



# **Permanent Supportive Housing Funding Recommendations**

Presented to the City Council

November 1, 2022

## The Opportunity

- Use available federal funds to fulfill City Council's longtime commitment to **permanent supportive housing (PSH)** to reduce chronic homelessness.
- City Council on June 14 funded **128 units** of PSH in three different projects.
- Staff issued second NOFA for PSH on July 11 to reach the goal of developing **165 PSH units**.

## PROBLEM: Chronic Homelessness

- Homeless longer than **one year, disabled**
- Only **20%** of homeless population
- **Older**, higher percentage of **males** than overall homeless population
- Often overlap with **unsheltered** population\*
- Cost of one person living one year unsheltered = **\$30,000** to \$40,000
- **Highest needs**, highest vulnerabilities of homeless population
- Qualify for most **intensive intervention**: permanent supportive housing



*\* Unsheltered homelessness refers to people living outside (under bridges, in tents, in cars)*

## SOLUTION: Permanent Supportive Housing



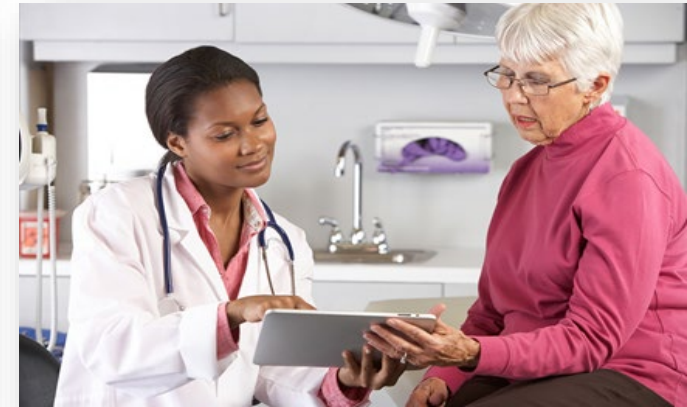
- Long-term **rental assistance**
- Long-term **supportive services**
- **Case managers** support client health, housing stability, job training, employment goals
- Available as long as client **complies** with lease agreement
- Scattered or single site

## Success Stories

- Casa de Esperanza
- New Leaf
- Palm Tree Apartments
- Samaritan House Single Room Occupancy



- On-site services
- Sense of community
- Lower barriers to entry
- Close to public transportation





# FUNDING IN 2<sup>nd</sup> PSH NOFA

Capital Funding Sources for PSH	Amount
ARPA	\$3,578,001
HOME	1,057,963
TOTAL NOFA FUNDING	\$4,635,964





## Scoring Committee

- 5 Neighborhood Services Department staff members





# Scoring Criteria



SECTION	POINTS AWARDED	AVAILABLE POINTS
A. PROJECT DESCRIPTION	0	30
B. AGENCY EXPERIENCE	0	15
C. PROJECT DELIVERY/OCCUPANCY	0	25
D. FINANCIAL CAPACITY/LEVERAGING	0	30
Total Score	0	100





# Highest Ranking Projects

- **Tarrant County Samaritan House, Inc.**

HOME Funds	\$1,057,963
ARPA Funds	<u>3,078,001</u>
TOTAL	\$4,135,964

- **HTG Jacksboro, LLC**

ARPA Funds	\$500,000
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***Tarrant County Samaritan House***  
***5120 McCart Avenue, 76115***  
***Council District 9***

- New construction -- multifamily
- 37 units of PSH
- NOFA total: \$4,135,964 (\$111,783/unit)
- Total development cost: \$4,635,964 (\$125,296/unit)





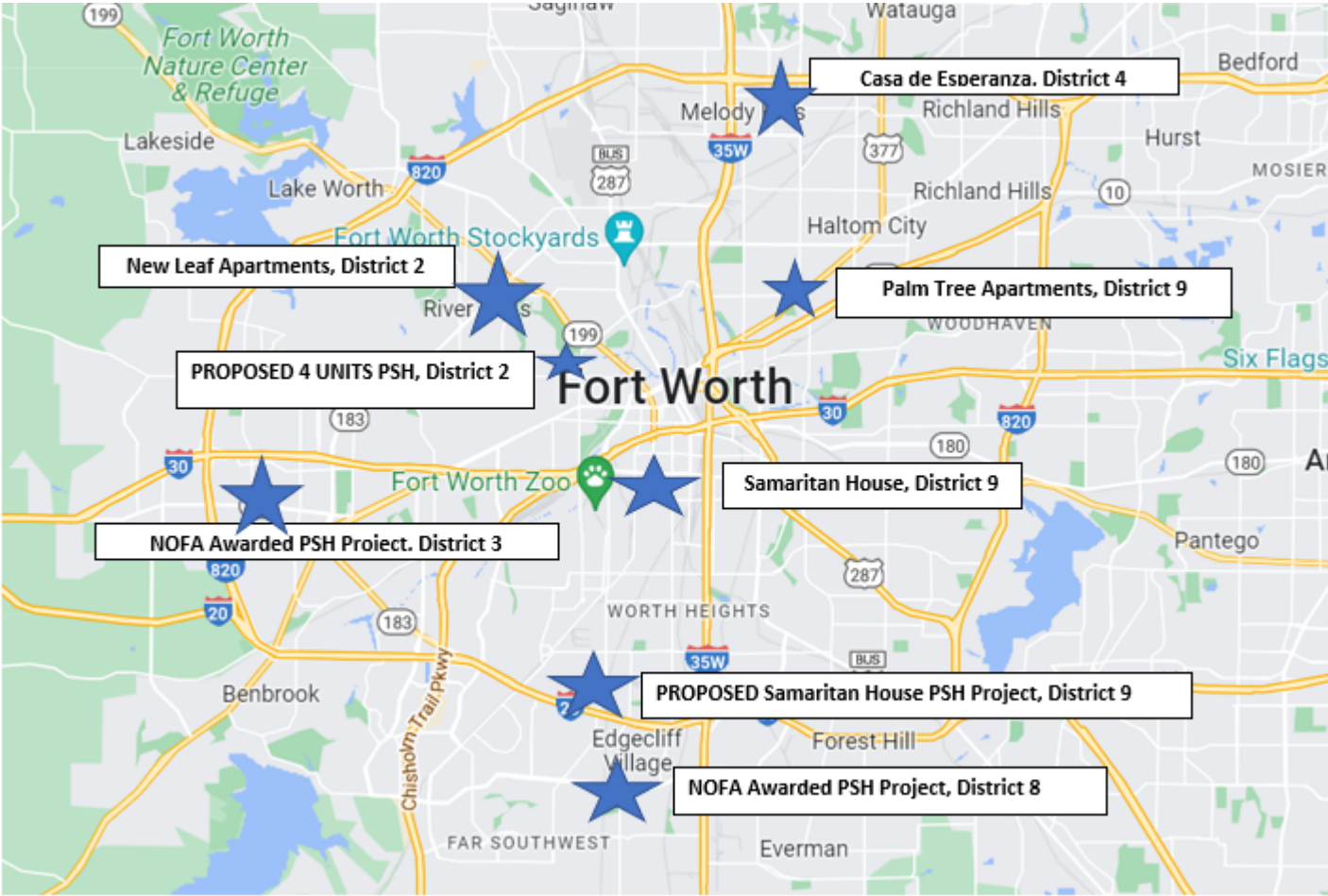
***HTG Jacksboro LLC***  
***1209 Jacksboro Highway, 76114***  
***Council District 2***

- New construction – multifamily
- 4 units of PSH, 90 total units
- NOFA total: \$500,000 (\$125,000/unit)
- Total development cost: \$16,486,783 (\$183,186/unit)





# PSH PROJECT LOCATIONS

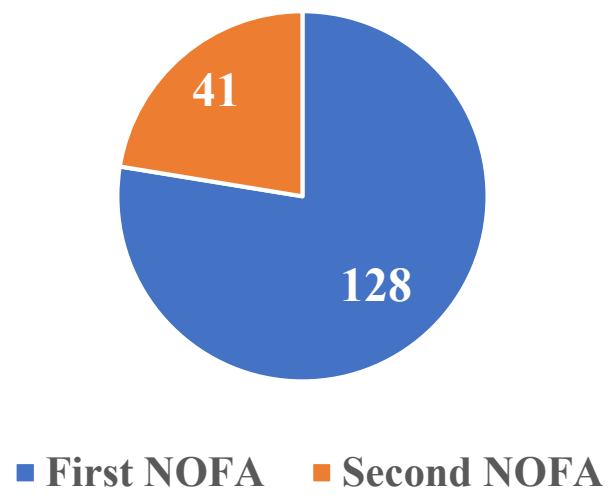






# Reaching Unit Goal

Total PSH unit goal: 165  
Goal exceeded: 169





# Timeline

Activity	Date
Notice of Funding Availability Opens	July 11, 2022
Pre-Proposal Workshop #1: City Hall Annex – 3 <sup>rd</sup> Floor	July 20, 2022, 10am
Pre-Proposal Workshop #2: City Hall Annex – 3 <sup>rd</sup> Floor	July 20, 2022, 2pm
Last Day to Submit Questions	July 25, 2022
Responses to Questions Posted to Website	July 29, 2022
Applications Due	August 19, 2022
Staff Review Period	August 22 – September 2, 2022
Cure Period/Developer Responses	September 6 - 16, 2022
Final Staff Recommendations	September 21, 2022
Community Development Council Meeting	September 28, 2022
City Council Presentation	November 1, 2022
<b>City Council Approval (Funds Awarded)</b>	<b>November 8, 2022</b>
<b>Project Completion</b>	<b>24 months after contract execution</b>
<b>Project Lease-Up</b>	<b>3 months after receiving Certificate of Occupancy</b>



## Staff Recommendation

November 8, 2022: Approve M&C to fund **both projects**, provided that:

- (a) Samaritan House secures an appropriate **zoning change** for 5120 McCart Avenue (possibly on February 14, 2023) or
- (b) Samaritan House selects and secures City Council approval of a suitable **alternative site**.

If Samaritan House is unable to perform either (a) or (b), then the City Council would **reallocate** these funds as follows:

- \$3,078,001 in ARPA funds to expand **shelter** capacity for homeless families and
- \$1,057,963 in HOME funds to support an eligible **housing** project.

**Questions/Comments?**

