



City of Dallas

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

**Dallas City Council Meeting
August 4, 2021**

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Video

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



Presentation Overview



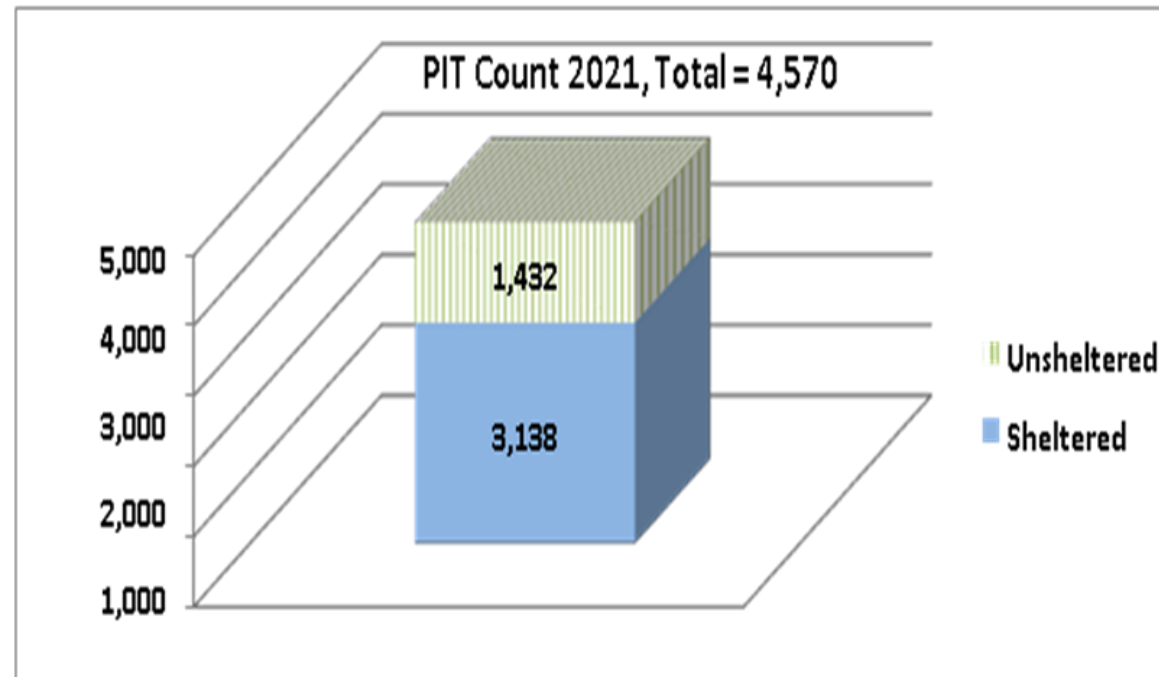
- The State of Homelessness in Dallas
- Key Players – The Dallas Homeless Services Ecosystem
- Addressing Homelessness – Office of Homeless Solutions (OHS) Investments
 - OHS Four Track Strategy
 - OHS Four Track Strategy – Where Are We?
- Dallas Responsible. Equitable. Accountable. Legitimate. (R.E.A.L.) Time Rapid Rehousing (DRTRR) Initiative
 - 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



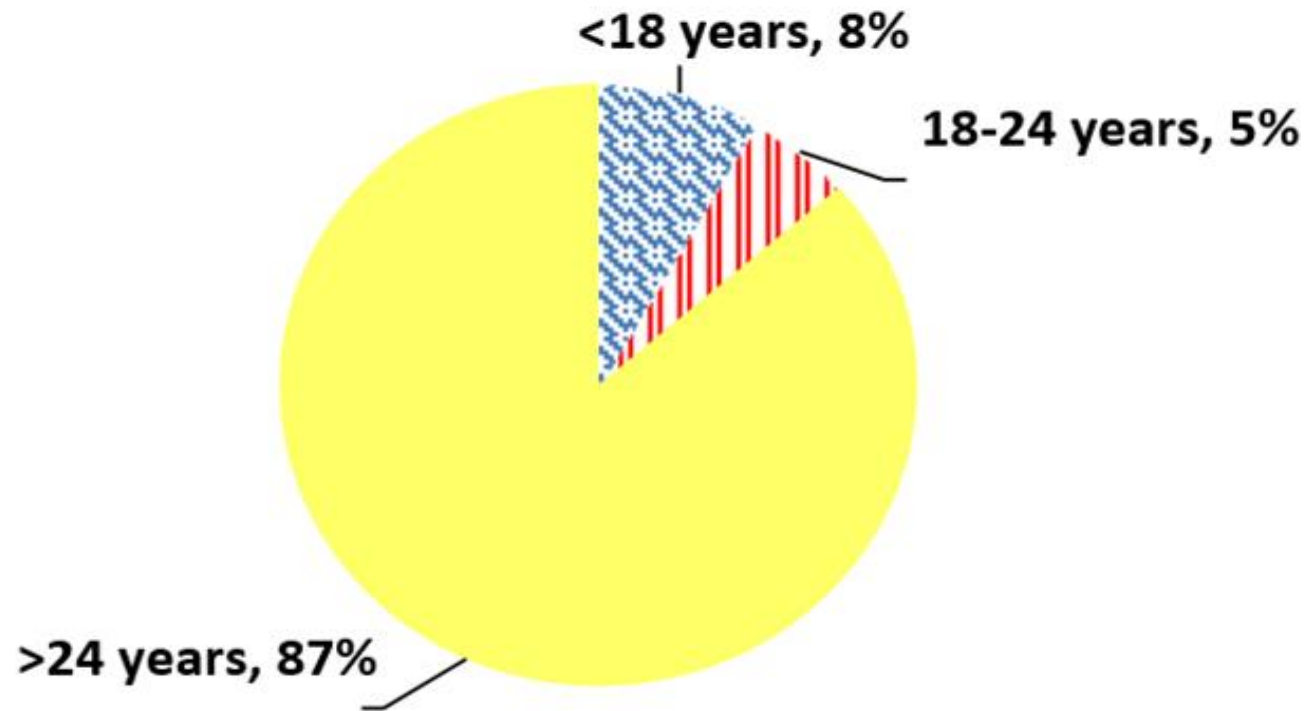
The number of sheltered individuals is inflated due to sheltering of individuals at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) during Winter Storm Uri, February 12-23, 2021



The State of Homelessness in Dallas



Age Distribution of Total Population Experiencing Homelessness



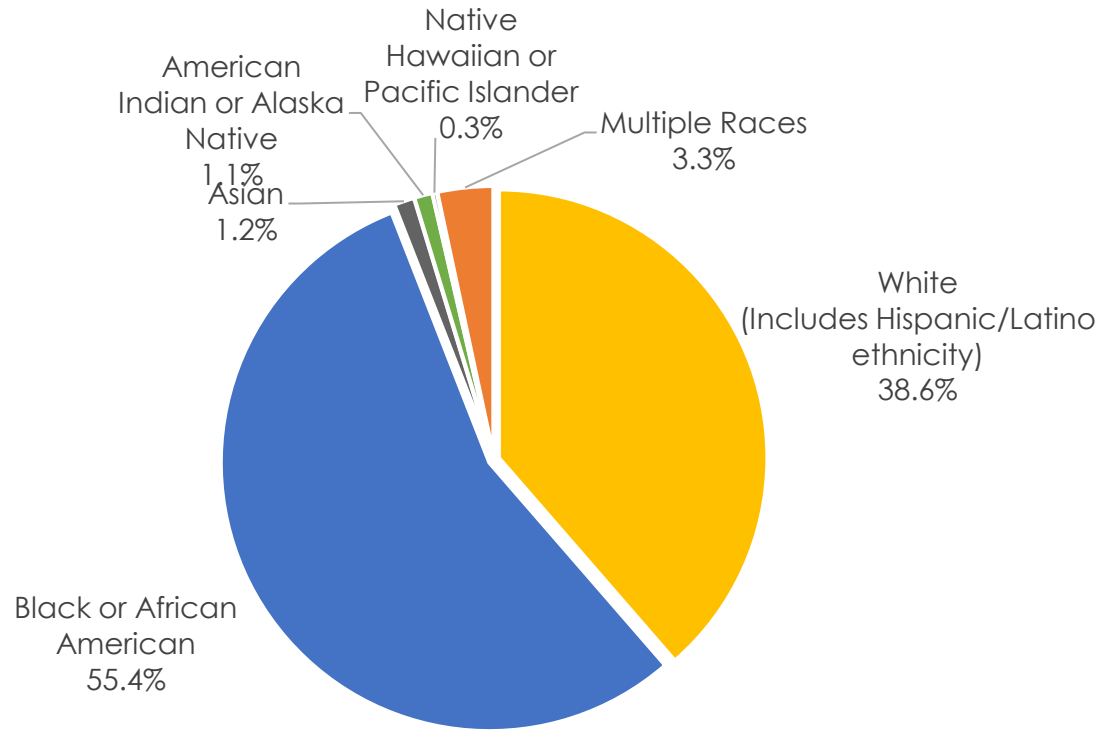
Source: 2021 Annual Point in Time (PIT) Homeless Count



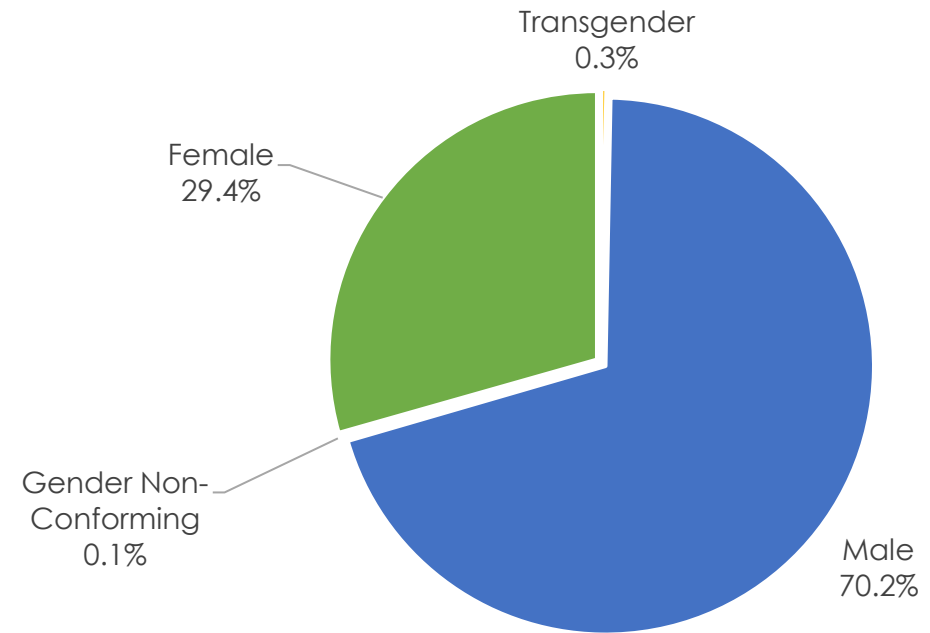
The State of Homelessness in Dallas



Totals by Race



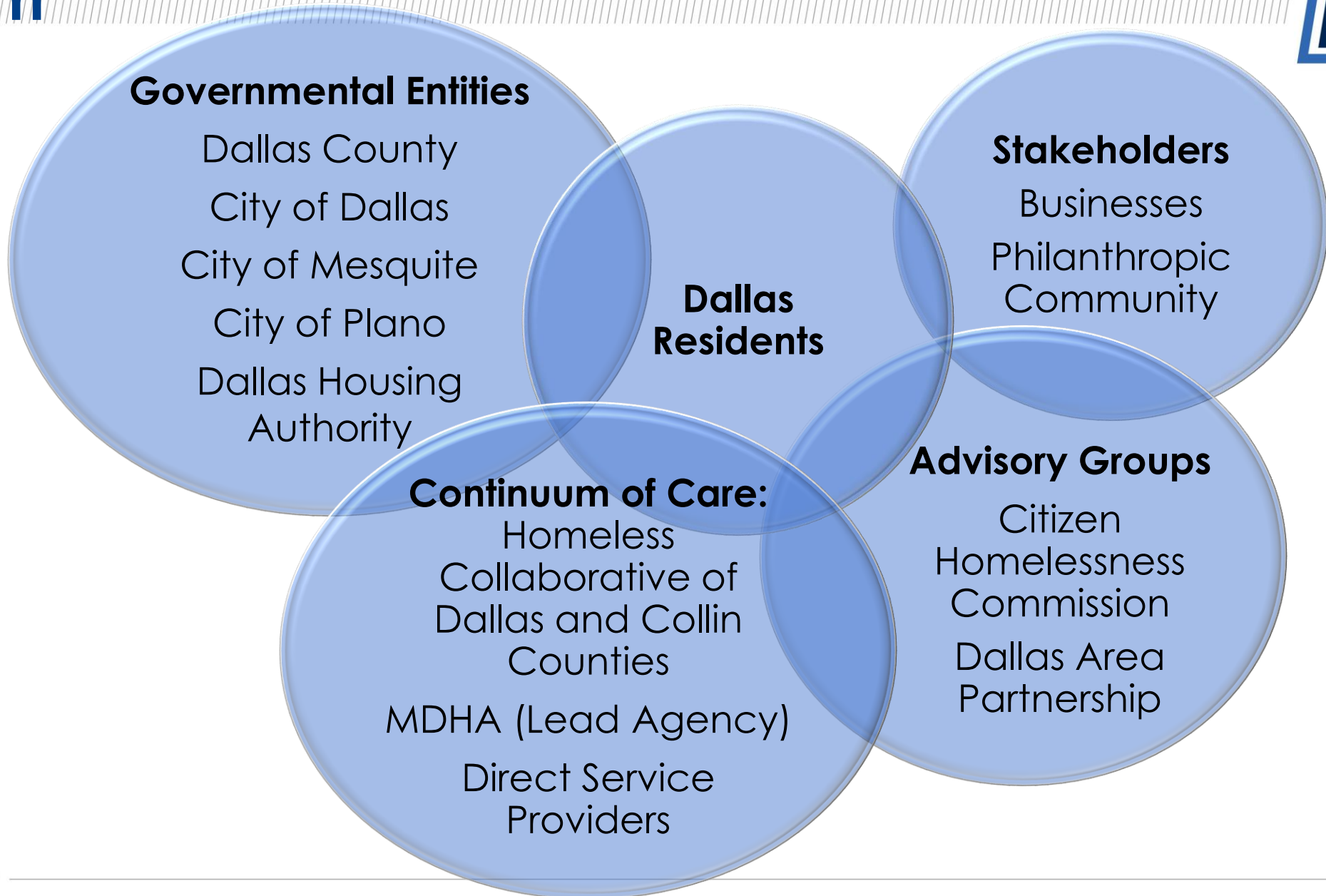
Totals by Gender



Source: 2021 Annual Point in Time (PIT) Homeless Count



Key Players – The Dallas Homeless Services Ecosystem



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: Increment 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



OHS Four Track Strategy – Where Are We?



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



OHS Four Track Strategy – Where are We?



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

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



OHS Four Track Strategy – Where Are We?



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)



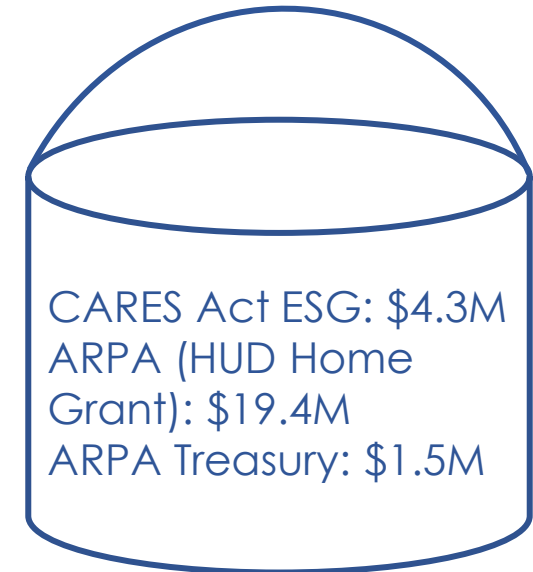
Dallas R.E.A.L. Time Rapid Rehousing



- 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



Major Players



City of Dallas



What Makes DRTRR Different?



12 months of **rental subsidy** for rapid rehousing clients



Encampments: Prioritization, coordinated outreach, resolution, & placements



750 Emergency Housing Vouchers available to provide **permanent housing** for those who do not qualify for rapid rehousing



Case management and wraparound services to allow clients to receive needed services and resolve issues limiting self sufficiency



Landlord incentives to increase availability of housing & **Move-in kits** of basic furniture and necessities to set clients up for success



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

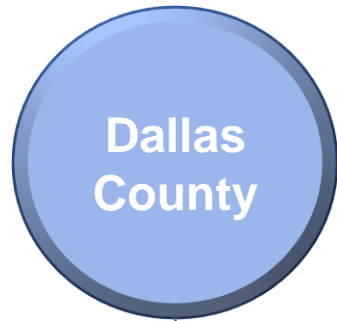
- Who: MDHA
- Services: Administration of provider contracts for case management & landlord navigation
- Projected Cost: \$8.0M



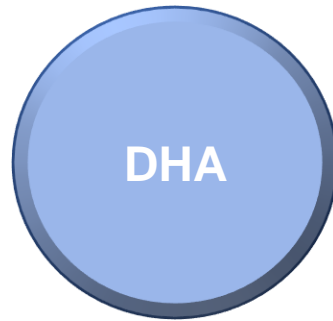
Who is Contributing What?



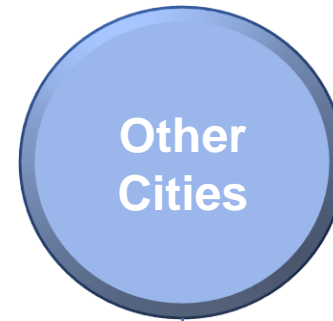
\$25M



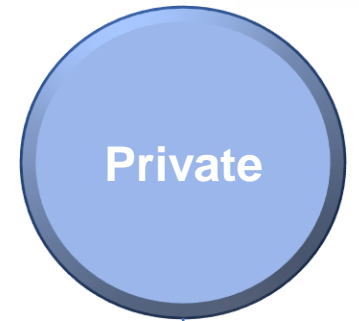
\$23M +
124 EHV (\$2M)



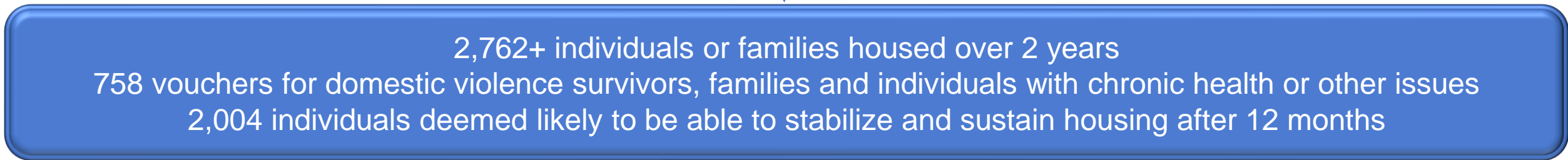
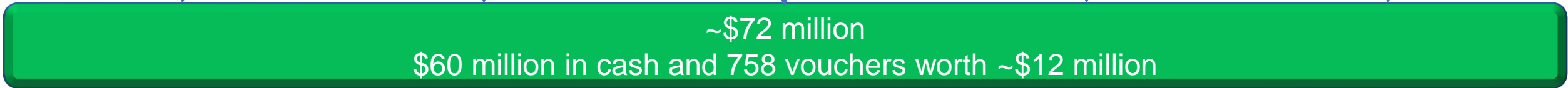
490 EHV (\$8M)



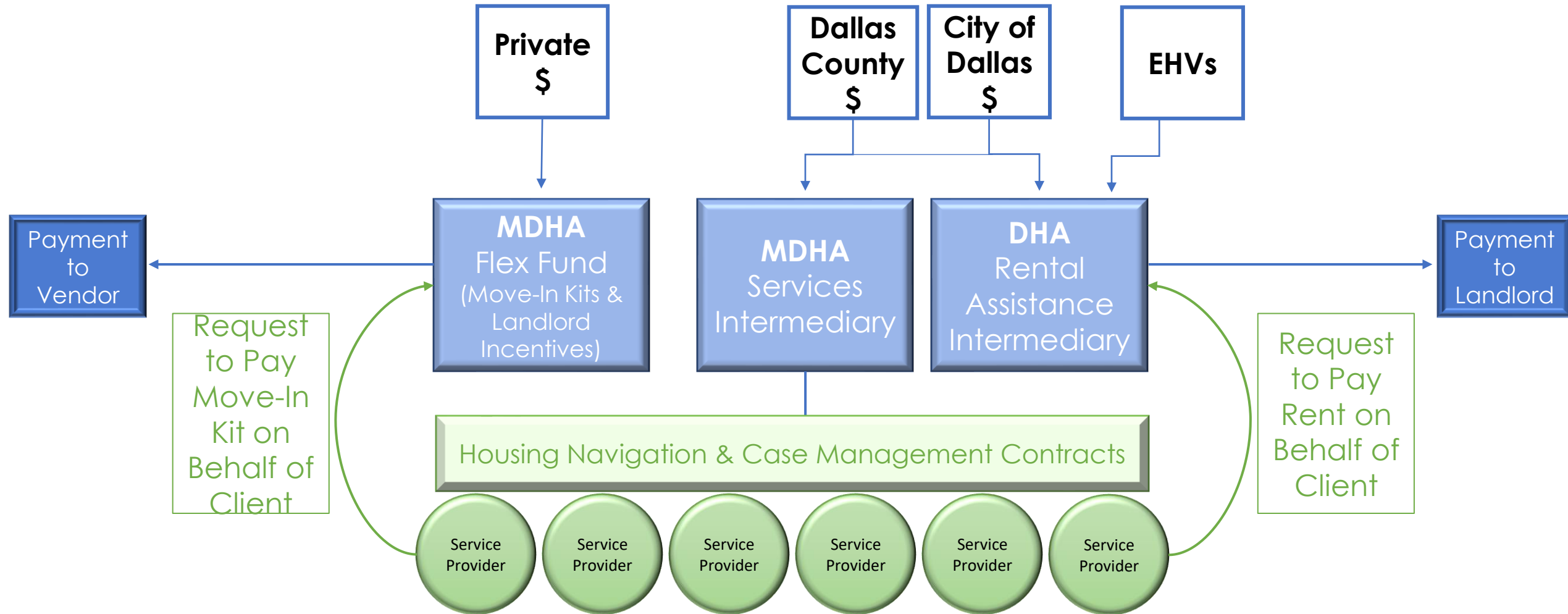
144 EHV (\$2.4M)



\$10M



Funding Workflow: Public and Private Investment



Milestones: Dallas R.E.A.L. Time Rapid Rehousing



October 2021

Provide new housing opportunities for sheltered & unsheltered residents

December 2022

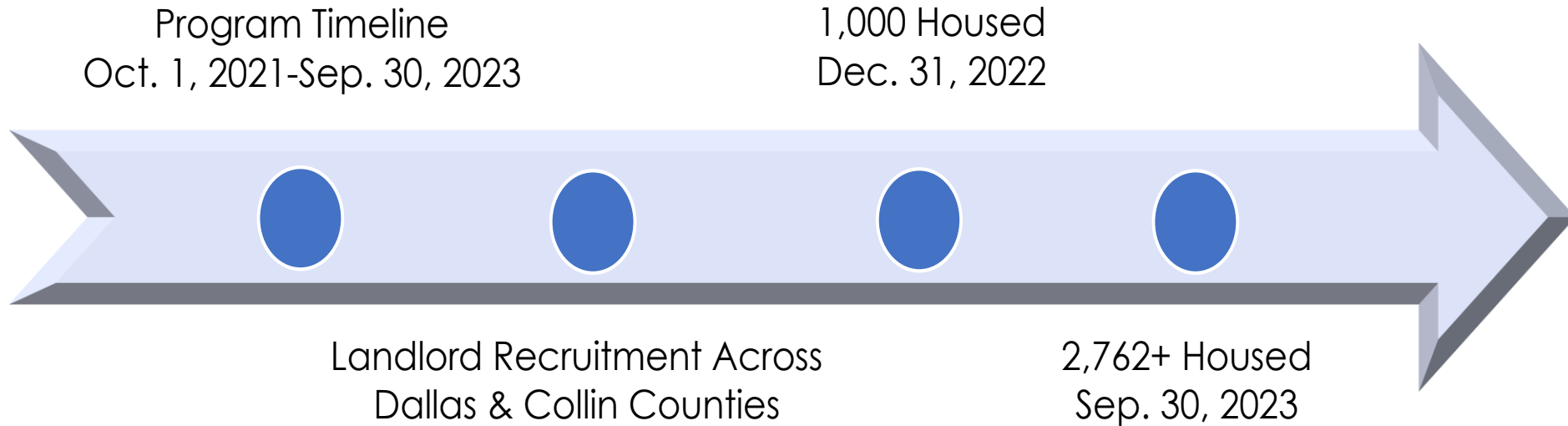
Significant reduction in the number of encampments

September 2023

2,762+ residents sustainably housed.
Subsidies continue through 2024



DRTRR Metrics and Equity Measures



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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