

Update on Day Resource Center Overnight Housing/Sleeping Plan

Presented to the
Quality of Life Committee
December 10, 2007



Purpose of Briefing

- To provide information on the components of new initiative to allow for the overnight housing /sleeping at the Day Resource Center (DRC)
- Update on Current Zoning and Special Use Permit (SUP) for the Day Resource Center
- Update on process and time frame to amend the existing SUP

Background Information

- On September 13, 2007, the Dallas Police Department and the Environmental and Health Services' Crisis Intervention Staff launched "Operation Rescue"
 - a homeless initiative designed to enforce the City's Ordinance pertaining to obstructing and sleeping on public sidewalks,
 - and to help homeless persons find needed care for mental health and/or substance abuse issues .

Background Information (cont'd)

- Operation Rescue highlighted the following conditions.
 - Limits to available resources for homeless persons
 - The need to create an interim plan to provide for overnight accommodation for those persons that would ordinarily sleep in the CBD prior to the opening of the Homeless Assistance Center in April of 2008

Background Information (cont'd)

- Staff is working on a two pronged approach in dealing with provision of interim overnight accommodation namely:
 - To increase the number of homeless persons utilizing the services of area night shelters for overnight sleeping accommodation
 - To allow for overnight sleeping / housing of the homeless on the first floor of the Day Resource Center.

Current Regulations On Day Resource Center

- Current Zoning PD715
 - ❑ Approved on January 25,2006
- Conditions of Special Use Permit (SUP)
 - Daytime use only- Currently in compliance
 - No outdoor speaker – Currently in Compliance
 - Security guards and plan – Currently in compliance
 - Fencing and Screening – Currently in Compliance

Current Regulations On Day Resource Center (cont'd)

- No overnight sleeping except during inclement weather which is defined as:
 - ✓ Periods when the temperature is forecasted to be at 32 degrees or below; or
 - ✓ When there is precipitation

DRC Referral Process to Area Night Shelter

- The City is working collaboratively with shelter providers to increase the number of homeless persons utilizing the services of the area shelters for overnight accommodation and decrease the number of clients sleeping on the sidewalks, abandoned buildings, and parking lots in the Central Business District.
- To accomplish this goal, the City in conjunction with 1st Presbyterian Church and MDHA plans to pay for shelter beds for those clients without the means to pay for such accommodation
- The DRC Center staff will work collaboratively with Shelter providers to refer clients to the area shelters based on ones conditions and needs.
- The DRC will be open to accommodate those unable or chooses not to secure sleeping beds at the shelters

Initiative to Allow for Overnight / Housing Sleeping at the DRC

- This past summer, on any given night, over 300 homeless persons slept on the sidewalks and parking lots in the Central Dallas Business District with a high concentration of a homeless encampment around the 500 block of Park Avenue.
- The Environmental and Health Services Crisis Intervention staff conducted assessments and surveys on several nights with the view to identifying reasons for sleeping on the street and not utilizing the available shelter resources.
- Reasons for sleeping on the street were as follows:
 - Lack of resources to pay for an accommodation at one of the area shelters
 - Not willing to participate in the faith based and religious activities offered by the shelters as a condition of overnight stay at a given shelter.
 - Prohibited from using shelter resources due to behavioral problems

Process to Amend the SUP

- Waive the 2 year waiting period
- SUP amendment to be approved by City Planning Commission and City Council (CPC)
- Timeframe to consider amendment to SUP
 - November 15, 2007 – CPC considered and approved a waiver of the 2 year time period
 - December 6, 2007 – CPC held the first public hearing and approved to amend the existing SUP
 - December 12, 2007 – Second hearing and City Council Action to approve the application to amend SUP

Operation Hours for DRC

- 8:00 am – 5:00 pm – DRC will be open for regular business hours
- 5:00 pm – 7:00 pm – DRC will be closed to prepare overnight sleeping area
- 7:00 pm – DRC reopens and bed tickets will be distributed on first come first serve basis
- 9:00 pm – All clients sleeping at the DRC shall be in their designated sleeping area and will be denied reentry if exiting after this time
- 10:00 – Gates lock in courtyard area
- 6:00 am – Clients will be awoken to vacate building by 6:30 am
- 6:30 am – Staff will begin cleaning area to reopen at 8:00 am

Rules for Sleeping at DRC

- Male and female clients will sleep in separate and segregated areas. Any client caught in their non designated area will be asked to leave.
- Minors are not allowed to stay overnight at DRC. When arriving, minors will be referred to services providers
- Once sleeping capacity is reached, no clients will be allowed to enter the area
- Clients will be discouraged from exiting the building in the middle of the night. Those that choose to leave, shall be denied re-entry.
- Staff shall not block Fire Exits with sleeping mats
- There will be zero tolerance for any rules violation and violators will be requested to leave the center for the night.

Staffing Pattern for DRC Overnight Sleeping

- Four (4) licensed security officers will be on duty each night with each officer assigned to observe a designated sleeping area
- One (1) staff supervisor plus three (3) Support Staff will be on duty each night to provide management oversight and necessary support services.
- One (1) Community Service Worker will be on duty each night to provide engagement, emergency case management and referral related services to Center's participants. They will provide clients with added opportunities to access mainstream resources

Additional Cost Needed to Sustain Overnight Sleeping at DRC

Additional Personnel	\$ 78,374
Additional Contracted Services (Security Guards)	\$ 33,612
Additional supplies (sleeping mats, blankets, laundry/cleaning supplies, etc)	\$ 39,830
Cost of renting shelter beds at existing night shelters	\$120,000
Repair and upgrade of parking lot	\$17,485
Additional utilities and liability insurance	\$ 4,113
Repair and maintenance	\$22,591
TOTAL ADDITIONAL COST	\$316,005
Cost share (1 st Pres. & Downtown Dallas)	(\$ 67,500)
Cost to the City	\$248,505

Next Steps

- QOL recommend approval to the City Council of agenda item #56 on the 12/12 agenda extending operations of the Day resource Center to include sleeping