

Environmental and Health Services Department

Update on Homeless Services Initiatives

Presented to the
Quality of Life Committee
August 29, 2006

Purpose of Briefing

- Update on the Ten Year Plan to End Chronic Homelessness
- Update on Homeless Assistance Center (HAC)
- Update on plan for Single Rooms Occupancy Units (SROs)

Dallas Ten Year Plan to End Chronic Homelessness

- **Chronically Homeless Definition**
 - An unaccompanied homeless individual who has been...
 - ..Continuously homeless for a year or more OR has had at least four [4] episodes of homelessness in the past three [3] years;
 - ...who is disabled, living in a place not meant for human habitation (car, under the bridge, etc) or an emergency shelter.

Condition of Homelessness within our Community

- **Chronic** – extended episodes of homelessness, more likely to experience severe mental illness and/or substance abuse.
 - 10% of single adult homeless; utilizing 50% of total shelter days.
- **Episodic** – recurrent periods of homelessness, younger, substance addiction, resistant to services. 9% of single adult homeless; utilizing 30% of total shelter days.
- **Transitional** – refers to a single episode of homelessness of relatively short duration, resources needed for brief periods in times of economic hardship and housing loss. Majority of homeless families & newly homeless single adults are in this category.

Major Ten Year Plan Accomplishments

- 2004
 - Mayor Miller appoints Tom Dunning as 1st Homeless Czar and creates the Mayor's Task Force on Homelessness.
- 2005
 - Task Force recommends site and services for Homeless Assistance Center (HAC) and identifies Single Room Occupancy (SROs) housing units as a priority
 - \$23.8 million bond passed by voters to construct the HAC and SROs
 - Mayor Miller appoints Mike Rawlings as Homeless Czar and Task Force Chair.
 - Design of HAC begins
 - City received record funding from HUD that created 70+ units of permanent supportive housing and 70+ units of transitional housing units.

Major Ten Year Plan Accomplishments (cont'd)

- 2005 (cont'd)
 - Safe Haven approved and funded by HUD for 20 chronically homeless persons.
 - Ex-Offender Reentry (Project Reconnect) program started by the City.
- 2006
 - 26% reduction in chronic homeless – 2nd highest reported sustained reduction across the country.
 - Draft SRO Strategy presented to City Council
 - \$3,000,000 requested from City general fund to assist developers in building SROs

Status of Ten year Plan Recommendations

- Metro Dallas Homeless Alliance (MDHA) continues to lead the Continuum of Care Development process with the following accomplishments:
 - Provided training, technical assistance, and agency capacity building
 - Developed plan to expand supportive services
 - Organized Youth Task Force
 - Is evaluating need for bilingual services
 - Assisted in development of 46 new transitional housing units.

Status of Ten Year Plan Recommendations

Action	Responsible	Status
Homeless Assistance Center (HAC) – Design, secure land, finance, develop service plan	City of Dallas	Breaking Ground in January 2007
Capital Campaign to fund HAC	City of Dallas	\$23.8 million bond passed in lieu of raising construction dollars
Homeless Czar identified	Mayor Miller	Tom Dunning appointed Homeless Czar and Task Force on Homelessness named in September 2004. Mike Rawlings appointed Homeless Czar in September 2005
Develop plan to expand supportive services	MDHA	Work in progress
Provide training & technical assistance and agency capacity building	MDHA	Accomplished and ongoing
Expand awareness of 211 Services	Community Council of Greater Dallas	Initiated and ongoing
Expand awareness of Veterans' Services	Dept. of Veterans Affairs	Accomplished and ongoing

Status of Ten Year Plan Recommendations Cont'd

Action	Responsible	Status
Organize task force on children, youth, & young adults at risk of chronic homelessness	MDHA	Youth Task Force established – planning in progress
Formulate comprehensive discharge planning from public institutions	City of Dallas	Preliminary efforts completed – planning in progress
Develop plan - senior citizens at risk of chronic homelessness	City of Dallas	City of Dallas Senior Affairs Commission developing plan and gathering updated information
Develop plan for coordinated crisis response strategy	MDHA/ City of Dallas	Work in progress
Add 4 additional mobile outreach/intake teams for evenings and nights and assertive community treatment	MDHA/City of Dallas	Work in progress – teams added for days. Funding being sought to add teams for evenings and nights for adults. Existing youth/ young adult outreach teams provided by Promise House three nights per week..

Status of Ten Year Recommendations Cont'd

Action	Responsible	Status
Provide training to law enforcement officers that promotes sensitivity to homeless persons	City of Dallas	Accomplished and ongoing
Implement campaign to alter public perceptions & understanding of homelessness	MDHA	Work in progress
Evaluate need for bilingual services	MDHA	Work in progress
Develop 70 new units of permanent supportive housing for the disabled	MDHA	Goal exceeded in 2005, 2006 by 57% (140 units)
Develop a plan for expanding Single Room Occupancy Units	City of Dallas	Accomplished and ongoing Mayor's Task Force and City have done major work – funds allocated in bond, request from general fund for \$3,000,000, point person identified, council committee briefed, partnership w Fannie Mae

Status of Ten Year Recommendations Cont'd

Action	Responsible	Status
Develop 70 new units of transitional housing yearly	MDHA	46 units developed in 2004,2005
Complete a Safe Haven development plan	City of Dallas	Discussion meeting on 6/7/06 - preliminary recommendations
Expand property foreclosure process	City of Dallas	Accomplished and ongoing
Continue the Cost Participation Program	City of Dallas	Accomplished and ongoing
Continue the Cost Participation Program	City of Dallas	Accomplished and ongoing
Distribute affordable housing availability information	City of Dallas	Work in progress
Continue the work of the Dallas Housing Finance Corporation	City of Dallas	Accomplished and ongoing

Current Trends

- The number of homeless women and children continue to increase.
- In Dallas, the number of Hispanic children are over-represented as compared to Hispanic adults.
- The homeless population is “aging” along with the general “Baby Boomer” population.
- The true impact of Hurricane Katrina and Rita remain unknown. FEMA funding scheduled to end in early 2007.

Greatest Funding Needs

- **Support Services:**
 - Case management, mental health services, substance abuse services, etc. Public funding sources are continuing to decline in this critical area.
 - Managed Care limits services below required services level needed to keep residents safe.
 - HUD discourages support services funding requests from the Homeless Assistance Funds.
- **Housing:**
 - SRO's for single adults
 - Low income and affordable housing for families.

Homeless Assistance Center (HAC)

- Staff is meeting with the Architect Design Team Committee and Safety Committee to review scope of work.
- Work is progressing as scheduled with major proposed milestones dates listed:
 - Complete Construction Documents -10/31/06
 - Bid Open (CSP process) -11/30/06
 - Award Main Construction Contract – 01/24/07
 - Substantial Completion - 02/28/08

HAC 2006 Budget Components

Component	2003 Bond Sales	2003/2005 Bond Sales
Budgeted Design Expenses	\$318,731	\$1,638,234
Budgeted Project Expenses	\$0	\$426,194
Land Cost	\$560,000	Estimated \$2,400,000
Construction	\$0	\$16,155,925
FFE	0	\$1,292,710
SRO Dedication	0	\$2,500,000
Owner's Contingency	0	\$1,508,206
Project Sub-Total	\$878,731	\$25,921,269
Project Grand Total		\$26,800,000

Single Room Occupancy (SROs)

- Request for SRO Development Applications released August 1, 2006
 - Applications sent to 75 developers, CHDOs, and providers of services to the homeless to access 2005 bond funds for SROs.
 - It is anticipated that there will be \$2.5 million available for projects.
 - \$1 million is committed to the 511 Akard Project
 - Process to award funds will be ongoing until allocate funds are committed.

SRO Funding Developments

- Based on information from the Corporation for Supportive Housing, it is estimated that the development and construction cost per SRO unit will be \$70,000.
- \$3 Million request from the general fund is not recommended in the City Manager's budget.
 - Staff is conducting a comprehensive study on alternate funding sources for SROs.

Corporation for Supportive Housing

- Corporation for Supportive Housing
 - Selected Dallas as one of their Texas sites contingent on the success of their fundraising efforts here.
 - Continues to work with Larry James and Central Dallas Ministries and with Fannie Mae.

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

Next Steps

- Briefing by Homeless Czar to Full Council on 9/20/2006.