

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

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

February 24, 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 January 27, 2021 minutes
- Dallas Area Partnership to End and Prevent Homelessness
- Dallas County Citizen Committee
- Federal & State legislative environment

b. Presentation- DHA Overview & Updates – Brooke Etie, Vice President Voucher Program

c. 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

d. 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 March 24, 2021 (Fourth Wednesday of the Month)

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.

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ATTENDEES: Dr. Theresa Daniel, Commissioner; Ashley Brundage, United Way; Doug Denton, Homeward Bound; Edd Eason, CitySquare; Brooke Etie, City of Dallas; Blake Fetterman, Salvation Army; Sara Key, Outlast Youth; Tzegabrhan Kidane, Dallas County; Traswell Livingston, AIDS Services of Dallas; Jim Mattingly, LumaCorp; Yordanos Melake, DCCJ; Jari Mema, Catholic Charities of Dallas; Janie Metzinger, NTBHA; Ikenna Mogbo, Metrocare; Erin Moore, Dallas County; Shavon Moore, MDHA; Charlene Randolph, DCCJ; Kimberly Rawls, Dallas County; Wyndll Robertson, Dallas County; Matt Stevens, The Red Cross; Keri Stitt, Youth 180; Justin Vander, Prism Health; Claudia Vargas, Dallas County, Joyce White, Dallas County; Libby Wolverton, Metro Dallas Youth Committee

CALL TO ORDER: Minutes approved with no changes.

GOVERNANCE

Dallas Area Partnership to End and Prevent Homelessness: Commissioner Theresa Daniel
Commissioner Daniel reported that Dallas Area Partnership met on Tuesday, January 26th. The Committee of Development and Resources has been actively coordinating efforts with organizations like St. Jude, The Deflection Center, Homeward Bound, and Dallas County Criminal Justice. Commissioner Daniel also provided an update on a collaboration with Mark Cuban's foundation for a combined community garden/housing opportunity.

Additionally, the Dallas County Citizens Homeless Committee met January 15th to discuss further research and alternative funding methods for affordable houses.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Ms. Janie Metzinger reported on the Representative Andrew Murr (a mental health advocate) sponsored House Bill 292 for a voluntary certification for recovery housing. Ms. Metzinger also mentioned bills governing studies of homelessness, and additional tax breaks for charitable organizations engaging in recovery housing and assistance for homeless individuals. Ms. Metzinger pointed out that there are particular criteria which need to be met to apply as recovery housing. As a note, while the State Senate has appointed their committee, the State House has not. Any bills will remain in the pipeline and no hearings will take place until members of the House committee have been appointed.

PRESENTATION

The Homeless Collaborative: Carl Falconer, MDHA

Mr. Falconer provided an overview of how HUD funding comes into the Continuum of Care, the Notice of Funding Availability (NOFA) process, what the Independent Review Committee is and how it is put together.

DEVELOPMENT ACTIVITIES

Crisis Residential & Respite Services: Doug Denton, Homeward Bound

Mr. Denton stated that they are still working to contain a COVID outbreak in the facility and should move very quickly once that issue has been dealt with.

RESOURCES

Shelter Discussions: Blake Fetterman, Salvation Army

Ms. Fetterman provided information on the United Way's Shelter Space Workgroup. The group is responsible for the development of clear goals to address the lack of temporary and permanent shelter options. For example, one goal is the need to provide more rapid shelter solutions. While the current process works, it could be made more expedient. Since the COVID-19 test is a gateway to sheltering, the group focused its efforts there first. They were able to receive 6,000 rapid COVID-19 tests (with an efficacy rating above 95%) and a commitment from the State for an additional 3,000 each time the number of on-hand tests falls below 3,000. The soft launch took place the week of January 18th with 87 people placed in shelters within the past week.

The next goal is to create a database which will track all of the tests so that providers can see if and when someone has been tested. This same database can also be used to track vaccines as those become available. This has the added benefit of reducing the reliance on hotels to house individuals during inclement weather. Organizations like Salvation Army and Union Gospel Mission will be able to open up overflow space as negative results for COVID are returned more quickly.

NTBHA: Eric McCarty, NTBHA

Mr. McCarty reported that the Emergency Rental Assistance Program has been extended to September 30, 2021. This enables NTBHA to do a six-month contract with its clients as opposed to a three-month contract (full rent and allocated utility funds). To date, rental reserves are nearly \$300,000. So far, 65 (60 Dallas County, 4 Kaufman County, 1 Hunt County) total households are being assisted through the COVID-19 management. There are currently 60 applications on the waitlist with a near-term focus on reducing that number and reopening the waitlist.

Housing Navigator: Kimberly Rawls, Dallas County

Concerning the Housing Services for Homeless Criminal Justice Involved clients, Ms Rawls reported that two boarding homes that applied for the Hillcrest Grant were denied. Alternative funding options for the two boarding homes are being explored.

FUSE Grant: Kimberly Rawls, Dallas County

Ms. Rawls announced that three individuals were housed and 12 placed on the Housing Priority List in the month of December through FUSE. Ms. Rawls reported 22 FUSE Projects clients obtained rides on the Dallas Connector in December. Furthermore, a FUSE Project client has been connected with permanent housing while four others have been connected with transitional housing.

Dallas Housing Authority: Brooke Etie, City of Dallas

Ms. Etie highlighted that DHA was awarded 40 additional VASH vouchers from HUD with 744 already allocated, for a total of 784 vouchers. VASH voucher utilization is up to 98% due to the combined efforts of DHA, MDHA, and VA. COVID-19 waivers have been extended by the Federal government. This allows an extension of vouchers for families searching for housing as well as recertification. Furthermore, HUD is allowing housing authorities to retain their 2019 CMAP scores through 2021. DHA has been scored as a high performer for five consecutive years (2015-2020).

Additionally, inspections, relocations, and recertifications are all being done virtually at this time which has allowed these services to continue throughout the COVID-19 pandemic. DHA will continue to follow the guidance of HUD and the CDC in regard to eviction moratoriums. DHA has formally submitted their Moving to Work application to HUD, a program which allows housing authorities to help residents find employment and become self-sufficient through locally designed strategies using Federal dollars. Ms. Etie stated she will have more updates during her presentation at the next Housing Workgroup meeting. Ms. Etie also reminded everyone that the DHA waiting list is open.

CARES Act: Commissioner Daniel

Commissioner Daniel noted that CARES Act funding for 2021 has been extended for three months.

PROJECTS AND INDUSTRY UPDATES

Coordinated Access System: Shavon Moore

Ms. Moore announced that several organizations within the Continuum of Care have received funding from the CARES Act totaling \$7.3 million. More programs for rapid housing and prevention will be initiated in the upcoming weeks. The process of signing contracts with TDHCA should be concluded within the week. MDHA also received a grant for housing navigators and locators.

There are 490 persons on the Housing Priority List. Over half have been referred to various housing projects and await move-in. In December, 35 people were housed via the HPL. Additionally, MDHA will be moving to a new structure for their Housing Placement List. Going forward, priority will be based on criteria such as length of time on the list, and veteran status.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Ms. Rawls stated in her report that there was a decrease with total jail book-ins of 130 individuals. Total suspected mental health book-ins decreased by 25 individuals. There was a decrease in total homeless book-ins of 25 individuals. Total homeless book-ins with suspected mental health flags decreased by 42 individuals. Average length of stay for total jail book-ins remained consistent. There were slight increases in burglary, criminal trespassing and unlicensed use of a motor vehicle offenses with decreases in assaults, drug and alcohol offense categories.

CitySquare: Edd Eason, CitySquare

Mr. Eason gave an overview of what his monthly packets will entail (how many people are housed, how many have exited, etc.). Additionally, Mr. Eason pointed out The Cottages have met with challenges in keeping all units occupied and that they are working to resolve that situation. Currently, 39 of 46 units are filled and they are moving to house 1 to 2 persons each month going forward. The overall occupancy rate for Citysquare's 465 units is 98.2%. Citysquare, in conjunction with other organizations, has applied for a Property Management and Supportive Services Grant of \$3.3 million to redevelop a hotel in West Dallas. This would allow the conversion of 75 hotel rooms into 40 – 45 supportive housing units along with accompanying services. Mr. Eason talked about the Medical Respite program, in partnership with Texas Health, which launched in October and has begun placing individuals into housing.

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

Ms. Edmonds reported ongoing efforts to get individuals released from jail and connected with appropriate services. She noted that NTBHA has been a great partner in assisting with jail releases, the Dallas Connector, COVID testing, and placement of those who test positive.

Homeward Bound: Doug Denton, Homeward Bound

Mr. Denton noted the women's unit closed back in December due to an extensive COVID outbreak and remains closed due to four recent positive tests. They will reevaluate, and change as necessary, their screening procedures to increase mitigation and containment moving forward. With the assistance of NTBHA, Homeward Bound has been able to use the quarantine hotel in their containment efforts.

Additional funding has been provided for the Deflection Center in order to complete environmental infrastructure and other contractual construction.

Metro Dallas Youth Committee: Libby Woolverton; Metro Dallas Youth Committee

Ms. Woolverton provided an update on MDYC's work with Clutch Consulting and MDHA to revamp their system map. This will provide a more accurate picture of who they can serve, how many beds are available, etc. She also spoke about a pressing need for a coordinated access system for youth.

Ms. Woolverton announced that MDYC will not be leading the Youth Count for 2021 due to COVID-19. They are asking that a new question be included on the Point In Time count survey, "When was the first time you experienced homelessness?" This is to get a better idea of how many adults became homeless during their youth so that further measures can be created to prevent adult homelessness. The organization will also approach the current State legislators about the decriminalization of youth homelessness, specifically a change in the runaway and curfew laws that

would classify youth who leave home for safety reasons as missing persons instead of runaways and not penalize homeless youth for being out after curfew.

Family Housing: Commissioner Daniel

Ms. Magnis via Commissioner Daniel reported that the City of Dallas has temporarily provided Family Gateway with a city owned hotel to be used as an overflow shelter space which will save about \$350 per week, per family. Throughout 2020, Family Gateway was able to serve 81% of all families who needed shelter within their shelter or hotel overflow.

Additionally, the partnership with Salvation Army has been expanded to increase available shelter space for families in the future.

The Mattingly Report: Jim Mattingly, LumaCorp

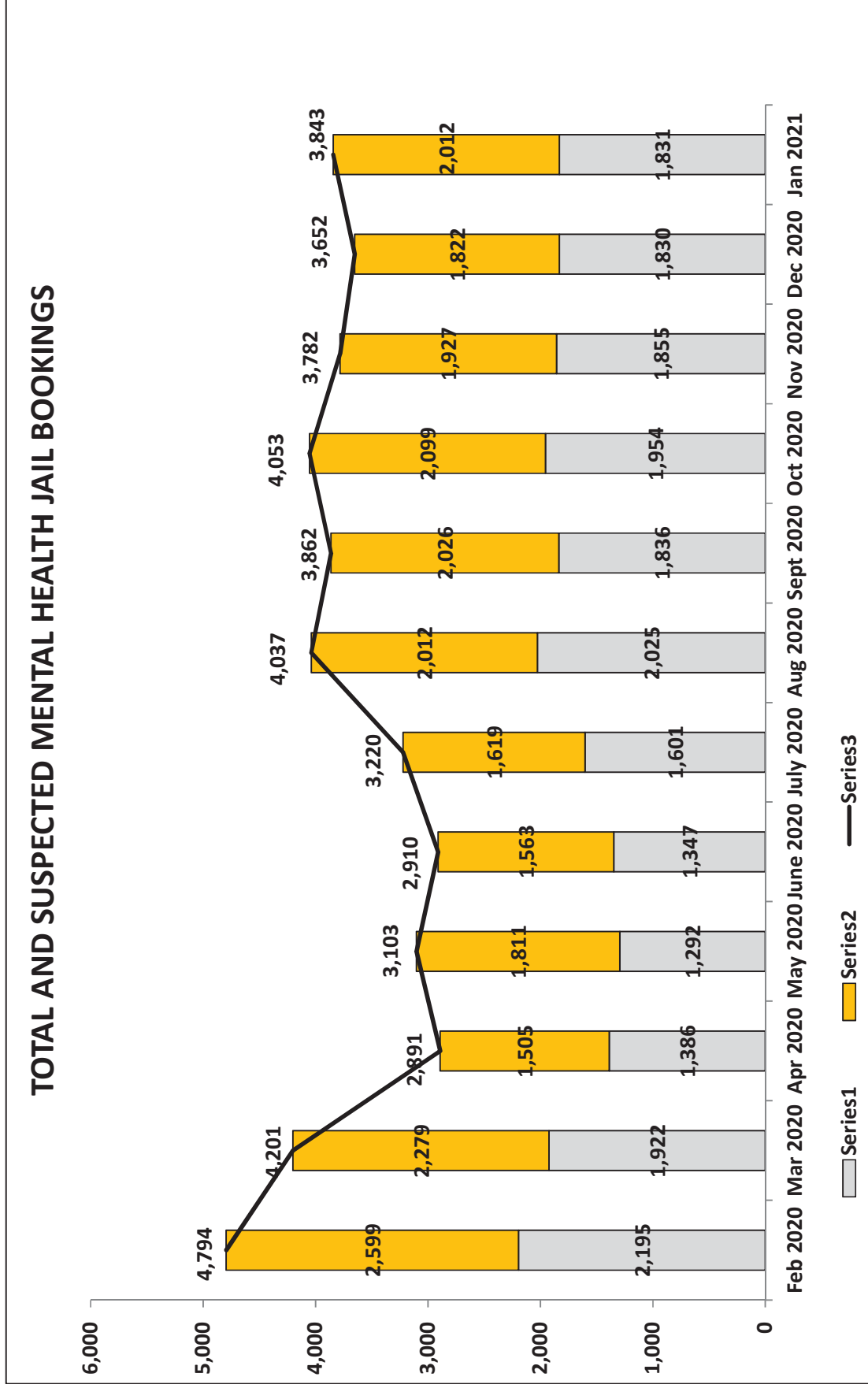
Mr. Mattingly spoke about the large number of new apartments which continue to be delivered throughout the Metroplex. Not all the apartments delivered within the last quarter have seen occupancy. Rent continues to increase significantly in some of the older, more established neighborhoods. In areas with new construction, rent continues to decline or remain stagnant. Mr. Mattingly mentioned a report by real estate journalist Diana Olick which stated 18% of renters in the U.S. were behind on rent as of February. The report also stated that the typical renter owed \$5,600 and that some ten billion renters owe \$57.3 billion in rent. This is twice the amount of the current \$25 billion allocated for rental assistance by the CARES Act. The amount will increase, however, once the current funding has been expended.

Next Meeting: February 24, 2020

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

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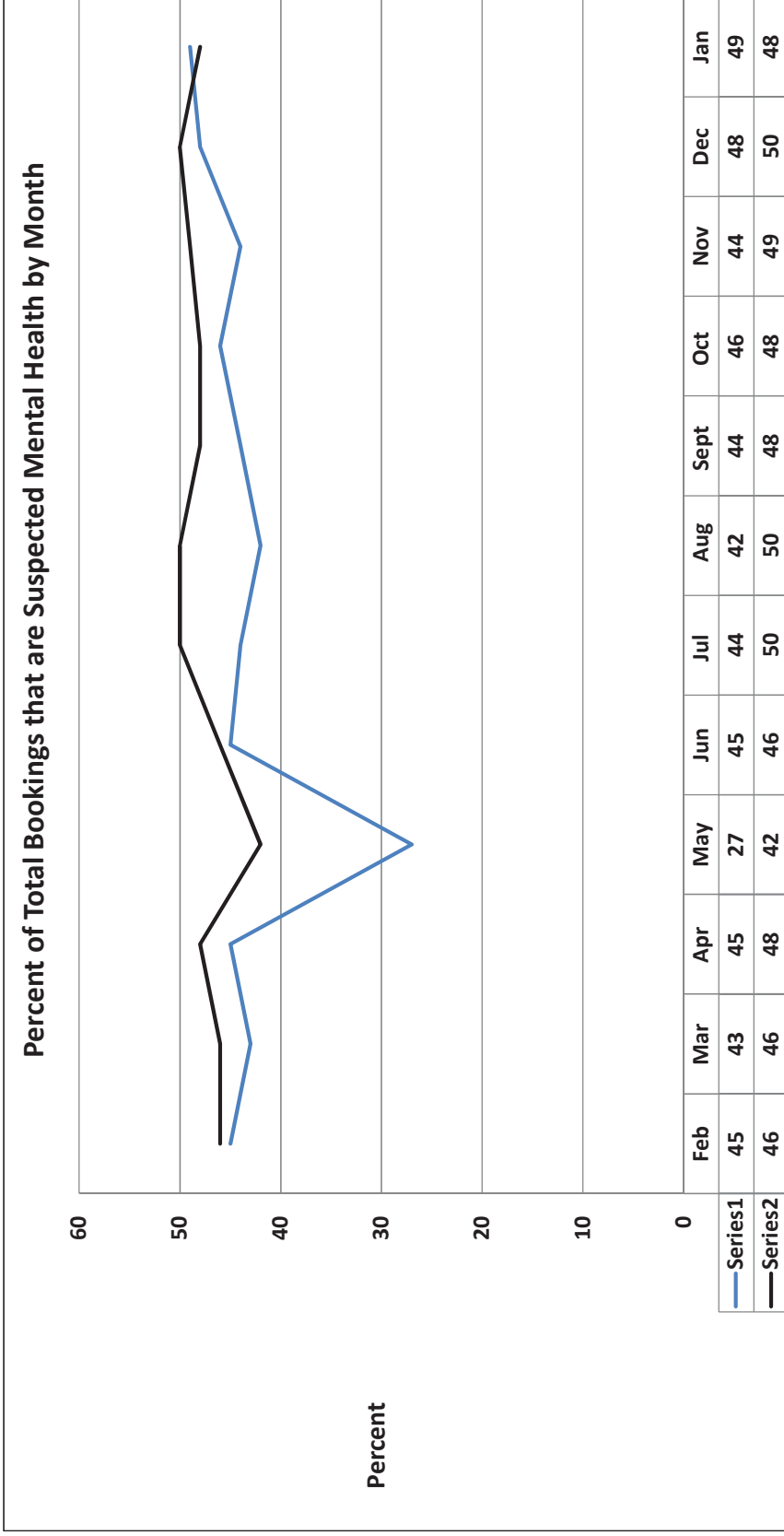
January 2021 Homeless Report Snapshot



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Month-to-Month Category Total Differences

Months	Total Monthly Bookings	Total Suspected MH Bookings
Dec to Jan	3,652 to 3,843 - Increase 191	1,830 to 1,831 - Increase 1



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Homeless Breakdown and Avg LOS - Dec 2020 vs Jan 2021

Month/Yr	Category	Total Bookings	Percent	Percent Note
Dec 2020	Suspected MH	1,830	50%	% of total bookings [3,652]
	Homeless	307	8%	% of total bookings [3,652]
	Homeless w/Suspected MH flag	202	66%	% of total homeless [307]

Month/Yr	Category	Total Bookings	Percent	Percent Note
Jan 2021	Suspected MH	1,831	48%	% of total bookings [3,843]
	Homeless	341	9%	% of total bookings [3,843]
	Homeless w/Suspected MH flag	229	67%	% of total homeless [341]

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Dec 2020	11	10
Jan 2021	7	10

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Homeless Primary Offense Categories - Dec 2020 vs Jan 2021

Offense Categories	Dec 2020 total	Dec 2020 %	Jan 2021 total	Jan 2021 %
Arson	2	0.7%	0	0.0%
Assaultive	37	12.1%	33	9.7%
Burglary	19	6.2%	21	6.2%
Criminal Mischief	4	1.3%	6	1.8%
Criminal Trespass	50	16.3%	67	19.6%
Drug/Alcohol	55	17.9%	65	19.1%
Evading	9	2.9%	6	1.8%
False Info/Fail to Identify	7	2.3%	10	2.9%
Fraud	3	1.0%	3	0.9%
HOLDS	30	9.8%	53	15.5%
Murder	0	0.0%	0	0.0%
Other	26	8.5%	28	8.2%
Prostitution	2	0.7%	3	0.9%
Resist	5	1.6%	2	0.6%
Robbery	7	2.3%	5	1.5%
Sexual Offense	8	2.6%	1	0.3%
Theft	26	8.5%	24	7.0%
UUMV	17	5.5%	14	4.1%

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 January 2021 Report

St. Jude Project

- All 13 vacancies are fill and all residents are doing well. I have been in communication with Jari and will schedule a meeting soon about the Park Cities project.

FUSE Project

January 2021 Jail FUSE Data

Total Clients Triaged/Interactions	
188 (Non-duplicated Clients)	
Client Interviews	36
Client Interview Attempts	0
Not Homeless	
Didn't want to Participate or be Interviewed	2
Released to another program, Bond Denied, Transfers	2
Waiting on Bond to Post	6
Street Outreach	4
Street Outreach	4
Total Referred to Shelters and Shelter Referral for the Month of January 2021	18
Connected to Shelters (10) COVID Hotel (1) Shelter Referral (1)	12
Refused to get on Connector from Jail	1
Didn't Connect to Shelters or Left Program	5
Housed or on Housing Priority List (HPL) (1=Selected for Housing) (2=HPL) for January 2021	3
Correction to December 2020 Housed or on Housing Priority List (HPL) (3=Housed) (1=HPL)	4
<p style="text-align: center;">*152 Non-Duplicated Clients Included the following: * Posted Surety/Recognizance bond or eligible for MHPR Bond, No Attorney listed in AIS, Waiting on Attorney or Shelter response, Higher Level Offenses, Probation/Parole Violations, Bonds Rejected/Denied, Transfers, Released to other programs, Not Homeless, Didn't Qualify, Qualified, but didn't want to participate, and Cases Pending. *Numbers can be provided upon request*</p>	

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

January 2021	
Total Client Activity	
Transported by the Connector	17

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

THE LOMAX

CitySquare Housing





Background & Timeline

2016 Conceptual planning started

2018 Three prototype units constructed

2020 Development and planning to scale up for small multifamily application

2021 Construction of first multifamily site (21 units)

2022 Construction of second multifamily site (130 units)



The Project

19 one-bedroom units

Built with shipping
containers

Located at the corner of
Louise & Malcolm X

Built with no Government
subsidies or tax incentives

Income & Rent

- The property will serve individuals who make no more than 60% AMI (\$36,240 for Dallas)
- Rents will be capped at the 60% AMI rate as set by TDHCA and will include utilities (\$906 for Dallas)
- Housing Vouchers will be accepted



Questions & Comments

