# Memorandum

CITY OF DALLAS

DATE February 16, 2018

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

SUBJECT **Citizen Homelessness Commission's Feedback for Supportive Housing Sites**

## Summary

The attached briefing documents provide an overview of recommended evaluation criteria for the evaluation of supportive housing sites. The recommendations include feedback from the Citizen Homelessness Commission's Supportive Housing Site Selection Subcommittee.

## Background

On January 16, 2018, Charletra Sharp, Interim Director of the Office of Homeless Solutions, and Commissioner Chad Crews, member of the Citizen Homelessness Commission briefed the Human and Social Needs (HSN) Committee on the updated scoring matrix developed to evaluate and select sites for supportive housing programs. The revised matrix responded to feedback the HSN provided at their February 5, 2018 meeting.

During the January 16th meeting, the HSN committee approved the matrix with the following recommendations:

1. Define Neighborhood Association according to the City's standard
2. Increase weight given to Demonstration of Community Input
3. Include a specific scoring component for the site's proximity to public transportation

## Summary of Updated CHC Subcommittee Recommendation

The CHC subcommittee proposes that the following minimum threshold requirements apply to any property consider for supportive housing programs:

- Minimum score of 90 on the multi-tenant registration and inspection prior to consideration by Citizen Homelessness Commission and City Council
- Must not be out of code compliance or have any outstanding multi-tenant complaints
- Ownership required to sign tri-party agreement with the tenant and the City of Dallas or subcontractor
- Sponsor must hold a public meeting per the City of Dallas guidelines

Below is the updated scoring breakdown by component. Attached is the matrix with a more detailed breakdown of how each component is scored.

| Component | Maximum Points Available |
|---|---|
| Development location | Up to 50 points |
| Demonstrations of Community Input | Up to 10 points |
| Project Amenities | Up to 15 points |
| Proximity of Site to public transportation, library, and recreation/community centers | Up to 10 points |
| Services Provided by Development | Up to 15 points |
| **Maximum Score** | **Up to 100 points** |

**Note: A minimum score is not required. The tool is intended to evaluate the strengths and weaknesses of potential supportive housing sites**

Responses to the HSN Committee's responses are below:

1. **Neighborhood Association Definition:** Matrix revised to follow the City's definition.
2. **Maximum Points Available for Demonstration of Community Input:** In order to encourage potential supportive sites throughout the City and increase the equitable distribution of supportive housing developments, it is recommended that the scoring weight remain as reflected above. The commission will consider methodologies to monitor this criteria, study impact on and input from stakeholders in the projects which use it prior to sites being proposed to the HSN Committee. On February 9th, the CHC established a Community Engagement Subcommittee that will be able to review and discuss these methodologies.
3. **Site's Proximity to Public Transportation:** Under the Proximity of Site section in the attached matrix, public transportation is scored separately.

## Staff Recommendation
Staff agrees with the updated evaluation criteria proposed by the CHC.

## Next Steps
March 1, 2018 is the effective date for the final matrix to be used as a guide to consider and select properties for future supportive housing program sites.

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

Nadia Chandler Hardy
Chief of Community Services
[Attachment]

# Final CHC Protocol for Evaluating Supportive Housing Sites Funded by the City of Dallas

## Citizen Homelessness Commission Supportive Housing Site Selection Criteria Subcommittee

| Minimum Threshold Property Requirements | CHC Sub-Committee 12/15/17 | Staff Rec. | CHC Sub-Committee 12/29/17 | CHC Recommen-dations 2/9/18 |
|---|---|---|---|---|
| Property must be in compliance w/ multi tenant registratin and inspection requirements (N/A for new construction or rehab) | | | | |
| (A score of **90** or above on the City Inspection Report must be achieved by the property) | | | | |
| Must not be out of Code Compliance or have any outstanding multi-tenant complaints | | | | |
| Ownership required to sign tri-party agreement w/ COD/subcontractor and client | | | | |
| Sponsor must hold a Public Meeting per the COD guidelines | | | | |
| | Points | Points | | |
| **Development Location** | 40 | 50 | 50 | 50 |
| Located in a "Moderate or High Opportunity Area" as defined by Opportunity Dallas | 3 | | 8 | 8 |
| Census Tract w/ less than 20% poverty rate | 9 | 19 | 14 | 14 |
| In attendance zone of elementary school w/ "met standard" rating | 3 | | 3 | 3 |
| Not Located in a DPD TAAG area | 4 | | 4 | 4 |
| Property is not located in a census tract assessed by the USDA Food Access Research Atlas as being: | 9 | | 9 | 9 |
|     Low-income and Low-access at 1 mile (urban, regardless of vehicle ownership) | 0 | | | |
|     Low-income and Low-access at 1/2 mile (urban, regardless of vehicle ownership) | 4 | | | |
|     None of the above | 9 | | | |
| If there is Not another Project based supportive housing development (COC or DHA funded) within: | | | | |
|     1 point for every 1/2 mile maximum 12 points | 12 | | 12 | 12 |
| **Demonstration of Community Input** | 20 | 10 | 10 | 10 |
| Neighborhood Association Letter of Recommendation | 20 | 5 | 10 | 10 |
| Neighborhood Association Neutral or no letter | 10 | 5 | 5 | 5 |
| Neighborhood Association request for denial | 0 | 0 | 0 | 0 |
| Neighborhood Association is an organization as defined by TDHCA, if no Neighborhood Association is in existence, then property owner support letters from within 1/2 mile of site must outnumber negative letters for the 10 points to be awarded | | | | |
| **Neighborhood Association will follow COD's definition** | | | | |
| **Project Amenities** | 15 | 15 | 15 | 15 |
| Secured Access | 1 | | 1 | 1 |
| Furnished Fitness Center per TDHCA requirements | 1 | | 1 | 1 |
| Business Center per TDHCA requirements | 1 | | 1 | 1 |
| Community Laundry Room | 4 | | 4 | 4 |
| ADA- Section 504 requirements met by project for the units that are particiipating in award | 4 | | 4 | 4 |
| Free Community Wifi | 4 | | 4 | 4 |
| **Proximity of Site to:** | 10 | 10 | 10 | 10 |
| For each service with peak, weekday headway of <= 15 minutes: with a station or stop within 1/4 mile walking distance 2 points, or within 1/2 mile walking distance 1 point, up to a maximum of 4 points total | 4 | | 4 | 4 |
| Dallas Public Library w/in 2 miles | 3 | | 3 | 3 |
| Recreation or Community Center within 1/2 mile | 3 | | 3 | 3 |
| **Services to be provided by development** | 10 | 15 | 15 | 15 |
| On-site property management | 3 | 5 | 5 | 5 |
| Active Crime Watch Group | 3 | 5 | 5 | 5 |
| On-site Security | 4 | 5 | 5 | 5 |
| **Overall Property Score on City of Dallas Code Inspection Report** | 5 | 0 | 0 | 0 |
| Score above 90 on COD code inspection report (new construction or rehab get full points) | 5 | | | |
| Score between 80-90 | 3 | | | |
| Score above 70 | 1 | | | |
| **Total Points** | 100 | 100 | 100 | 100 |

Furnished fitness center equipped with a minimum of two of the following fitness equipment options with at least one option per every 40 units or partial increment of 40 units: stationary bicycle, elliptical trainer, treadmill, rowing machine, universal gym, multi-functional weight bench, sauna, stair climber, etc. The maximum number of equipment options required for any Development, regardless of number of Units, shall be five.

Equipped and functioning business center or equipped computer learning center with 1 computer for every 30 units proposed in the Application, 1 printer for ever 3 computers (with a minimum of 1 printer).