140 units, 2 additional buildings, and space for new, affordable housing build. 16,000 sq ft of office space 9,000 sq ft of educational office space 	<ul style="list-style-type: none"> RFP for management services with community input, for the proposed uses as identified through community engagement To include programming through partnerships with local organizations, which could include supportive service opportunities as mentioned in the Use Description Community outreach and a Good Neighbor Agreement required 	<ul style="list-style-type: none"> County will contribute \$10,000,000 for redevelopment of 2929 S Hampton Road and 4150 Independence Drive properties
Cost	<ul style="list-style-type: none"> \$6M Funding Source: Prop J Bond 		
Use	<ul style="list-style-type: none"> Workforce and job training Healthy cooking and nutrition Financial education Affordable and Supportive Housing Medical respite, hospice care, additional space for Sobering Center and RIGHT Care 		



Independence Drive



Site	Description	City Role	County Role
4150 Independence Drive Council District 8	<ul style="list-style-type: none">108 units	<ul style="list-style-type: none">RFP for management services with community input, for the proposed uses as identified through community engagement.To include programming through partnerships with local organizations, which could include supportive service opportunities as mentioned in the Use DescriptionCommunity outreach and a Good Neighbor Agreement required	<ul style="list-style-type: none">County will contribute \$10,000,000 for redevelopment of 2929 S Hampton Road and 4150 Independence Drive properties
Cost	<ul style="list-style-type: none">\$5 millionFunding Source: Prop J Bond		
Use	<ul style="list-style-type: none">Workforce and job trainingFinancial educationAffordable and Supportive HousingViolence interrupters		





Reset on 12000 Greenville Avenue

12000 Greenville Avenue



- First City-sponsored community garden in 2008, Lake Highlands Community Garden and inspiring additional community gardens at schools and churches in District 10
- Collective Impact community group established in District 10 (2014) to strengthen quality of life, including public health, education, housing, and safety



12000 Greenville Avenue Continued



District 10 Collective Impact Community Group History

2014	Collective Impact community group forms to strengthen quality of life, including public health, education, housing, and safety in District 10
April 2019	Collective Impact group tours Bonton Farms and Market to explore their neighborhood outreach gardening program
August 2019	City proposal for 12000 Greenville Avenue meets opposition from residents City agrees to wait for a community-backed proposal
2019 - 2020	Collective Impact group meetings explore alternatives for a neighborhood resource center. Draft plan includes urban community garden with market and café to address nutritional education and food scarcity, green space, shared space for non-profits, job training, etc...
2021-2022	Multiple neighborhood meetings held to establish buy-in and develop and refine potential site plans for a community-backed project

- Project must meet the: Public Use ➡ Serving the municipal interests through meeting the community interests in order to serve the ➡ Target Population ➡ The most vulnerable segment of the population
- Will Not Be ✖ Shelter, Day Center, Hospital, Non-referral-based service center



2008 - The first city-sponsored community garden, Lake Highlands Community Garden, is established, inspiring additional community gardens at schools and churches in District 10

12000 Greenville Avenue Property Features



Site	Description	City Role	County Role
12000 Greenville Ave Council District 10	<ul style="list-style-type: none"> • 12.87 acres • Zoning Use: Mixed Use 3 • Area Facilities = Proximity to food, public transportation and city services <ul style="list-style-type: none"> • Walmart • DART Station • Kroger • Library • Planned Parkland Clinic 	<ul style="list-style-type: none"> • City will convey the Greenville site to the County, retaining the necessary easements per DWU, to develop a project in the shared interest of the City for Public Use 	<ul style="list-style-type: none"> • RFP scope formed in partnership with the City and community input, resulting in: <ul style="list-style-type: none"> • A competitive bid process for development of programming • Projects must be reflective of the Public Use, serving the community interests as identified through local engagement. • Community outreach and a Good Neighbor Agreement required
Cost	<ul style="list-style-type: none"> • The conveyance of the Greenville site will be done as a Deed transfer in consideration of performance of Public Use as a qualitative value of cost over time instead of financial reimbursement at market rate. 		
Use	<ul style="list-style-type: none"> • Provide opportunities to aid people in distress through compassionate care, establishing a sustainable pathway to healing for the most vulnerable segment of our population 		



12000 Greenville Property & DWU



- In 2012, a consultant performed a programming effort for the Southeast Service Center and how best to utilize space
- It was determined the best options were for DWU to move two groups – Material Services and Meter Operations to a different location
- DWU owned the Abrams Pump Station facility adjacent to this parcel
- This purchase also provided the potential to reduce DWU leases over time
- In February 24, 2016, an agenda item was approved for DWU to purchase the parcel from TxDOT for an amount not to exceed \$3,386,000
- The need to relocate did not materialize over time and DWU maintained its facilities at the Southeast Service Center
- With the decision not to relocate, the entire parcel is no longer needed beyond existing easements, access points and the ability to replace the Abrams Pump Station and Ground Storage in the future



12000 Greenville Property



Proposed ILA Terms



Interlocal Agreement with Dallas County for development of 12000 Greenville to address the needs of the population through sustainable development of supportive services in line with the Public Use

<ul style="list-style-type: none"> • Cost share agreement between the City of Dallas and Dallas County. • City will convey the Greenville site to the County, retaining the necessary easements per DWU, to develop a project in the shared interest of the City for Public Use 	<ul style="list-style-type: none"> • County will contribute \$10,000,000 for redevelopment of 2929 S Hampton Road and 4150 Independence Drive properties
<p>The City sites will have for hospital and hotel properties:</p> <ul style="list-style-type: none"> • RFP for management services for the proposed uses as identified through community engagement • To include programming through partnerships with local organizations, which could include supportive service opportunities like: <ul style="list-style-type: none"> • Workforce and job training • Healthy cooking and nutrition to address food insecurity, urban community garden • Financial education • Childcare • Housing • Community outreach and a Good Neighbor Agreements required 	<p>The proposed County site will have for 12000 Greenville Avenue:</p> <ul style="list-style-type: none"> • A competitive bid process for development of programming • Projects must be reflective of the Public Use, serving the community interests as identified through local engagement • Community outreach and a Good Neighbor Agreement required



Citizen Homelessness Commission Feedback



May 12, 2022: CHC Voted unanimously to recommend approval of the ILA to City Council

- Commissioner from D-10 would serve as liaison between the CHC and community engagement
- This partnership allows for a great deal of accountability
- Previously utilized Good Neighbor Agreement (GNA) templates have good track records and this GNA agreement should be modeled off them
- Allows for growth and capacity across all the districts, especially with the investments in the former hospital (D3) and hotel (D8) properties



Next Steps and Timeline



OHS Update and Current Workplan Briefings

- May 12, 2022: Citizen Homelessness Commission
- May 23, 2022: Housing and Homeless Solutions Committee
- June 2, 2022: Dallas Area Partnership

Community Listening Sessions

- May 10 – June 8, 2022

Upcoming Action Items

- June 8, 2022: City Council action on County ILA
- June 21, 2022: Commissioners Court action on County ILA



Next Steps and Timeline Continued



ILA Implementation Date

- Active upon City Council and Commissioners Court approval

Post-ILA Implementation

- Updates to City Council and other advisory boards
- Working Group solidified at the community level to inform RFP scope for 12000 Greenville Avenue, developed in partnership by City and Dallas County
- RFP goes live to solicit site proposals
- Vendor(s) awarded
- Good Neighbor Agreement developed in partnership with awarded vendor(s) to address community concerns





City of Dallas

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