



**City of Dallas**

# **Temporary Housing Pilot Update: Homelessness Prevention and Permanent Supportive Housing Strategy**

**Housing and Homeless  
Solutions Committee  
November 14, 2023**

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City of Dallas

# Presentation Overview



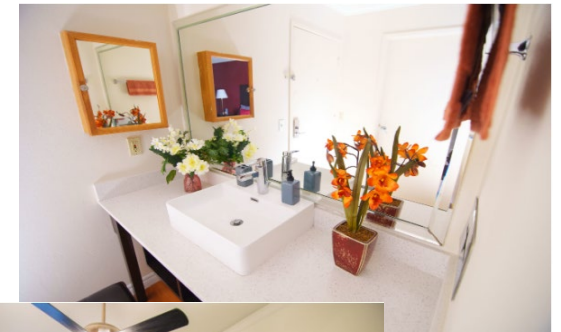
- AIDS Healthcare Foundation
- Homelessness Prevention and Permanent Supportive Housing Strategy
- Sustainability
- Next Steps



# Aids Healthcare Foundation




- 8 Locations in Dallas serving residents
- Member of the local Continuum of Care
- Healthy Housing Foundation launched in California and Florida
  - Coming to Dallas now





# AHF, The Healthy Housing Foundation





Through the Healthy Housing Foundation, AIDS Healthcare Foundation will provide faster access to longer-term housing for low-income individuals and families. The Healthy Housing Foundation also hopes to demonstrate to politicians, government officials, and bureaucrats as well as like-minded community groups and housing advocates, that our most vulnerable citizens—those who are at extremely low and very low-income levels—can be helped or placed into clean and safe housing without the lengthy delays, the extreme scarcity of—and the outrageously high costs—that have become the accepted standard for ‘affordable’ housing.

 Build or acquire units to make them available for low-income housing (below 50% of the average median income).

 Refurbish these units for far less than the \$350,000 per unit currently touted as the “norm.”

 Generate returns sufficient to justify deploying capital in this way.

 Scale this model to create housing for more Americans in need at the lowest income levels.

 Use 100% equity financing to do so, without leverage or LIHTC funding, which often carries regulations and restrictions that inhibit cost-effective decent housing.



# Homelessness Prevention and Permanent Supportive Housing Strategy Update: Step One



**At no cost to the City:** Individuals utilize current incomes to pay for low-income housing through the Office of Community Care and external partner referrals

- Connecting unstably housed individuals with low incomes to housing
  - Flexible length of stay through individually leased units
    - Does not add additional individuals to homelessness
  - Case Management and Financial Coaching paired as needed



# Homelessness Prevention and Permanent Supportive Housing Strategy Update: Step Two



## 48 Units Designated for Permanent Supportive Housing:

- **At no cost to the City:** AHF will provide property management and security
- **At no cost to the City:** 48 of these units are currently formatted to be used as permanent supportive housing
  - Individuals will be permanently housed
  - Dallas Housing Authority (DHA) exploring subsidizing units via Housing Vouchers
  - These units will be utilized by the Continuum of Care to house formerly unsheltered individuals through housing vouchers
  - Additional units can be gradually transitioned to PSH as additional vouchers become available





- **PSH funded by housing vouchers**
  - 28 of the 48 PSH units are in a separate building.
    - PSH units can build to encompass the other 20 available units as surrounding units switch to PSH
- **152 units used for low-income individuals, preventing homelessness**
  - Length of stay is flexible
  - Can be gradually transitioned to PSH as additional vouchers become available
- **Diversification of housing stock** ensures flexibility in unit utilization, to adapt to changing needs



# Next Steps



- ~~September 19, 2023: Housing and Homeless Solutions Committee Briefing~~
- November 14, 2023: Housing and Homeless Solutions Committee Briefing
- December 2023: Dallas Area Partnership Briefing
- December 2023: Citizen Homeless Commission Briefing
- Quarterly Committee briefings







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