

**CITY OF FORT WORTH, TEXAS  
SUPPORTIVE HOUSING TASK FORCE MEETING  
DECEMBER 22, 2014**

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**Present:**

Council Member Kelly Allen Gray, Chair  
Council Member Danny Scarth  
Council Member Dennis Shingleton  
Barbara Holston  
Alex Jimenez  
Flora Brewer  
Norbert White  
Tom Stallings representing Glen Whitley  
MaryEllen Wellbaum  
Lee Nicol

**Absent:**

Perry Pillow  
Andy Taft  
David Zappasodi

**Staff Present:**

Fernando Costa, Assistant City Manager  
Vicki Ganske, Senior Assistant City Attorney  
Mary J. Kayser, City Secretary  
Otis Thornton, Homelessness Program Director  
Maggie Jones, Homelessness Coordinator

**I. Call to Order**

At 3:05 p.m. on Monday, December 22, 2014, Chair Kelly Allen Gray called the meeting of the Supportive Housing Task Force to order in the City Manager's Conference Room No. 380, City Hall, 1000 Throckmorton Street, Fort Worth, Texas.

**II. Overview of Directions Home**

**III. Overview of the Final Report of the 2014 Homelessness Task Force.**

Otis Thornton, Homelessness Program Director, reviewed the Directions Home Plan and the Final Report of the 2014 Homelessness Task Force.

Following the overviews the Task Force had general discussion about permanent supportive housing. How many units, how do we create them, how many households do we need to serve? How does the funding get applied towards permanent supportive housing in the most effective way? How do we get a mixture of units in a property that will provide enough income on an ongoing basis? How does this group think outside the box?

Mr. Thornton provided some statistics on the various individuals that make up the homeless population during the year. Of the 5000 – 5200 folks that are homeless during the year, 75% of the

people who become homeless over the course of the year will end their own homelessness in 6 months or less. 11% of the homeless in the community will need the ongoing care and support.

#### **IV. Permanent Supportive Housing Financial and Production Model**

Heather Lyons, Senior Program Manager, CSH, Inc. presented a financial model for 600 units of Permanent Supportive Housing. This is a working model not the final plan. Ms. Lyons reviewed the key considerations including that supportive housing projects typically cannot support debt service and that funding is committed in advance of expenditures among other considerations. This model includes a mix of studio/1BR for single adults and 2 BR for families. 200 leased; 400 new development/rehab. The mix would be 50% standalone – no more than 80 units per building and 50% integrated - no more than 140 units per building.

The Financial assumptions are: Capital: \$125,000 – \$140,000 per unit, Operating: \$5,000 per unit per month; \$60,000 per year (this was later corrected to \$5,000 per unit **per year**) and Services: \$3,660 per unit per year. Capital financing is based on typical development finance structuring. Operating funding is based on a mix of tenant and project based subsidies and current fair market rent as determined by HUD. Service funding is based on basic service configuration, does not include mainstream resources.

There was discussion about how to fill the gaps in the funding such as capital campaigns, investors, housing authorities, Continuum of Care funding. There was discussion about bringing in the Housing Authority to discuss some of their successes as well as MHMR to describe what services might look like. There was an update on the Volunteer Driver Pilot Program grant from the Council of Governments to cover the county's transportation gap.

#### **V. Draft Interim Report of the Permanent Supportive Housing Task Force**

Fernando Costa stated that the Interim Report would be postponed until February 3, 2015.

#### **VII. Next Meeting: Monday, January 26, 2015.**

#### **VII. Public Comment**

There was no public comment.

#### **VIII. Adjournment**

There being no further business for the Task Force Chair Allen Gray adjourned the meeting at 4:59 p.m.