

Memorandum



CITY OF DALLAS

DATE October 1, 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 Update

On Monday, October 4, 2010, you will be briefed on Permanent Supportive Housing Update by Metro Dallas Homeless Alliance and Dallas Housing Authority. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez', with a long horizontal line extending to the right.

A.C. Gonzalez
Assistant City Manager

Attachment

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 UPDATE

A Briefing to the
Housing Committee

From
Metro Dallas Homeless Alliance &
The Dallas Housing Authority

October 4, 2010

Agenda

I. Overview of Permanent Supportive Housing in Dallas

II. DHA-MDHA Partnership for PSH

- Three Strategies
- DHA's Role in making housing affordable
- MDHA's Role in services quality assurance

III. Recent Project-Based Voucher Projects

IV. Dallas Housing Authority Overview

- Public Housing
- Multi-Family Housing
- Project Based Vouchers
- Housing Choice Voucher Program

V. New RFP for PSH Project Based Vouchers

VI. Planning for New PSH Development

I. PSH Overview

- What is PSH?
- Who Provides PSH?
- Role of Public Mental Health System
- Services Models
- Success from the City of Dallas Bridge

Continued; I. PSH in Dallas
Bridge Housing Placements

Housing Placements

- 841 housing placements in 26 months
 - Over 625 PSH Residents
 - 90% are still stable in housing
 - 93% stable at six months

II. DHA-MDHA Partnership

- **Three Strategies**
 - Pebbles Apartments: 40 apartments
 - Cliff Manor: 50 apartments
 - Project Based Vouchers: 500 vouchers/apartments

- **Goal: 590 in 2010**

- **MDHA's Role in Partnership**
 - Direct Referral and Approvals
 - Start Up Assistance, Site Visits, Trouble Shooting, Regular Reports

III. Recent Project Based PSH Vouchers

<i>Service Providers /Property Awarded Vouchers</i>	<i>Area</i>	<i>No.</i>
▶ LifeNet/Melody Apartments Address: 5951 Melody Lane, Dallas, TX 75231 Councilmember: Ann Margolin	North Dallas	40
▶ LifeNet/Aspen Chase Apartments Address: 11760 Ferguson, Dallas, TX 75228 Councilmember: Sheffie Kadane	Northeast Dallas	40
▶ Housing Crisis Center/Trinity Palms Apartments 30 families/20 chronically homeless individuals Address: 9690 Forest Lane, Dallas, TX 75243 Councilmember: Jerry Allen	North Dallas	50
▶ Oasis/Meeha Company	North Dallas Scattered Site	10

IV. Dallas Housing Authority Overview

- Public Housing
- Multi-Family Housing
- Project Based Vouchers
- Housing Choice Voucher Program

V. New DHA RFP for PSH Project Based Vouchers

- 350 Vouchers for PSH
- RFP Goals
- Notification of Council Members First

VI. Planning For Future

Need to Articulate Vision and Goals for City, County, Region:

- Broader local government policy ownership of plan (DHA, NorthStar, Dallas County, City)
- Articulate the housing needs of disabled adult homeless but also children, youth and families
- Think outside the box for creative new solutions

Appendix 1.-Unmet Need and Scarcity

- The latest City of Dallas Housing Task Force report notes an unmet need of over 56,000 units for lowest income levels of affordable and permanent supportive housing.
- The Dallas Housing Authority has more than 28,000 households on waiting lists for units it owns and manages as well as for vouchers.
- There are 1400 individuals who use services at the Bridge each day and the City's shelter capacity is full.
- The scarcity of permanent supportive housing relative to unmet need creates untold stress on the diverse health and human services systems, law enforcement, criminal justice and the public mental health system.
- The actual public and private investment in PSH relative to other "affordable" housing is small at 2.7 %

Appendix 2.-Permanent Supportive Housing (PSH) Definition

- Targeted specifically for formerly homeless individuals with disabling conditions and other barriers to stable housing
- PSH requires adequate access to health and human services and financial subsidies to residents for housing costs
- PSH can be established within apartments owned by non profit or for profit companies or public agencies like housing authorities or public mental health agencies
- Rent is typically based on tenant income
- Rent may be subsidized by DHA Vouchers

Appendix 3.-MDHA Scope of Work in PSH

▶ **Phase I: Planning and Program Development**

Assist with Planning and Program Model; includes input on RFPs for DHA projects, services models with public mental health system and participation in selection of providers when appropriate.

▶ **Phase II: Ground Breaking and Education**

Participate in meetings with neighbors, elected officials, services providers and landlords as needed to educate about supportive housing, the operation and goals of the specific program and leverage the ideas of neighbors to enhance the project.

▶ **Phase III: Implement Effective Referral Process**

Ensure that Referrals from MDHA are timely and well made in terms of fit for the supportive housing services available at the site.

▶ **Phase IV: Support Start-up of Project**

Ensure that all new residents have adequate furniture, household items, and relationships between residents and service providers are intact. Ensure that services providers have adequate space and reliable staffing for projects.

▶ **Phase V: Ongoing monitoring of services and support as needed**

Monthly site visits, analysis of written reports, trouble shooting, recommendations of course corrections to funding sources as appropriate.