

Memorandum



CITY OF DALLAS

DATE November 3, 2017

Honorable Members of the Human and Social Needs Committee:
Councilmember Casey Thomas, II (Chair), Deputy Mayor Pro Tem Adam Medrano
TO (Vice Chair), Mayor Pro Tem Dwaine R. Caraway, Councilmember Omar Narvaez,
Councilmember Mark Clayton, Councilmember B. Adam McGough

SUBJECT **Proposed Evaluation for Supportive Housing Sites**

On Monday, November 6, 2017, the Human and Social Needs Committee will be briefed on the Proposed Evaluation for Supportive Housing Sites by Charletra Sharp, Interim Director Office of Homeless Solutions.

Please contact me if you have any questions or require any additional information.

A handwritten signature in blue ink, appearing to read 'Nadia'.

Nadia Chandler-Hardy
Chief of Community Services

[Attachment]

c: Honorable Mayor and Members of City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Proposed Evaluation Criteria for Supportive Housing Sites

**Human and Social Needs Committee
November 6, 2017**

**Lori Davidson
Homeless Solutions Specialist
Office of Homeless Solutions**

**Charletra Sharp
Interim Managing Director
Office of Homeless Solutions**



Purpose

1. Review current protocol for supportive housing site selection
2. Discuss housing identification and placement challenges for persons experiencing homelessness
3. Recommend new guidelines for selection of supportive housing program sites

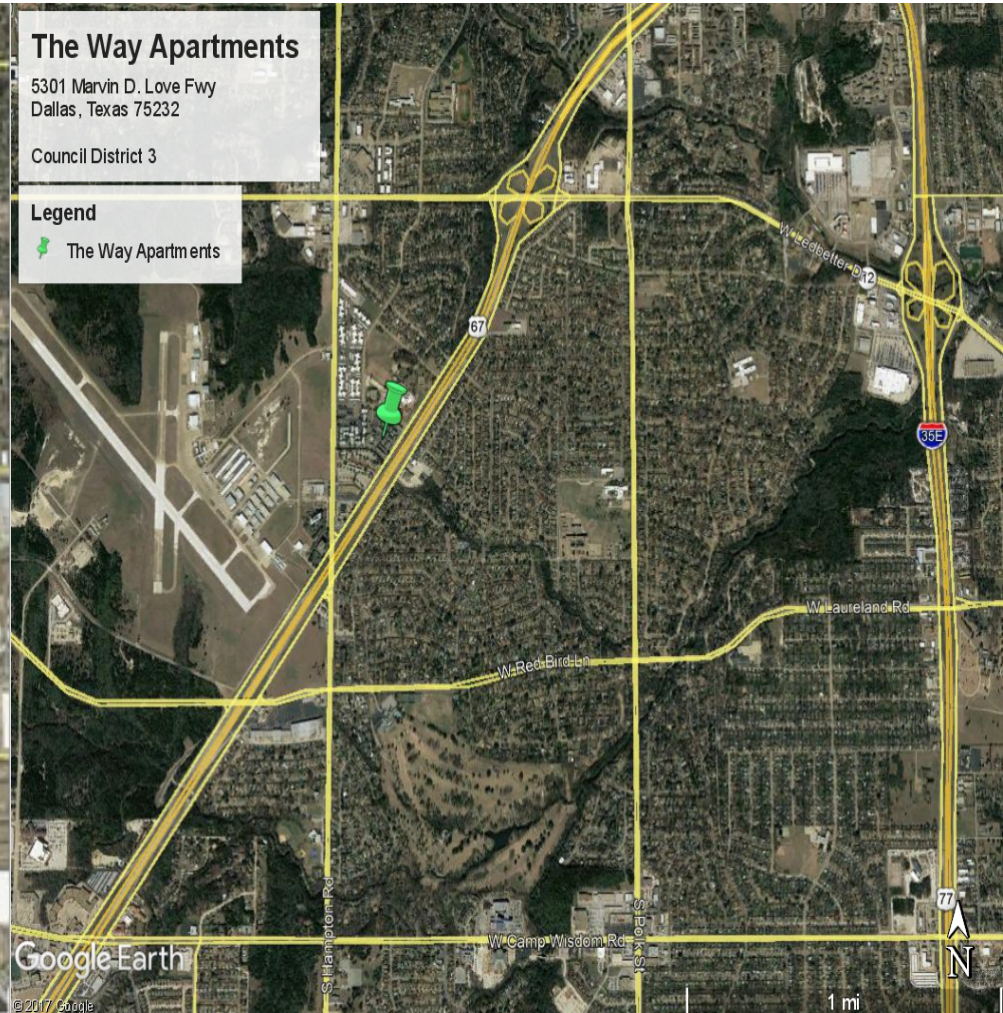
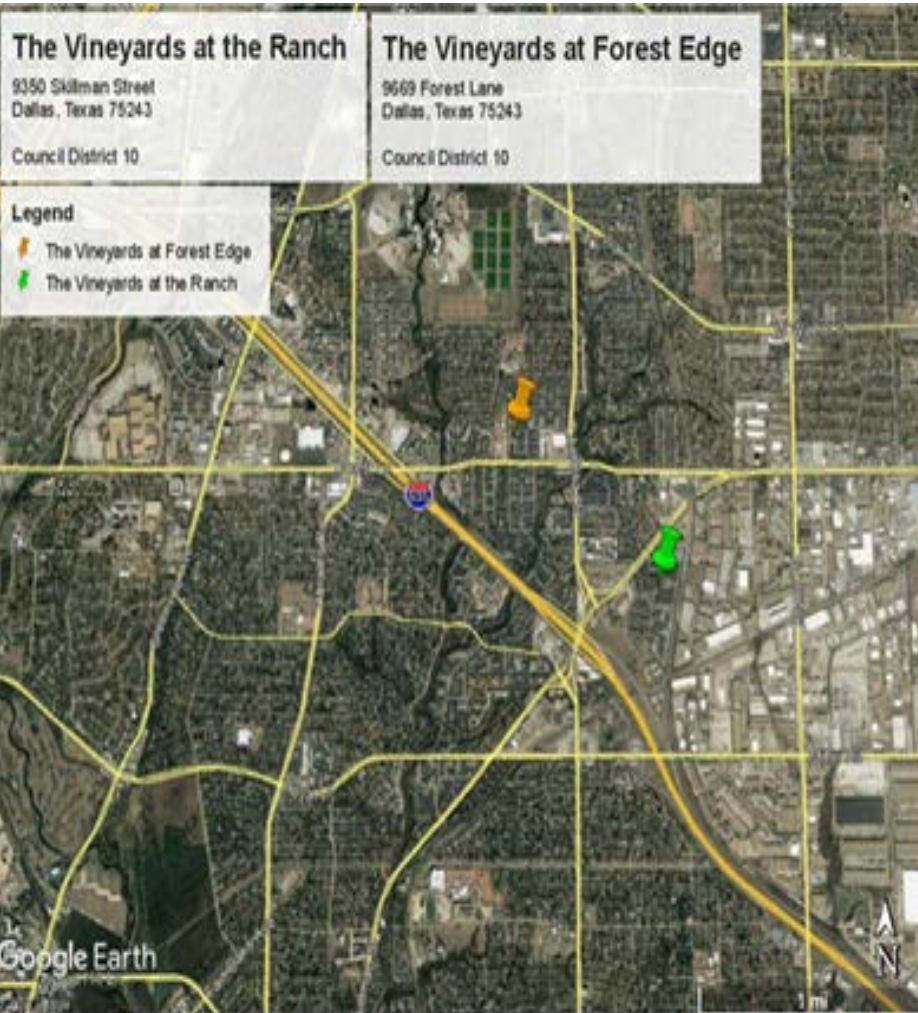
Background

- City Council has requested that staff draft evaluation criteria for the selection and placement of supportive housing programs to ensure that selected areas are equitable, safe, have easy access to transportation and services, and offer an environment where tenants' are able to improve their quality of life
- Housing identification and placement challenges include:
 - Property owner participation
 - Limited availability of quality and affordable housing
 - Tenant selection screening criteria (including source of income discrimination)
 - Community concerns
 - Program subsidy limitations (e.g., fair market rent and rent reasonableness)

Background, Continued

- On October 20th, OHS Staff briefed the Citizen Homeless Commission (CHC) and received feedback requesting:
 - Review of pedestrian paths that are accessible for those with physical and mobility impairments to commute to transit stops, health facilities, grocer, etc.
 - Community engagement during site evaluation process
 - For family programs, confirmation that schools in the area have capacity for new students
- The CHC established a subcommittee to further review

Map of Current Project-Based Sites



Protocol for Selecting Current Sites

- A formal protocol did not exist at the time of selection
- Factors considered included:
 - Property owner participation
 - Flexible tenant selection criteria
 - Proximity to public transit, grocery, and health facilities
 - Onsite security and property management
 - Availability of units and rent reasonableness

Recommended Site Criteria & Evaluation Protocol

- Geographic Area
 - Located in, or adjacent to, a High Opportunity Area (www.opportunitymoves.org)
 - a census tract with less than 20% poverty rate and in attendance zone of elementary school that has a state accountability rating of “met standard” from the Texas Education Agency
 - School’s capacity to accept new students should also be reviewed
 - Has access to opportunity (transit, grocery, parks, library, retail, medical, education, employment, etc.) with accessible pedestrian paths
 - Nearby project-based programs
 - Located in a DPD TAAG area (Targeted Action Area Grid)
 - Located in, or adjacent to, an emerging area (i.e., signs of recent or ongoing or planned development in the area)

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Recommended Site Criteria & Evaluation Protocol, Continued

- Property Evaluation
 - In compliance with multi-tenant registration & inspection requirements
 - Minimum inspection score of 80
 - Code Compliance enforcement activity and outstanding multi-tenant complaints
 - Will sign a tri-party agreement with City of Dallas/subcontractor and client (lease or supplemental agreement)
 - Consideration of other project-based programs on property
 - Accessible units for physical and mobility impairments
 - Internal Consultation
 - Onsite property management

Action Taken to Address Concerns related to Existing Program Sites

- Caseworkers onsite Monday thru Friday addressing individual client needs, including transportation to appointments, connection to employment opportunities, and assistance with any maintenance issues in their units
- Monthly partnerships meetings with property management to discuss and address any tenant concerns, safety issues, and property conditions
- Coordination with Community Prosecutor's Office and DPD to stay current on the status of addressing any concerns

Going Forward, Additional Staff Recommendations

- Establish a housing policy promoting the development of units affordable to persons with incomes at 0-30% of the area median income
- Develop landlord partnership program which may include grants for property enhancements and fee waivers
- Funding to address gaps between subsidy limits and rent amount or other move-in costs

Staff Recommendation

- Staff recommends approval of the proposed site criteria and evaluation protocol for supportive housing, effective January 1, 2018

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