

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Dallas County Administration – 411 Elm Street, Allen Clemson Courtroom, 1st Floor, Dallas Texas

April 28, 2021 10:00-11:30am

AGENDA

COVID-19 is hard on all of us but especially hard on our low-income and homeless populations.

Even though we are all doing business differently than before there is value in being able to communicate during these unpredictable times. Thank you for all you are doing and please stay safe.

The Dallas County BH Housing Work Group, with diverse representation, will formulate recommendations on the creation of housing and housing related support services designed to safely divert members of special populations in crisis away from frequent utilization of expensive and sometimes unnecessary inpatient stays, emergency department visits and incarceration.

Success will be measured in placement of consumers in housing and the decreased utilization of higher levels of care (hospitals and emergency care visits) and reduced incarceration in the Dallas County Jail. The Dallas County BH Housing Work Group is committed to a data driven decision-making process with a focus on data supported outcomes.

1. Welcome and Introductions

2. Reports

a. Governance – Commissioner Theresa Daniel

- Approval of March 24, 2021 minutes
- Dallas Area Partnership to End and Prevent Homelessness
- Dallas County Citizen Committee
- Federal & State legislative environment

b. Resources – services, programs, people, funds

- Shelter Discussions
- NTBHA
- Housing Navigator / Homeless Jail Dashboard/St Jude Center
- Housing Authority Report- DHA/DCHA
- Meadows Mental Health Policy Institute
- CARES Act Update

c. Projects and Industry Updates

- Coordinated Access System
- Pretrial Diversion and MH screening
- CitySquare Report (The Cottages/Fuse Project /A Way Home Housing)
- Dallas Connector
- Homeward Bound, Crisis Residential & Respite Services
- Metro Dallas Youth Committee update
- Family Housing
- Mattingly Report

3. Next Meeting is scheduled for May 26, 2021 (Fourth Wednesday of the Month)

CitySquare Report

BHLT Housing Committee Meeting – Wednesday, April 28, 2021

Cottages at Hickory Crossing

Time period: **March 1 - 30, 2021**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Total Units on site	50	50	50										
Unit Off-Market for Repairs	5	3	3										
Total Units Occupied	39	37	40										
Units Available for Occupancy	6	10	7										
# of Candidates with Pending Applications	11	13	9										
# Applications Denied by DHA	0	4	0										
# Applications Pending DHA Approval	0	2	3										
# Applications Pending – Need Documents	0	4	3										
# of Units Awaiting DHA Inspection	1	3	3										
# of Residents Tested for Infectious Disease	5	5	5										
# of Residents Tested Positive	1	0	0										
# of ER Visits (Baylor)	8	8	7										
# of Residents Visiting Baylor ER	6	6	4										
# of ER Visits (Other – Parkland, Methodist)	4	4	5										
# of Residents Visiting Other ERs	2	3	4										
# of Residents Admitted to All Hospitals	1	1	2										
# of Exited to Homelessness - Unduplicated	0	0	0										
# of Exited to Permanent Housing - Undup	0	1	0										
# of Deceased - Unduplicated	1	0	1										

Project Update: This project has completed its 3-year agreement to funders to provide housing and on-site mental health services for those who are chronically homeless, with co-existing mental health and substance use disorders and with at least two jail book-ins in the past two years and no income. The project has started using the MDHA Housing Priority List as its official waiting list with the following allocations: 33.3% chronically homeless with co-existing mental health and substance use disorders and at least 2 jail book-ins in the past 2 years, no income required; 33.3% chronically homeless, some/limited criminal history, enough income to qualify for PBV per DHA standards; 33.3% chronically homeless, no criminal history, enough income to qualify for Project Based Vouchers per DHA standards. CitySquare staff is currently working on a report that will summarize the impact the Cottages have had on the cost of frequent utilizers to the homeless response system. This report has been delayed by COVID-19. CitySquare plans to have a final report ready in the third quarter of 2021. This report will be sent to the City of Dallas, Dallas County/BHLT and Communities Foundation of Texas.

Our goal starting in January 2021 is to place a minimum of one resident per month until all units are full. The program has 1-2 exits per month (i.e., exit to permanent housing, homelessness, resident deceased). If a resident is incarcerated, hospitalized, etc., we hold the unit up to 90 days.

Dallas FUSE Project

Project Summary: Annually FUSE navigators embedded at the Dallas County Jail, Austin Street Center, Bridge Homeless Recovery Center, Salvation Army and CitySquare Street Outreach will screen 3,000 individuals experiencing homelessness to identify at least 300 frequent users (homeless with mental health and/or substance use disorders plus at 2 jail book-ins in the past two years) and place at least 75 individuals into housing with supportive services.

Funding: United Way of Greater Dallas serving as fiscal agent providing \$ 100,000 annually. Additionally, the project received a one-time gift of \$ 300,000 from the Texas Instruments Foundation. Project budget is \$ 244,842 annually. The remaining funds (\$ 134,526) will be raised by the partners (CitySquare, Dallas County Criminal Justice, Austin Street Center, Bridge Homeless Recovery Center, Salvation Army).

Project Dates: 3 years (July 2020 – June 2023)

Report for July 1, 2020 – Mar. 30, 2021:

1. Number of FUSE clients screened: 1,261
2. Number of FUSE clients enrolled/in case management: 96
3. Number of FUSE clients receiving emergency shelter services: 92
4. Number of FUSE clients housed: 31

Note: The Dallas FUSE Project has faced many challenges due to the social distancing guidelines in response to the COVID 19. FUSE did not officially begin until 7/1/2020. The FUSE staff navigated using best practices recommended by CDC, HUD, and TDHCA. CitySquare and the other Dallas FUSE partners are working on a plan to continue to provide services, educate participants and keep everyone safe while minimizing community spread. New intakes were limited, but we continued to serve and engage those currently enrolled. Yolanda Williams has been named as the new project director by CitySquare. Inquiries should be sent to her (ywilliams@citysquare.org). FUSE partners reported to United Way of Greater Dallas that \$95,000 in Year 1 funds had not yet been expended and were available to be used for Year 2. UWGD is working on distributing Year 2 funding to all partners. Funds expended in Year 1 of the project.

A Way Home Housing

For 2020 - 2021 CitySquare was awarded \$ 1.3M in funding from the City of Dallas for a subsidized landlord leasing program. From October 2019 to September 2020 in partnership with Family Gateway and through additional private funding CitySquare placed 75 homeless households into housing in high opportunity neighborhoods. For 2020 – 2021 the goal is to move at least 35 households to self-sufficiency and place 35 new homeless households into housing. Below is the status of this RRH program. The City of Dallas approved \$1.3M in renewal funding for Oct. 1, 2020 – Sep. 30, 2021. COD and CitySquare executed a contract in March 2021. CitySquare will bill the grant for past and present expenses starting in April 2021.

	Oct -20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Totals
Unduplicated Individuals Housed	53	1	2	0	6	3	0	0	0	0	0	0	65
Unduplicated Families Housed	28	0	0	0	1	1	0	0	0	0	0	0	30
Unduplicated Exits - Individuals	1	1	3	1	4	6	0	0	0	0	0	0	16
Unduplicated Exits – Families	1	1	1	2	7	0	0	0	0	0	0	0	12
Unduplicated Individuals Pending	1	2	2	1	1	7	0	0	0	0	0	0	14
Unduplicated Families Pending	0	0	0	0	2	1	0	0	0	0	0	0	3
Properties Recruited	28	1	0	0	0	0	0	0	0	0	0	0	29
Properties in Use	18	0	0	0	0	0	0	0	0	0	0	0	18
Total Funds Spent	80,000	80,000	80,000	80,000	80,000	80,000	0	0	0	0	0	0	\$480,000
Grant Funds Spent	0	0	0	0	0	0	0	0	0	0	0	0	0
Private Funds Spent	80,000	80,000	80,000	80,000	80,000	80,000	0	0	0	0	0	0	\$480,000

Destination Home

Destination Home is a permanent supportive housing program of CitySquare made possible by a \$ 3,540,620 annual grant from HUD through the Dallas-Irving Continuum of Care. CitySquare must match with \$ 225,000 annually. For the

past 5 years an average of 245 individuals who were chronically homeless have been served annually. Of those served an average of 92% annually never returned to homeless.

	20-Jul	20-Aug	20-Sep	20-Oct	20-Nov	20-Dec	21-Jan	21-Feb	21-Mar	21-Apr	21-May	21-Jun	Totals
Individuals Housed	241	3	2	9	2	3	0	1	0	0	0	0	261
Individuals Exited	0	1	5	6	7	4	0	0	0	0	0	0	23
Properties in Use	10	0	0	0	-1	1	1	1	0	0	0	0	12
Total Funds Spent	\$302,799	\$306,714	\$306,780	\$297,276	\$310,297	\$307,239	\$308,469	\$218,493	\$0	\$0	\$0	\$0	\$2,358,067
Grant Funds Spent	\$277,550	\$280,581	\$282,546	\$273,667	\$285,795	\$282,181	\$284,838	\$218,493	\$0	\$0	\$0	\$0	\$2,185,651
Private Funds Spent	\$25,249	\$26,133	\$24,234	\$23,609	\$24,502	\$25,058	\$23,592	\$0	\$0	\$0	\$0	\$0	\$172,377

Healthy Community Collaborative

The Dallas HCC provides emergency services and bridge housing for over 1,000 homeless individuals annually. Three organizations (Austin Street Center, Bridge Homeless Recovery Center and CitySquare) collaborate to provide services for homeless individuals with mental health and/or substance use disorders. Funding is provided by the City of Dallas through a grant from the Department of State Health Services. Of the total amount awarded annually (approximately \$ 1.2M) CitySquare receives \$ 450,000 to provide street outreach, RRH (bridge housing) and supportive services for 40-45 chronically homeless individuals annually. CitySquare must match with \$ 450,000 annually.

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Totals
Individuals Receiving Street Outreach Services (unduplicated)	31	8	7	12	23	0	0	0	0	0	0	0	81
Individuals Housed (unduplicated)	1	1	7	6	0	0	0	0	0	0	0	0	15
Housing Exits (unduplicated)	0	1	2	3	0	0	0	0	0	0	0	0	5
Properties in Use	4	4	4	0	1	0	0	0	0	0	0	0	5
Total Funds Spent	\$79,471	\$76,145	\$80,951	\$77,964	0	0	0	0	0	0	0	0	\$314,531
Grant Funds Spent	\$39,735	\$38,072	\$40,476	\$38,982	0	0	0	0	0	0	0	0	\$157,265
Private Funds Spent	\$39,735	\$38,072	\$40,476	\$38,982	0	0	0	0	0	0	0	0	\$157,266

TRAC Housing

CitySquare's Transitional Resource Action Center provides 50 units of transitional, rapid rehousing and permanent housing to at least 65 homeless youth (18-24 years of age) annually. Funding is provided through a series of grants from

HUD through the Dallas-Irving Continuums of Care totally \$ 440,893. CitySquare must match with \$ 308,625 annually. Over the past five years of those served less than 12% return to homelessness annually.

	20-Jul	20-Aug	20-Sep	20-Oct	20-Nov	20-Dec	21-Jan	21-Feb	21-Mar	21-Apr	21-May	21-Jun	Totals
Individuals Housed (unduplicated)	41	0	2	3	1	1	1	0	3	0	0	0	52
Housing Exits (unduplicated)	0	1	2	2	0	0	3	2	1	0	0	0	11
Properties in Use	12	0	0	0	0	0	0	0	0	0	0	0	12
Total Funds Spent	37,193	26,546	60,077	41,773	39,837	39,052	36,248	39,614	0	0	0	0	320,339
Grant Funds Spent	14,096	22,900	51,482	33,117	31,034	32,283	28,371	30,119	0	0	0	0	243,402
Private Funds Spent	23,097	3,646	8,595	8,656	8,803	6,769	7,876	9,495	0	0	0	0	76,938

Health to Home – Medical Respite for Homeless

In October 2020 CitySquare, in partnership with Texas Health Resources (Texas Health Dallas) and Austin Street Center, launched a 9-bed medical respite plot program for those experiencing homelessness exited from Parkland and Presbyterian- Dallas hospitals. As of April 2021, the three project partners have raised a total of \$ 870,00 for the \$1.2M pilot project (October 1, 2020 – April 30, 2022). Eligible individuals must be homeless adults, able to maintain their daily needs (ADLs) and have a medical diagnosis that can be treated in the medical respite unit at Austin Street Center. Individuals typically stay in respite care for 30 days before exiting to transitional or permanent supportive housing.

Unduplicated #	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Total
Individuals in Respite Care	1	3	2	2	3	5	0	0	0	0	0	0	16
Individuals in Overflow Shelter Care	0	0	0	0	0	1	0	0	0	0	0	0	1
Individuals Exited from Respite	0	0	1	2	2	1	0	0	0	0	0	0	6
Individuals Placed in Housing	0	0	0	1	2	1	0	0	0	0	0	0	4

COVID-19 Update - CitySquare Emergency Rental Assistance

CitySquare has received private and public funding for emergency assistance (rent and utility assistance). As of 12/4/20 only about \$6,000 of the UW phase 1 funds were left. About \$16,000 of utility assistance funds for Collin, Denton, and Dallas County were left. We were able to get \$50,000 from UW phase 2 on 12/3/20. These funds were required to be expended by Dec. 15, 2020. Our struggle continues to be getting all the required documentation from clients and getting landlords and employers to verify information reported. Our team size is the same (6 full-time and part-time workers). We are using ZoomGrants for our application process. The increased traffic on our platform has caused the system to crash consistently. We are hoping to transition to another platform if things do not improve in early 2021. We have received almost 1,200 applications for rent and/or utility assistance. Currently we have been able to help about 40 - 45% of those who applied.

We have recently received 250K more in **DRAC 4** (COD-CARES Funding). We will start distributing March 22, 2021, which is also the date we will open our application process again. Persons who are Dallas residents affected by COVID-19 may apply at: www.citysquare.org/eap.

Source/Grant	Total Expended	Amount Remaining	# households assisted (unduplicated)
Private Funds	\$ 390,359	\$ 59,641	252
UW Phase 1	\$ 360,105	\$ 75,064	106
EFSP 37	\$ 14,681	0	37
EFSP Cares Rent/ Mortgage	\$ 60,000	0	63
EFSP Cares Utilities	\$ 5,404	\$ 14,596	47
EFSP 38 Rent/Mortgage	\$ 1,069	\$ 68,931	9
UW Phase 3	\$ 118,990	0	36
UW Phase 2	\$ 49,085	0	62
Total	\$ 999,692	\$ 218,232	612

Family Gateway - Access Point Report – End of March 2021

Family Gateway is the MDHA-designated Access Point for families with children experiencing or near homelessness for the Continuum of Care. This report contains:

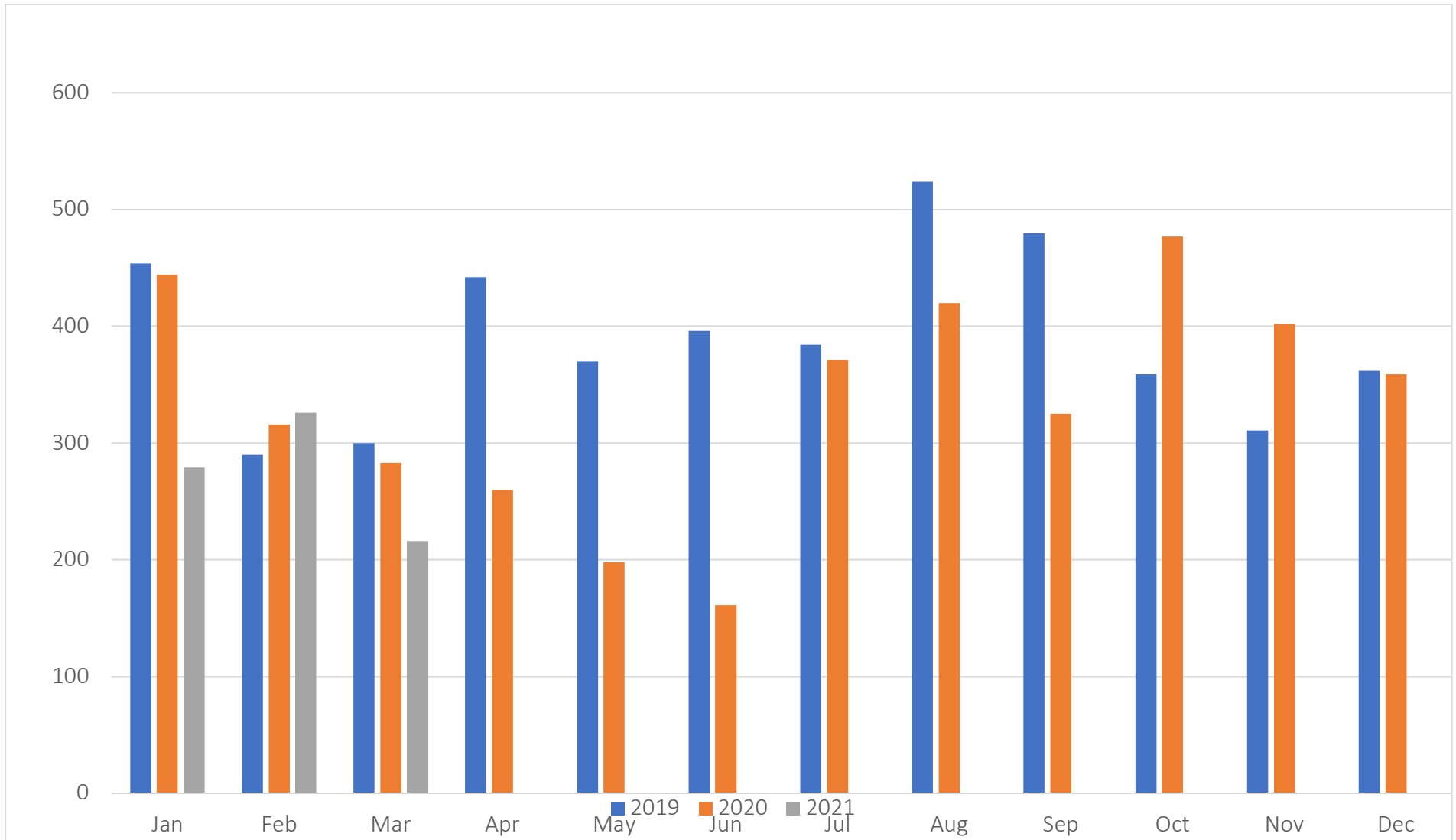
Call Center Volume – We operate a 24 x 7 call center for families in crisis to answer the MDHA Homeless Crisis Helpline (1-888-411-6802 - option 3 for families with children). This is staffed by our team from 7 AM – 7 PM, with answering service providing pre-screening and triage to shelter (and activation of crisis team and shelter security for incoming) from 7 PM – 7 AM.

Pre-Screening Results – Every caller/walk-in/website inquirer receives the same pre-screening questions to help us determine the urgency of need so that the appropriate intervention can be matched. Non-urgent callers receive a Resource Packet to connect them to community resources. Those not residing in Dallas or Collin County are directed to 211 for services. Urgent families needing same day care are directed (or brought by Uber at our expense) to the Family Gateway Resource Center for a deeper assessment that includes a Diversion conversation. Diversion in this context means diverting a family from shelter by connecting them to a less intensive and less-expensive intervention, such as landlord mediation for payment plans and removal of late fees for eviction prevention, connection to eviction prevention resources (our own and those of partners), transportation (bus or train) to confirmed placement with extended family willing to take the family in, deposit + short term rental assistance, etc. If a family requires emergency shelter, we triage them to the appropriate family shelter in our community after confirming placement, to include:

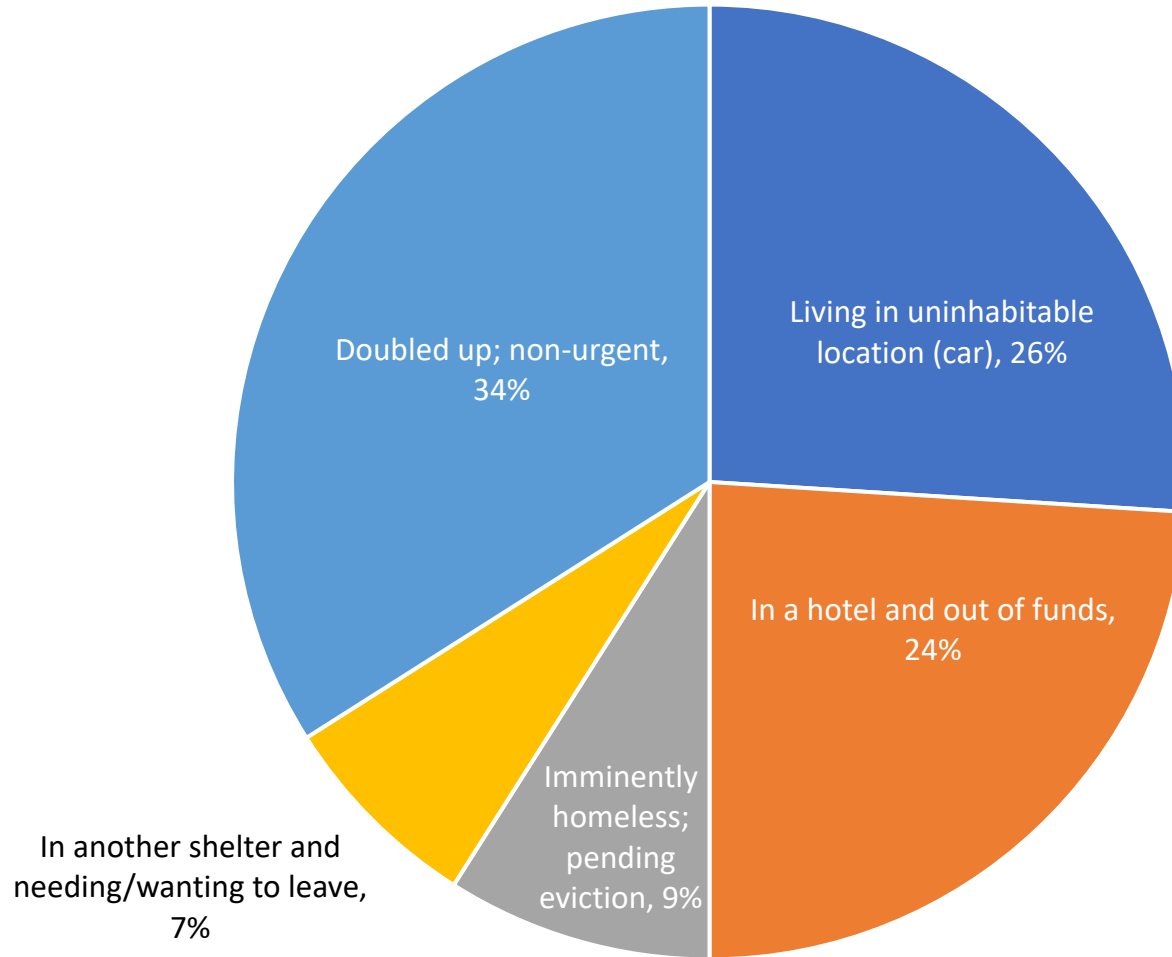
- **Salvation Army** – Single mothers with children; no boys over 17; may enter without IDs and birth certificates.
- **Union Gospel Mission Center of Hope** – Single mothers with children; no boys over 12; no prior history of domestic violence or mental illness; requires IDs for all adults and birth certificates for all children (or proof that these have been applied for). Recently re-opened for intake for new families with negative COVID-19 test within 48 hours of entry but requiring vaccination.
- **Dallas Life** – Single parents or married couples with kids (if marriage can be proven); requires IDs for all adults and birth certificates for all children (or proof that these have been applied for). Currently closed to new intakes since March. Will require vaccination for entry.
- **Family Gateway** – All types of families with children, including unmarried and married couples (opposite or same sex) with children, single parents with children, tri-generational or skipped generation families (such as grandparents raising grandkids), etc. No age restrictions on boys. At least one child needs to be under 18. Exceptions for this include medically or developmentally dependent children over the age of 18. Will accept pregnant women with no other children if maternity shelter cannot be secured. May enter without IDs and birth certificates.

Hotel overflow chart – When all family shelters are full or when there is a mismatch of family type to an open shelter room, we overflow into a hotel setting.

Call Center Volume – Note call suppression while stimulus/extra unemployment and eviction bans in place during 2020; call volume to start 2021 is lower than normal as eviction bans are extended.



Pre-Screening Results to Determine Triage of Most Critical First (2021)



Hotel Overflow # of Families Served in this Setting in a Given Month

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2019	23	1	2	0	1	1	16	46	23	25	45	81
2020	80	47	53	49	38	33	58	63	56	77	63	68
2021	68	51	59									

As of March 19, we have 30 families (86 individuals) in our overflow hotel which we staff with 24 x 7 security and case management from 7 AM – 11 PM. We are thrilled that the City of Dallas has allowed us to use the Candlewood Suites as our overflow property for the time being at zero cost per room (saving us \$350/week per family).

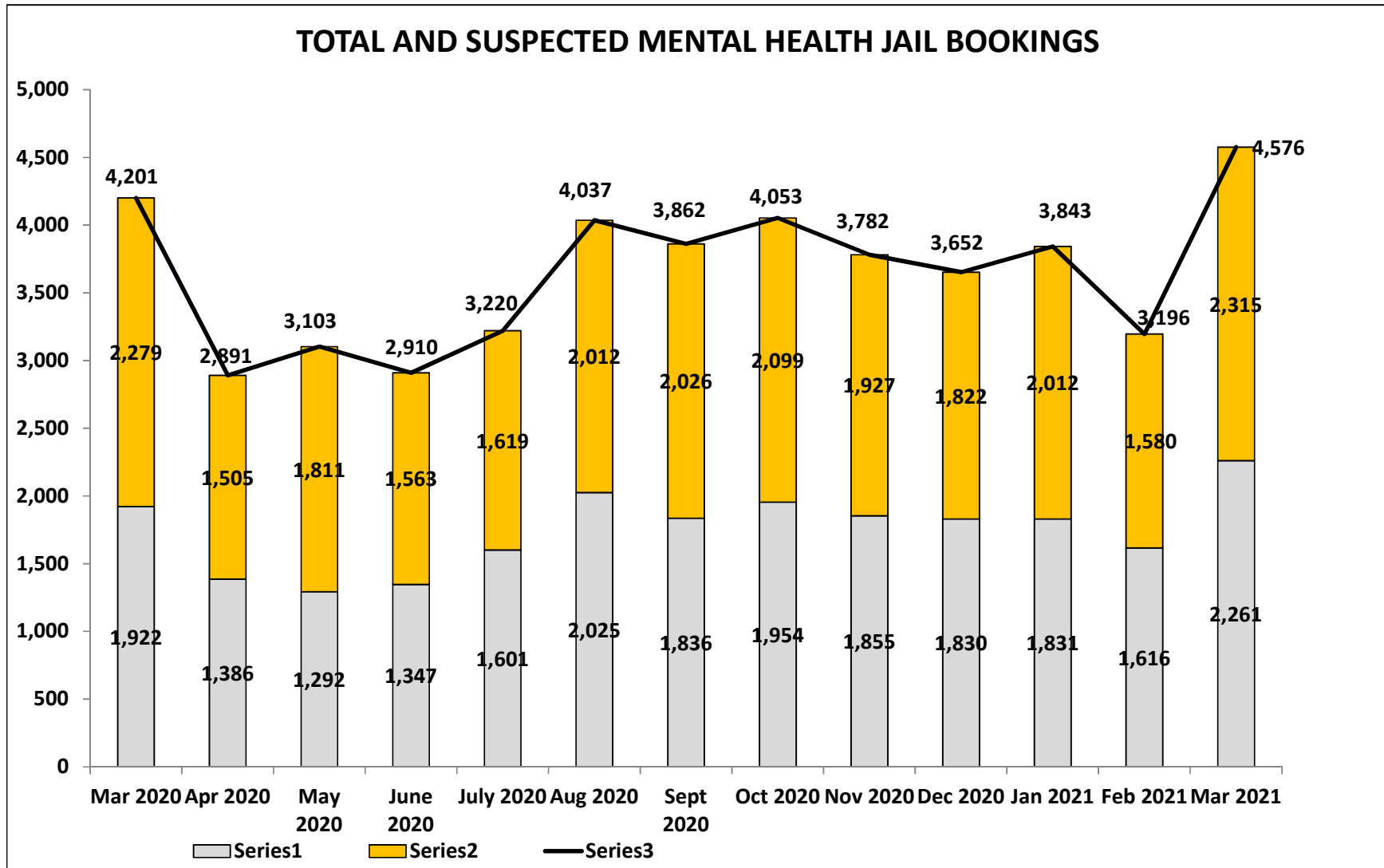
We normally overflow into a hotel when all family shelters reach capacity. During the pandemic, for disease risk mitigation, working families are placed here as well as new families pending testing before placement into one of the family shelters or until housed. Hotel has kitchenettes and private bathrooms while shelter is dormitory style with common bathrooms and dining. Note that by placing working families in the hotel, we are seeing a more concentrated population in shelter with mental health, behavioral health, addiction.

Key Federal Metrics	Benchmark	Jan 2021	Feb	March
Average length of stay in shelter (days)	30	58	50	45
Shelter utilization as compared to 100% capacity	100%	66%*	75%*	78%*
% of those who exited from shelter who moved to + housing	65%	90%	85%	90%
% of families in housing with increased income	20%	52%	62%	59%
% who exit our housing to a destination other than homelessness	77%	98%	100%	96%

*Intentional reduction in shelter capacity because of COVID-19 protocols; usage of hotel space for working families.

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

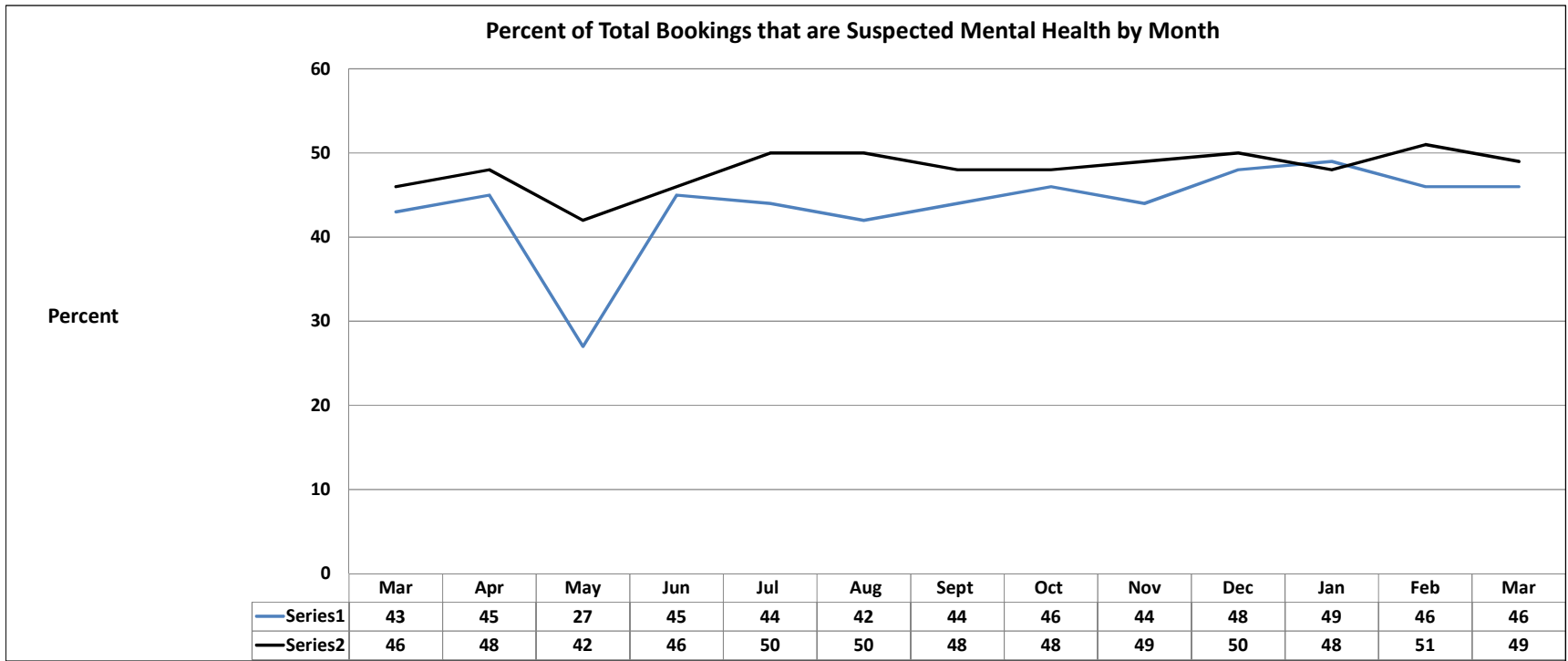
March 2021 Homeless Report Snapshot



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
Feb to March	3196 to 4576 - Increase 1380	1616 to 2261 - Increase 645



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Breakdown and Avg LOS - Feb 2021 vs March 2021

Month/Yr	Category	Total Bookings	Percent	Percent Note
Feb 2021	Suspected MH	1,616	51%	% of total bookings [3,196]
	Homeless	241	8%	% of total bookings [3,196]
	Homeless w/Suspected MH flag	174	72%	% of total homeless [241]

Month/Yr	Category	Total Bookings	Percent	Percent Note
March 2021	Suspected MH	2,261	49%	% of total bookings [4,576]
	Homeless	111	2%	% of total bookings [4,576]
	Homeless w/Suspected MH flag	264	70%	% of total homeless [375]

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Feb 2021	7	10
March 2021	6	10

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Primary Offense Categories - Feb 2021 vs March 2021

Offense Categories	Feb 2021 total	Feb 2021 %	March 2021 total	March 2021 %
Arson	0	0.0%	0	0.0%
Assaultive	33	8.8%	39	10.4%
Burglary	18	4.8%	21	5.6%
Criminal Mischief	3	0.8%	8	2.1%
Criminal Trespass	34	9.1%	70	18.7%
Drug/Alcohol	41	10.9%	91	24.3%
Evading	8	2.1%	13	3.5%
False Info/Fail to Identify	3	0.8%	12	3.2%
Fraud	3	0.8%	7	1.9%
HOLDS	38	10.1%	36	9.6%
Murder	0	0.0%	3	0.8%
Other	14	3.7%	19	5.1%
Prostitution	0	0.0%	1	0.3%
Resist	2	0.5%	5	1.3%
Robbery	9	2.4%	10	2.7%
Sexual Offense	7	1.9%	5	1.3%
Theft	17	4.5%	23	6.1%
UUMV	11	2.9%	12	3.2%
TOTAL	241	64.3%	375	100.0%

HOLDS: Citation/Tickets, Insufficient Bonds/Insufficient Bond Warrants, External Holds (Transfer to another county), and Parole Violations

Other: Offense categories with one or two charge occurrences of monthly bookin totals (i.e. Terrorist Threats, Child Endangerment, Stalking, etc.)

UUMV: Unauthorized Use of a Motor Vehicle (i.e. Joyriding)



Dallas County Criminal Justice (DCCJ) Housing Navigator March 2021 Report

St. Jude Project

- There is one vacancy and we are currently working to fill it.

FUSE Project

- The new FUSE Housing Navigator, Maria Herrera, started with the CJ Department on March 29, 2021.

March 2021 Jail FUSE Data

Total Clients Triaged for FUSE			184
Referral Source			
Jail FUSE Navigator Triage	128	NTBHA Living Room Referral	15
Defense Attorney Referral	16	Shelter/Street FUSE Navigator Referral	19
Another Referral Source	3	Pretrial Referral	3
Client Triage/Referral Outcomes			
Released to Another Program or Agency	10	Referral Banned from Shelter	0
Client Refused to be interviewed or Participate or Interview attempt	8	Client didn't qualify for FUSE	57
Immigration Hold	3	Client report not being Homeless	14
Released (i.e. Posted Bond)	30	Qualified referred by Shelters/Street Outreach	7
FUSE bond denied	4		
Pending Client Referrals			
Waiting on info, Waiting on Bond to Post, and pending attorney response	31	In Quarantine/Medical/Interview Pending	0
Total Released from Jail to FUSE			16
Shelter Assignment			
Austin Street Center	5	The Bridge	7
Salvation Army	4	Referred to Street Outreach	4
Other	0	No Response	0
Shelter Connection Rate			
Austin Street Center	2	The Bridge	3
Salvation Army	2	Other	0
No Response	0	Client Abscond/Did Not Connect	9
Housed or placed on the Housing Priority List or Info sent to MDHA			4

Housing Services for Homeless Criminal Justice-Involved Clients (HSH-CJC) Grant

- I'm continuing to look for other funding options for this project.

Dallas Connector Project (DCP) Dallas County Client Utilization – Transport to the NTBHA LR from the Jail and or the LR to the FUSE Shelters

March 2021	
Total Client Activity	
Transported by the Connector	20 (4 went to Street Outreach)

The NTBHA Livingroom (LR) Staff conducted jail releases for individuals going to the Livingroom and Austin Street's report would contain the March 2021 jail data.

Dallas County Administration, 411 Elm Street, 1st Floor, Dallas Texas 75202

March 24, 2021 Minutes

Mission Statement: The Dallas County BH Housing Work Group, with diverse representation, will formulate recommendations on the creation of housing and housing related support services designed to safely divert members of special populations in crisis away from frequent utilization of expensive and sometimes unnecessary inpatient stays, emergency department visits and incarceration.

Success will be measured in placement of consumers in housing and the decreased utilization of higher levels of care (hospitals and emergency care visits) and reduced incarceration in the Dallas County Jail. The Dallas County BH Housing Work Group is committed to a data driven decision-making process with a focus on data supported outcomes.

ATTENDEES: Dr. Theresa Daniel, Commissioner; Doug Denton, Homeward Bound; Edd Eason, CitySquare; Brittney Farr, DART; Blake Fetterman, Salvation Army; Mayra Fierro, Metro Dallas Youth Committee; Deborah Hill, DCCJ; Tzeggabhrhan Kidane, Dallas County; Jim Mattingly, LumaCorp; Yordanos Melake, DCCJ; Jari Mema, Catholic Charities of Dallas; Ikenna Mogbo, Metrocare; Erin Moore, Dallas County; Charlene Randolph, DCCJ; Kimberly Rawls, Dallas County; Justin Vander, Prism Health; Libby Wolverton, Metro Dallas Youth Committee; Dr. David Woody III, The Bridge; Ellen Magnis, Family Gateway; Eric McCarty, NTBHA; Joyce White, DCCJ; Constance Lacy, UNT Dallas; Daniel Roby, Austin Street Center; Sandy Rollins, Texas Tenants Union; Shavon Moore, MDHA; Thomas Lewis, Dallas County HHS; Albert Sanchez, Downtown Dallas Inc; Kelvin Brown, Housing Crisis Center; Libby Woolverton, MDHA Youth Committee Chair/Our Friends

CALL TO ORDER: The minutes were approved without changes.

GOVERNANCE

Dallas Area Partnership to End and Prevent Homelessness: Commissioner Theresa Daniel

Commissioner Daniel reported the Dallas Area Partnership is moving along and committees have been assigned tasks. Commissioner stated that the committee she is currently working with is looking at the gaps within the housing pipeline in Dallas County.

Dallas County Citizen Committee: Erin Moore

Erin Moore reported the last two meetings of Dallas County Citizen Committee looked at different ways to fund affordable housing. The committee is looking at the consumer level as well as the capacity level to see what funding resources can be used, especially grants. The committee continues to look at what works better through alternative housing methods.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Ms. Janie Metzinger was not available to provide a report. Commissioner Daniel stated that she attends two statewide legislative updates weekly and has not seen much affecting housing directly in the Texas Legislature. Commissioner reported that the Texas Legislature has been focusing more on other issues, primarily the energy status of ERCOT and PUC. Commissioner stated she has not heard anything about the Mental Health area being hit too bad and the funding levels will possibly continue similar to past levels.

RESOURCES

Shelter Discussions: Dr. David Woody, The Bridge; Daniel Roby, Austin Street

Daniel Roby reported that a call was completed on inclement weather planning with the City of Dallas. He also stated that there was a lot of responsiveness to working on vaccinations for the homeless populations and getting as many people in shelters transitioned to housing.

Dr. Woody reported the CoC continues to be involved in what is being described as a system transformation. The CoC had a general assembly meeting where a discussion was led by Dr Woody on the transition to the Homeless Collaborative of Dallas and Collin Counties. A discussion on the various work groups, those that have been stood up, the leadership, and the role of the CoC executive council through which there will be support for some very targeted purposes and objectives. Dr. Woody stated that more participation from the organizations that are a part of the CoC on a frontline, hands-on, and work group level is important.

Dr. Woody reported that with the approval of the Johnson and Johnson one dose COVID vaccination and access for the homeless citizens to that opportunity has been initiated through Parkland Hospital. Parkland HOMES has been on several campuses to offer residents and guests access to a Johnson and Johnson vaccine. Any homeless citizen can go to The Bridge on Wednesdays or Our Calling on Tuesdays to get a vaccine. Parkland is assisting with issues of vaccine hesitation with the homeless citizens and employees by providing more information on all options.

Dr. Woody also reported that assessments are being done on “lessons learned” regarding inclement weather. The focus is on how the community can be more attuned with the needs of the homeless. That is how to structure things to be as cost efficient as possible while still being sensitive to the needs of the homeless citizens, and getting them off the street during inclement weather in an organized way.

Dr. Woody stated that they continue to focus on implementing rapid rehousing dollars that have come into the community to turn those into housing options for the homeless citizens. In addition to the various shelters that have access to those resources, many more housing providers have tapped in as additional options for homeless citizens.

Commissioner Daniel asked if The Bridge and Our Calling are the only shelters that have partnered with Parkland for COVID Vaccination. Dr. Woody stated that if there are services providers who are interested in having Parkland at their location to reach out to Kyla Rankin.

Ellen Magnis from Family Gateway reported that rapid testing is available at all the shelters right now. A request was made at a morning meeting with shelter leaders from Family Place regarding relocation for their clients. Family Place had significant damage during the recent winter storm, and they had to relocate many of their families to extended hotels. They are looking for 20 apartments in the same complex that are 2 to 3 bedrooms for relocation. The hope is to get all 20 families in one location until they can get their transitional living up and running.

Ikenna Mogbo from Metrocare Services asked about the length of time that Family Place would need the apartments. It was reported that they would possibly need the relocation to last through June or July. Mr. Mogbo stated that he has 16 apartments (8, 2 bedroom units and 8, 3 bedrooms units) that were being held for Family Gateway, but if the move for Family Gateway could be delayed then they could offer those units to Family Place. Ms. Magnis and Mr. Mogbo will discuss further offline.

Edd Eason stated that Baylor Scott and White is making 1000 doses of Johnson and Johnson vaccine available to all 700 individuals at CitySquare permanent supportive housing.

Albert Sanchez with Downtown Dallas Inc (DDI) asked Dr. Woody about the efforts to educate on the vaccine and what does the education entail. Mr. Sanchez stated that DDI is advocating for individuals to go to locations to get the vaccine but are being met with hesitation from the homeless citizens as well as the employees. Dr. Woody explained that in addition to flyers, they are providing opportunities for individuals to engage with Parkland staff for questions. Dr. Woody also stated that Kyla Rankin has offered to work with any organizations that would like for her to come out to provide education on the vaccine.

Housing Navigator: Kimberly Rawls, Dallas County

Ms. Rawls reported that all 13 vacancies at St. Jude’s have been filled and all residents are doing well. Ms. Rawls informed the group that she met with Jari Mema to get an overview of the St Jude Project Park Central. This St Jude project is currently a COVID 19 hotel for the homeless individuals with 180 units that will be converted to transitional

housing for homeless individuals 18 years and up over the next 6 to 8 months. This differs from the St. Jude Center on Forest Lane as that facility is only for seniors aged 55 and up.

FUSE Grant: Kimberly Rawls, Dallas County

Ms. Rawls reported 9 individuals were connected to housing or placed on the Housing Priority List. Ms. Rawls continues to look for other funding opportunities for the Housing Services for Homeless Criminal Justice-Involved Clients (HSH-CJC) Grant. The Dallas Connector had 18 FUSE clients that were transported and one who refused to board from the jail.

PROJECTS AND INDUSTRY UPDATES

Coordinated Access System: Shavon Moore, MDHA

Shavon Moore provided her report via chat. This was read to the group by Tzegabrhan Kidane. Coordinated Assessment System Numbers for February include 148 clients that were added to the Housing Priority List, 52 were housed, and 37 were made inactive. The Homeless Collaborative will be ramping up a surge for Rapid Rehousing to house 550 homeless clients with \$7M received through the Emergency Solutions Grant CARES Act II. More info to follow.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Ms. Rawls stated in her report that there was an overall decrease in total jail population which caused a decrease in the other categories, including the offenses. The decrease was mainly due to the snowstorm. Ms. Rawls has included all the numbers in the report provided to the group.

CitySquare: Edd Eason, CitySquare

Mr. Eason stated that his report is provided in the meeting packet and will answer any questions if needed. Mr. Eason reported that they are still having challenges around keeping the Cottages full and there are 10 units currently available. They are running into snags getting applications approved through the Dallas Housing Authority (DHA) for the project-based vouchers. A new property manager is starting this month and will work on filling the Cottages units back up.

Commissioner Daniel asked Mr. Eason what he would consider the top two barriers in providing housing for individuals. Mr. Eason stated that applications for project-based vouchers being declined due to clients outstanding issues and history with the Housing Authority would be the number one barrier. The second barrier would be the challenge of getting the proper documentation submitted to get the project-based vouchers for the individuals. Mr. Eason stated that for the most part those individuals are the unsheltered chronically homeless and there are some logistical challenges locating those individuals to get the information needed to get them documented for the application project.

Mr. Eason stated that some of the challenges have been brought on by COVID regarding processing people that are in and out of jail. The real challenge is that the individuals this project is meant to serve are often people that have less than a perfect history with the Housing Authority and because these are 50 units supported by the Housing Authority it can become an issue. Albert Sanchez with DDI asked if the rejections are due to existing guidelines that the Housing Authority are following or is DHA looking at each on a case-by-case basis. Mr. Eason answered that they are requesting that DHA takes it case-by-case basis, but in most cases the issues are due to the individuals' history with nonpayment.

Mr. Eason also reported that the A Way Home Program will continue as they have received a renewal contract from the city for another year.

Dallas Connector: Daniel Roby, Austin Street

Edd Eason reported on behalf of Daniel Roby and Austin Street. Mr. Eason reported that in the Housing and Homeless Solution Committee meeting that was held on Monday, the committee recommended the Dallas Connector for another year of funding. It will be going to City Council possibly at the end of April and that will allow Austin Street to recoup some funds from the grant that will be subsequently awarded.

Pretrial Diversion and Mental Health Screening: Laura Edmonds, Dallas County

Ms. Kimberly Rawls reported on behalf of Laura Edmonds. Ms. Rawls reported that releases from the jail to the community continue to run smoothly through the coordination with NTBHA.

Homeward Bound: Doug Denton, Homeward Bound

Mr. Denton reported the psychiatric crisis residential wing is operating at full capacity. They have managed to rearrange the unit to allow for social distancing and keeping the census at about 16 to 18 individuals who are discharging from psych services in the hospitals and/or experiencing problems working with the Right Care team. Mr. Denton reported that there should be something coming to the Commissioners Court for approval on remodeling the Deflection Center unit. There have been several conversations with Parkland on the remodel to keep that on track. Mr. Denton also announced that a small respite facility with 8 beds will be opening in Corsicana soon. The staffing and funding from NTBHA is being finalized for this project.

Metro Dallas Youth Committee: Mayra Fierro; Metro Dallas Youth Committee

Mayra Fierro reported that the repairs are under way for the shelters that had damage due to the snowstorm. The Youth Committee has begun updating the system map and it will be completed sometime this year. The Texas legislative session has a bill filed (under House Bill 1709) and is currently in committee that would do away with the runaway criminal charge for youth and have them instead be classified as missing persons. In the event of being located by law enforcement, the bill would have them be brought to a nonsecure juvenile facility. Ms. Fierro gave her contact information for anyone who would like to attend the Youth Committee meeting next month. Information was also provided on a training that is upcoming on trauma informed care. Committee members have been recruited to assist Catholic Charities with the teens at the Convention Center since a lot of the youth committee members have clearance with the Family Preservation Services.

Family Housing: Ellen Magnis

Ellen Magnis stated that they are very excited about what is included in the American Rescue Plan for families. Based on call volumes to Family Gateway last year, there was a correlation to families receiving stimulus money and extra unemployment to a decline in calls. The calls started to increase as the stimulus and unemployment started running out. The hope is that the American Rescue Plan is a little more sustainable in addition to the one-time stimulus money that is coming to families and individuals. For families particularly, there is an expansion of the Child Tax Credit, which will put extra money into family hands as either a lump sum once a year or payable over 12 months. The call volume numbers will be monitored carefully again to see if there is a decrease in the need for shelter services. Ms. Magnis reported that they received money from the Cares Act II funding for rapid rehousing as well as prevention money. The plan for prevention money is to target families that can't normally be targeted. This includes families that are paying for hotels who have not run out of money but will soon and families doubling up with other family members but not on the lease. Families in these situations are not technically considered homeless and have not been eligible for emergency funding. They are continuing to see, due to the eviction moratorium, a suppression of the number of families who are coming forward for services who are pending eviction. There is also an increase of families that are living in hotels that have run out of money, this population is the largest increase that has been seen over the last year. The Candlewood Suites hotel in North Dallas has been used for the overflow and COVID mitigation, which has helped manage the increase in flow of families coming in and out of shelters.

NOTES

Commissioner Daniel reported on efforts to increase affordable housing in Dallas County. For the first time in Dallas County history there will be a partnership with St. Margaret's, the housing development part of Catholic Charities, for a project of 300 units of mixed use and 100 units of affordable housing units. The project will use the land of the former South Dallas Government Center. The process has started to get funding together for this project in the North Oak Cliff where affordable housing is needed.

Next Meeting: April 28, 2021

Dallas County Administration Building, 411 Elm Street, 1st Floor, Allen Clemson Courtroom

DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

Multifamily Update, April 28, 2021

By Jim Mattingly, Principal, LumaCorp, Inc.

ALN Apartment Data reports that the average ending 1st quarter 2021 apartment occupancy level is 90%, down 0.1% for the quarter and matching the occupancy level reported at the end of the 1st quarter, 2020. During the quarter 7,225 apartment units were delivered and 5,891 were absorbed. For the year ending March 2021, 26,460 new apartments were delivered and 23,894 of those were absorbed. Demand for new apartments remains robust with absorption during the 1st quarter of 2021 outpacing demand for the same period in 2019 and 2020. Occupancy levels for LumaCorp's legacy portfolio reflects the current strong demand for rental housing, ending the quarter at 96.6% and apartments available for lease stood at 4.5%, down 28% from one year ago.

Asking rental rates increased 1.4% during the 1st quarter and were up 2.3% over the previous 12 months. However, due to fewer concessions, the average effective rental rate was reported at \$1,217, an increase of 1.8% during the quarter vs. the 1.7% effective rent increase over the March 2020 effective rental rates. The largest rent increases for the quarter were reported in South Fort Worth and Carrollton North/Hebron at 4%, North Dallas/Midtown West at 3.8%, Uptown/Downtown/Park Cities at 3.25% and McKinney/Allen/Fairview at 2.8%. As North America nears the end of the pandemic, I expect property owners will be eager to make up for rent increases they were reluctant to pass through during the last 12 months, especially considering that demand for rental housing is likely to remain strong due to the current shortage of single-unit homes available for purchase and a rebounding economy.

Speaking of single-unit homes, the Texas Association of Realtors reported at the end of February 2021 that the inventory of single-unit homes available for purchase in the Dallas-Fort Worth-Arlington market declined to 0.9 months vs. 2.5 months reported a year earlier. The average number of days on the market decreased to 73 from 91 and the average sales price increased 20.29% year over year from \$327,192 to \$393,592.

The shortage of single-unit homes available for purchase is likely to persist for quite some time. Nicole Friedman, reporting for the Wall Street Journal, states that an analysis by Freddie Mac estimates a current national shortage of 3.8 million single-unit homes. This estimate represents a 52% rise in the nation's home shortage compared with 2018, the first time Freddie Mac quantified the shortfall. "Single-family housing starts rose last year to 991,000 units, the highest since 2007." "While builders have increased activity in the past year, they are hampered by shortages of labor, materials and developed land.

"Home builders would need to construct between 1.1 million and 1.2 million single-family homes per year to meet long-term demand, but the start rate would need to be even higher to shrink the existing deficit, said Rob Dietz, chief economist at the National Association of Home Builders." Freddie Mac chief economist Sam Khater said, "This is what you get when you under build for 10 years."