

Memorandum



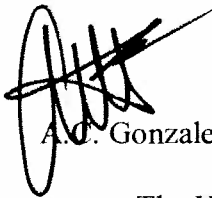
DATE April 2, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Permanent Supportive Housing Community Task Force Recommendations

On Monday, April 5, 2010, you will be briefed on Permanent Supportive Housing Community Task Force Recommendations. A copy of the briefing is attached.

Please let me know if you have any questions.



A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Helena Stevens-Thompson, Assistant to the City Manager

Permanent Supportive Housing

Community Task Force Recommendations

Housing/Community Services Department

April 5, 2010



Purpose

- To provide an update regarding the recommendations proposed by the Community Task Force on Permanent Supportive Housing
- To provide an update as to the current number of PSH units developed since January 2009
- To identify the next steps as proposed by Housing/Community Services

BACKGROUND

- January 28, 2009, Council authorized and approved by Resolution 09-0344, a plan to set a goal of creating 700 permanent supportive housing (PSH) units in 5 years for the chronically homeless by 2014.
 - 500 Units built
 - 200 Units leased from existing apartment projects

The plan included a combination of strategies including leasing existing market apartments and developing new units dedicated to PSH through new construction and/or rehabilitation.

Achieving this 5-year plan is absolutely critical to reducing the daily guest load of chronically homeless at the Bridge to a more manageable and affordable number. It is quite possible that the original 5 year goal underestimated the number of PSH units needed to maintain the Bridge at its originally designated capacity.

Challenges

- **While we have been extremely successful in developing more than the 200 leased units in the five year plan, we have been unsuccessful in developing new project based units.**
- **This inability to develop project based units resulted in the Mayor's Task Force being formed.**

Mayor's Task Force Formed To Seek Resolution

- **In mid-2009, Mayor Leppert called for the creation of a community task force to address the difficulties.**
 - To develop outreach and education strategies that foster community-wide understanding and acceptance of PHS, and
 - To develop an accepted process for neighborhood/developer engagement that supports the goal of establishing 700 units of PSH in Dallas by 2014

Task Force

Members / Leadership / Timeline

**Councilmember
Co-Chairs**
Steve Salazar, District 6
Carolyn Davis, District 7

August 2009 – December 2009

Planning and Support
Metro Dallas Homeless Alliance

Planning and Facilitation
Corporation for Supportive Housing

Community Participants
Neighborhood Associations
Foundations
Community Participants
Civic Leaders
Developers
Service Providers

Recommendation #1

■ General Outreach & Education

1. City of Dallas should fund a community outreach effort overseen by Metro Dallas Homeless Alliance (MDHA) and Steering Committee to implement and deliver a campaign message
2. Use professional public relations firm to refine recommendations and materials to create a comprehensive Communications Plan and a campaign budget
3. Campaign should be delivered by political leaders, outside experts, religious leaders and trusted, highly visible community members
4. Funding / Training for campaign spokespeople
5. Core campaign to be approximately 18-24 months

Recommendation #2

■ Project-Specific Sponsor/Neighborhood Engagement

6. When a project site is identified, project Sponsors and Neighborhood representative should respectfully engage and educate one another
7. Project Sponsor, Neighborhood and Council should encourage the use of the template created to ensure the completion of as many recommended steps as possible
8. Sponsors & Neighborhoods acknowledge and work closely to allow ample time to meet financing deadlines
9. Sponsors requesting City funding or project support should be required to demonstrate good faith effort to complete recommended steps

Recommendation #3

■ Related City of Dallas Planning Efforts

10. All departments with purview over development and planning processes should specify activities of their departments that can contribute to the 700 unit goal. At a minimum, these departments should include:

Housing/Community Services

Sustainable Development & Construction

Economic Development

Additionally, the City should request information from the Dallas Housing Authority (DHA) and the Dallas City Design Studio.

#3 Continued

11. Council should establish a policy that utilizes TIF funds to incentivize inclusion of PSH units in all future Transit Oriented Developments

12. Council should require that housing developments guaranteed with Section 108 CDBG funds set aside 5-10% of units for PSH

13. Current and future comprehensive plans (ForwardDallas, etc.) should ensure PSH is integrated into planning process by specifically considering whether proposed zoning allows for a range of housing types and densities conducive to PSH

#3 Continued

14. The City should utilize existing GIS information to identify areas or tracts that would be ideal for PSH development
 - ❖ Zoning
 - ❖ Easy access to transportation
 - ❖ Grocery Stores
 - ❖ Criteria related to crime rates

15. Staff should develop list of existing vacant properties that might be suitable for development or adaptive use (i.e. buildings w/ limited parking resources, vacant hotels)

16. City of Dallas Housing/Community Services Department, MDHA, and the DHA should integrate criteria around neighborhood crime rates and quality property management practices in any funding processes impacting PSH production or operation

2009-2010

Year One Accomplishments

- 456 leased units* of the 200 PSH goal available

215 occupied 241 available

*See Schedule A1

- 222 leased units* in pipeline

*See Schedule A3

Additionally, we are serving 232 chronically homeless individuals in leased units who were in housing prior to the 200 goal

- 50 new/rehab units* of the 500 PSH goal

*See Schedule A2

- 117 new/rehab units* in pipeline

*See Schedule A3

Bridge Census Update

- **Winter 2008-2009, more than 1,250 people seek Bridge services per month**
 - 39% self-report being chronically homeless
 - 61% self-report recently becoming homeless

- **Winter 2009-2010, more than 1,750 people seek Bridge services per month**
 - 19% of “new” enrollees self-report being chronically homeless
 - 81% of “new” enrollees self-report recently becoming homeless
 - Why are so many people initially seeking services self-reporting recently becoming homeless?
 - 49% self-report recently being incarcerated
 - 52% self-report recently struggling with health/behavioral health and unemployment
 - 1,500 assured shelter space per night leaving 250 to seek shelter in encampments or shelter “overflow” space

803 of those currently seeking Bridge services are likely to need permanent supportive housing to transition from homelessness.

If homelessness continues to increase after incarceration and health/behavioral health and unemployment challenges, the need for Bridge services will continue as well as the need for permanent supportive housing.

Next Steps

Prepare a future Housing Committee briefing that will incorporate

- ❑ **Housing Committee recommendations and comments**
- ❑ **Input from other Departments**

Schedule A1

200 Leased Site Unit Goal

as of 3/30/10

Project Name	Sponsor	Units Leased	Units Available	TOTAL Units
Supportive Housing: GATEWAY 70 leased – 14 units on line to lease up by May 2010	City of Dallas Continuum of Care	7	7	14
Melody Apartments	LifeNet	30	10	40
Permanent Housing Services	Housing Crisis Center	30		30
Pebbles	MDHA – DHA – LifeNet	40	2	42
Senior Project	MDHA	20		20
Cliff Manor	MDHA – LifeNet		100	100
VASH	Veterans Admin. DHA	88	122	210
	TOTAL:	215	241	456

Schedule A2

500 Unit New/Rehab Construction Site Goal

Funding & Site Secured as of 3/30/10

Project Name	Sponsor	Available	Leased	Total New Units
Citywalk	Central Dallas Ministries	46	4	50
	TOTAL:	46	4	50

Schedule A3 – Project Site Based Pipeline Units as of 3/30/10

Project Name	Sponsor	New / Rehab	Leased
Greenhaus at East Side Apartments	Shared Housing LIHTC	24	
Taylor Farms	LIHTC w/ 10% set aside – 2011	16	
Destination Home III	Central Dallas Ministries	27	
Cottages at Hickory	Caruth Foundation Central Dallas CDC MDHA	50	
ABC Behavioral Healthcare	ABC / Citywide CDD		22
DHA RFB April '10	DHA / MDHA		200
	Total:	117	222