

CITY OF FORT WORTH, TEXAS
TASK FORCE ON PERMANENT SUPPORTIVE HOUSING MEETING
April 6, 2015

Present:

Council Member Kelly Allen Gray, Chair
Council Member Danny Scarth
Council Member Dennis Shingleton
Lee Nicol (Arrived 3:12 pm)
Alex Jimenez
Flora Brewer
Norbert White
David Zappasodi
Andy Taft
Barbara Holston
Perry Pillow

Absent:

MaryEllen Wellbaum
Glen Whitley

Staff Present:

Fernando Costa, Assistant City Manager
Vicki Ganske, Senior Assistant City Attorney
Paige Mebane, Assistant City Attorney
Mary J. Kayser, City Secretary
Otis Thornton, Homelessness Program Director
Maggie Jones, Homelessness Coordinator
John Peterson, CSH – via phone

I. Call to Order

At 3:03 p.m. on Monday, April 6, 2015, Chair Kelly Allen Gray called the meeting of the Supportive Housing Task Force to order in the City Manager's Conference Room 380 in the City of Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas.

II. Approval of Meeting Minutes

Task Force Member Shingleton made a motion, seconded by Task Force Member Scarth, to approve the March 20, 2015, minutes of the Supportive Housing Task Force. The motion carried unanimously 11 to 0, with Task Force Members Whitley and Wellbaum absent.

IV. Next Meeting: April 30, 2015

At this time Chair Gray discussed the upcoming schedule of meetings – April 30, 2015, will be the next meeting, May 13, 2015, will be the public hearing at the Ella Mae Shamblee Library at 6:00 pm and May 19, 2015, will be the Council briefing.

III. Permanent Supportive Housing Development Guidelines and Recommendations

The Task Force continued discussion of the Permanent Supportive Housing Guidelines and Recommendations with Otis Thornton and John Peterson with CSH.

Mr. Thornton pointed out that these guidelines do not apply to all developers of all multi-family housing in Fort Worth. These guidelines are specific to the development of permanent supportive housing. The City wants developers to include permanent supportive housing units in their developments but this is not a mandate that developers must include supportive housing in their developments.

Flora Brewer stated that the concerns she has heard citizens express – effect of PSH on property values, the effect of PSH on crime and the amount of public notice given regarding the project and the transparency of the project. Ms. Brewer expressed her opinion that these should be addressed in the Guidelines and Recommendations.

Mr. Thornton described the sections of the document:

Introduction – articulates key concepts around supportive housing, defines expectations and provides direction for neighborhoods, lenders and underwriters, City staff, developers, property managers and service providers regarding the Council’s expectations.

Guidelines – things that would be required for a project sponsor to achieve prior to receiving City support. It is intentional that City support is not explicitly defined.

Recommendations – Development expectations that embody best practices.

The Task Force continued discussion related to concerns with items #7 and #8 under guidelines related to the Continuum of Care and Coordinated Assessment.

Suggested rewording of #7 – noted that the plans should be reviewed with the Continuum of Care and implemented in a manner consistent with Continuum of Care criteria.

There was discussion about the Coordinated Assessment System and concerns about the exclusive use of a single system.

Chair Gray asked that Mr. Thornton redraft #8 to address the concerns about exclusivity. Suggested rewording of #8 – PSH tenants should be identified and selected in a manner consistent with Coordinated Assessment principles, include flexibility.

It was confirmed that no agency would be excluded if they chose not to participate in federal funding.

Dispersion

13. A. integrated supportive housing should designate up to 33% of its units as supportive housing, with the rest of the apartments comprised of a mix of affordable or market rate apartments.

13.C. under some occasions 100% Permanent Supportive Housing would be allowed. Mr. Thornton will come up with final language for 13.C.

Inclusion

Staff will get some examples of property management plans that address security and also address short and long term maintenance plans and find a place for these in the guidelines.

Recommendations

23. ~~Where feasible~~, PSH should strive to connect with local community centers, faith based institutions and other community supports to connect tenants to the neighborhood.

25. ~~When possible~~, Developers should strive to incorporate the following design elements:

How do we address early notification to the neighbors? Chair Gray directed staff to come back with wording about contact early in the process to better provide early notification to neighbors. The decision whether to include the language will be made at the next meeting.

25 C. PSH units have kitchen and full bathroom facilities. If this is not feasible due to structure or rehab options, bathroom and kitchen facilities ~~should~~ shall be accessible and available.

At the April 30, 2015, meeting the guidelines will be reviewed. The remainder of the April 30, 2015, meeting will be focused on the final report.

VIII. Next Meeting

The next meeting will be April 30, 2015, at 3:00 pm.

IX. Public Comment

There was no one to be heard under public comments

X. Adjournment

There being no further business for the Task Force Chair Allen Gray adjourned the meeting at 4:48 p.m.