Dallas R.E.A.L. Time
Rapid Rehousing:
A Pathway Home

Dallas City Council Meeting
August 4, 2021

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Introduction

Video

Dallas R.E.A.L. Time Rapid Rehousing: A Pathway Home
Presentation Overview

• The State of Homelessness in Dallas
• Key Players – The Dallas Homeless Services Ecosystem
• Addressing Homelessness – Office of Homeless Solutions (OHS) Investments
  ➢ OHS Four Track Strategy
  ➢ OHS Four Track Strategy – Where Are We?
  ➢ Major Players
  ➢ What Makes DRTRR Different?
  ➢ DRTRR Key Elements
  ➢ Who Is Contributing What?
  ➢ Funding Workflow: Public and Private Investment
  ➢ Milestones: Dallas R.E.A.L. Time Rapid Rehousing
  ➢ DRTRR Metrics and Equity Measures
• Next Steps/Timeline
The State of Homelessness in Dallas

• Metro Dallas Homeless Alliance (MDHA), is the lead agency of the Continuum of Care (COC) for Dallas and Collin Counties and is responsible for conducting the annual Point in Time (PIT) count which is required by HUD

• The COC is a regional or local planning body that coordinates housing and services funding for homeless families and individuals

• The 2021 PIT count was conducted February 18-March 3, 2021

The number of sheltered individuals is inflated due to sheltering of individuals at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) during Winter Storm Uri, February 12-23, 2021
Age Distribution of Total Population Experiencing Homelessness

- <18 years, 8%
- 18-24 years, 5%
- >24 years, 87%

Source: 2021 Annual Point in Time (PIT) Homeless Count
The State of Homelessness in Dallas

Totals by Race

- Black or African American: 55.4%
- White (Includes Hispanic/Latino ethnicity): 38.6%
- Asian: 1.2%
- American Indian or Alaska Native: 1.1%
- Native Hawaiian or Pacific Islander: 0.3%
- Multiple Races: 3.3%

Totals by Gender

- Male: 70.2%
- Female: 29.4%
- Transgender: 0.3%
- Gender Non-Conforming: 0.1%

Source: 2021 Annual Point in Time (PIT) Homeless Count
Key Players – The Dallas Homeless Services Ecosystem

**Governmental Entities**
- Dallas County
- City of Dallas
- City of Mesquite
- City of Plano
- Dallas Housing Authority

**Stakeholders**
- Businesses
- Philanthropic Community

**Dallas Residents**

**Continuum of Care:**
- Homeless Collaborative of Dallas and Collin Counties
- MDHA (Lead Agency)
- Direct Service Providers

**Advisory Groups**
- Citizen Homelessness Commission
- Dallas Area Partnership
Addressing Homelessness – OHS Investments

OHS Four Track Strategy

**Track 1:** Increase shelter capacity: expand capacity of existing providers through contractual pay-to-stay shelter beds

**Track 2:** Inclement weather shelters: allow private & faith-based organizations to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees with an evening temperature higher than 80 degrees (in summer months)

**Track 3:** Landlord subsidized leasing program: provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords

**Track 4:** New developments: funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children, and young adults; day centers for seamless wrap-around services
Track 1: Increase shelter capacity: expand capacity of existing providers through contractual pay-to-stay shelter beds

**Investment: $10.4M [March 2020 – June 2021]**
- Emergency Solutions Grant (ESG) Emergency Services: $751K
- Coronavirus Aid, Relief and Economic Security (CARES) Act ESG: $6.32M
- Coronavirus Relief Fund (CRF): $3.14M
- City of Dallas General Fund: $219K

**Accomplishments:**
- Piloted an informal, longer engagement cycle, at designated encampment sites as part of an ongoing outreach effort in partnership with area providers
- 1,828 unsheltered persons served March 2020 – February 2021 through temporary sheltering at the KBHCCD, Dallas Love Field Inn and Wyndham Hotel
- 1,290 unsheltered residents connected to services and shelter in 2021
- 2,560 unsheltered residents served through pay-to-stay shelter bed program at the Bridge Homeless Recovery Center (The Bridge) October 1, 2020 – June 30, 2021
OHS Four Track Strategy – Where Are We?

Track 2: Inclement weather shelters: allows private & faith-based organizations to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees with an evening temperature higher than 80 degrees (in summer months)

Investment: $520k [November 2020 – February 2021]
• Coronavirus Relief Fund (CRF): $50K
• City of Dallas General Fund: $470K (75% of this amount reimbursed from FEMA)

Accomplishments:
• 1,851 unsheltered persons served at the KBHCCD during Winter Storm Uri
• City Council approval in November 2020 of amendment to Chapter 51A and creation of Chapter 45 for the creation of an Inclement Weather Shelter (IWS) Program in the Dallas City Code
Investment: $8.2M [October 2020 – September 2022]
• CARES Act ESG: $6.9M
• City of Dallas General Fund: $1.3M

Accomplishments:
• **Landlord Subsidized Leasing Program [$1.3M]**
  ➢ October 2020 – September 2021
  ➢ Rental assistance through agreement with CitySquare
  ➢ 37 clients (27 single individuals and 9 families) housed as of June 2021
• **Rapid Rehousing Initiative [$6.9M]**
  ➢ October 2020 – September 2022
  ➢ 300 clients housed as of August 2021

Track 3: Landlord subsidized leasing program: provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords
Track 4: New developments: funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children, and young adults; day centers for seamless wrap-around services

Investment: $22.43M [December 2020-June 2021]
- City of Dallas 2017 Bond Program (Proposition J): $6.1M
- Coronavirus Relief Fund (CRF): $10.13M
- ESG CARES Act $6.2M

Accomplishments:
- Contribution for property acquisition (CRF $2.0M) and renovation (Bond $3.3M) of St. Jude Center Park Central – 180 beds
- Acquisition (CRF $3.5M) and renovation (Bond $2.3M) of Fort Worth Avenue hotel – 45 beds
- Acquisition (CRF $6.63M) and renovation (Bond $500K) of Preston Road hotel – 200 beds
- Property Management agreements with CitySquare at Fort Worth Avenue hotel ($3.29M) and Family Gateway at Preston Road hotel ($2.9M)
Dallas R.E.A.L. Time Rapid Rehousing

• Collaborative model involving multiple governmental entities and COC service providers
• Funding from American Rescue Plan Act (ARPA) and philanthropy
• Rehousing and wraparound services

RESULT:

R.E.A.L. access to housing for persons experiencing homelessness

CARES Act ESG: $4.3M
ARPA (HUD Home Grant): $19.4M
ARPA Treasury: $1.5M
Major Players

- MDHA
- City of Dallas
- Plano
- The Homeless Collaborative
- Mesquite
- Dallas County
- DHA

Housing Solutions for North Texas
What Makes DRTRR Different?

- **12 months of rental subsidy** for rapid rehousing clients
- **750 Emergency Housing Vouchers** available to provide permanent housing for those who do not qualify for rapid rehousing
- **Landlord incentives** to increase availability of housing & **Move-in kits** of basic furniture and necessities to set clients up for success
- **Encampments:** Prioritization, coordinated outreach, resolution, & placements
- **Case management and wraparound services** to allow clients to receive needed services and resolve issues limiting self sufficiency
DRTRR Key Elements

**Housing Navigation**
- Who: MDHA
- Services: Unit identification & acquisition, bulk rentals (choice is key)
- Projected Cost: $2.0M

**Landlord Incentives**
- Who: MDHA
- Services: 1st month's rent + deposit
- Projected Cost: $3.0M

**Online Platform: Rental Subsidies and Housing Vouchers**
- Who: DHA
- Services: Virtual Housing inspections, online applications & rental subsidy payments, fast tracked tenant-based emergency housing vouchers
- Projected Cost: $39M

**Move-In Kits**
- Who: MDHA
- Services: Furniture, bedding, and other miscellaneous items for new homes
- Projected Cost: $5.0M

**Case Management**
- Who: MDHA
- Services: sheltered and unsheltered resident support into and throughout housing experience
- Projected Cost: $15.0M

**Project Administration**
- Who: MDHA
- Services: Administration of provider contracts for case management & landlord navigation
- Projected Cost: $8.0M
Who is Contributing What?

City of Dallas
- $25M

Dallas County
- $23M + 124 EHV ($2M)

DHA
- 490 EHV ($8M)

Other Cities
- 144 EHV ($2.4M)

Private
- $10M

~$72 million
$60 million in cash and 758 vouchers worth ~$12 million

2,762+ individuals or families housed over 2 years
758 vouchers for domestic violence survivors, families and individuals with chronic health or other issues
2,004 individuals deemed likely to be able to stabilize and sustain housing after 12 months
Funding Workflow: Public and Private Investment

Private $ → MDHA Flex Fund (Move-In Kits & Landlord Incentives)

Dallas County $ → MDHA Services Intermediary

City of Dallas $ → DHA Rental Assistance Intermediary

EHVs

Payment to Vendor → MDHA Flex Fund

Request to Pay Move-In Kit on Behalf of Client

Payment to Landlord → Request to Pay Rent on Behalf of Client

Service Provider

Service Provider

Service Provider

Service Provider

Service Provider

Service Provider

Housing Navigation & Case Management Contracts
Milestones: Dallas R.E.A.L. Time Rapid Rehousing

October 2021
Provide new housing opportunities for sheltered & unsheltered residents

December 2022
Significant reduction in the number of encampments

September 2023
2,762+ residents sustainably housed.
Subsidies continue through 2024
Coordinated Access Working Group Equity Measures:
1. Identification Ratio
2. Match Ratio
3. Time from Identification to Housing
4. Average Length of Stay
5. Return to Homelessness
Next Steps

**DRTRR Briefings**
August 4 – City Council
August 5 – Dallas Area Partnership Board
August 5 – Continuum of Care Board
August 6 – Dallas Housing Authority Board of Commissioners
August 12 – Citizen Homelessness Commission
August 17 – Dallas County Commissioners Court

**OHS Public Listening Sessions**
August 3 – 11 – Community & unsheltered resident listening sessions

**Upcoming Action Items**
August 25, 2021 – City Council consideration of DHA & Dallas County ILAs and MDHA Sole Source Contract

**DRTRR Implementation Date**
October 1, 2021

**Ongoing**
Updates to City Council and other advisory boards
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