

Single Room Occupancy Units

SROs

SROs

City of Dallas Development Code

- There is no specific zoning categorization of SROs and they are considered multifamily units if they meet the following criteria:
 - Three or more dwelling units located on a lot.
 - DWELLING UNIT means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms
 - BATHROOM means any room used for personal hygiene and containing a shower or bathtub, or containing a toilet and sink
 - KITCHEN means any room or area used for cooking or preparing food and containing one or more ovens, stoves, hot plates, or microwave ovens; one or more refrigerators; and one or more sinks

SROs and the Ten Year Plan to End Chronic Homelessness

Recommendations in the Ten Year Plan

Action Steps

- Develop a strategic plan which should include the following considerations:
 - Determine the target number of functioning SROs needed in the next 10 years
 - Research the funding issues surrounding the development of SROs
 - Identify a reliable stream of funding for the future development
 - Develop a plan for the construction, purchase, or renovation of the appropriate number of SROs over the next 10 years

Overview

- 1990 Mayors Task Force recommended creation of 2500 units of SROs, permanent supportive housing, and transitional housing by 1995
 - Current Inventory
 - 129 SRO units
 - 615 Permanent supportive housing units
 - 696 Transitional housing units
 - **This is 1,440 towards a goal of 2500**
- 2002 Mayors Affordable Housing Task Force Specifically addressed housing for families
 - Did not address housing for homeless persons or low income persons

Status of Recommendations

City staff and Task Force members have visited SRO Programs in:

- Houston
 - New Hope Housing
 - Joy Horak-Brown (Executive Director) has shared the New Hope SRO Strategic Plan
 - Houston Housing Corporation
 - SEARCH
- New York
 - Common Ground
 - Staff has approached Common Ground regarding replication of their projects in Dallas

SRO Plan

- A general SRO Plan has been developed by the Corporation for Supportive Housing, Fannie Mae, and staff with the following recommendations:
 - There should be a minimum of 100 SRO units developed each year for the next 10 years
 - These units should be developed in addition to the 70 units of permanent supportive housing currently in the Ten Year Plan
 - These units should be developed independently of the HUD Continuum of Care funds
 - Each unit should be a minimum of 300 sq. ft. with a kitchenette and private bath

SRO Plan (cont.)

- If social services are provided on-site, they must be restricted to residents of the facility
- Developers must work with the neighbors to develop individual good neighbor agreements
- Mixed income developments will be encouraged
- At least 30% of the units in each development should serve the chronically homeless
- EHS will be the lead city department and will work collaboratively with the Housing Department

Current Actions

- Under discussion with Corporation for Supportive Housing (CSH) to open an office in Dallas and assist in developing housing for the chronically homeless
 - CSH completed a second visit to Dallas and will make a decision in early May

Current Actions

- Staff is meeting with agencies interested in developing SROs and providing technical assistance to them
- Staff is reviewing public owned properties that might be converted to SROs
 - City of Dallas, Dallas County, and DISD properties

To Be Determined

- **Status of Current Bond Funds for SROs**
 - Council to set dollar amount for SROs from current bond dollars
 - Recommendation has been \$2.5 million
 - Process to distribute bond dollars
 - Current bond funding requires the City to own or control the property
- **Request for Funds in General Fund Budget**
 - Amount of funds
 - Allowable use of funds