Single Room Occupancy Units

SROs
SROs
City of Dallas Development Code

There is no specific zoning categorization of SROs and they are considered multifamily units if they meet the following criteria:

- Three or more dwelling units located on a lot.
  - DWELLING UNIT means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms
  - BATHROOM means any room used for personal hygiene and containing a shower or bathtub, or containing a toilet and sink
  - KITCHEN means any room or area used for cooking or preparing food and containing one or more ovens, stoves, hot plates, or microwave ovens; one or more refrigerators; and one or more sinks
SROs and the Ten Year Plan to End Chronic Homelessness

Recommendations in the Ten Year Plan

Action Steps
- Develop a strategic plan which should include the following considerations:
  - Determine the target number of functioning SROs needed in the next 10 years
  - Research the funding issues surrounding the development of SROs
  - Identify a reliable stream of funding for the future development
  - Develop a plan for the construction, purchase, or renovation of the appropriate number of SROs over the next 10 years
Overview

- 1990 Mayors Task Force recommended creation of 2500 units of SROs, permanent supportive housing, and transitional housing by 1995
  - Current Inventory
    - 129 SRO units
    - 615 Permanent supportive housing units
    - 696 Transitional housing units
  - This is 1,440 towards a goal of 2500

- 2002 Mayors Affordable Housing Task Force Specifically addressed housing for families
  - Did not address housing for homeless persons or low income persons
City staff and Task Force members have visited SRO Programs in:

- Houston
  - New Hope Housing
    - Joy Horak-Brown (Executive Director) has shared the New Hope SRO Strategic Plan
  - Houston Housing Corporation
  - SEARCH
- New York
  - Common Ground
    - Staff has approached Common Ground regarding replication of their projects in Dallas
A general SRO Plan has been developed by the Corporation for Supportive Housing, Fannie Mae, and staff with the following recommendations:

- There should be a minimum of 100 SRO units developed each year for the next 10 years
- These units should be developed in addition to the 70 units of permanent supportive housing currently in the Ten Year Plan
- These units should be developed independently of the HUD Continuum of Care funds
- Each unit should be a minimum of 300 sq. ft. with a kitchenette and private bath
SRO Plan (cont.)

- If social services are provided on-site, they must be restricted to residents of the facility.
- Developers must work with the neighbors to develop individual good neighbor agreements.
- Mixed income developments will be encouraged.
- At least 30% of the units in each development should serve the chronically homeless.
- EHS will be the lead city department and will work collaboratively with the Housing Department.
Current Actions

- Under discussion with Corporation for Supportive Housing (CSH) to open an office in Dallas and assist in developing housing for the chronically homeless

- CSH completed a second visit to Dallas and will make a decision in early May
Current Actions

- Staff is meeting with agencies interested in developing SROs and providing technical assistance to them.
- Staff is reviewing public owned properties that might be converted to SROs.
  - City of Dallas, Dallas County, and DISD properties.
To Be Determined

- Status of Current Bond Funds for SROs
  - Council to set dollar amount for SROs from current bond dollars
    - Recommendation has been $2.5 million
  - Process to distribute bond dollars
    - Current bond funding requires the City to own or control the property

- Request for Funds in General Fund Budget
  - Amount of funds
  - Allowable use of funds