

# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

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

January 27, 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 December 9, 2020 minutes
- Dallas Area Partnership to End and Prevent Homelessness
- Dallas County Citizen Committee
- Federal & State legislative environment

#### b. Presentation- HUD Funding – Carl Falconer, President and CEO, Metro Dallas Homeless Alliance

#### 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 February 24, 2021 (Fourth Wednesday of the Month)

# Dallas County Behavioral Health Housing Work Group

Dallas County Administration, 411 Elm Street, 1<sup>st</sup> Floor, Dallas Texas 75202

October 28, 2020 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; Kelvin Brown, Housing Crisis Center; Ashley Brundage, United Way; Doug Denton, Homeward Bound; Edd Eason, CitySquare; Tom Edwards, Mesquite ISD; Brooke Etie, City of Dallas; Blake Fetterman, Salvation Army; Sara Key, Outlast Youth; Tzeggabran Kidane, Dallas County; Traswell Livingston, AIDS Services of Dallas; Ellen Magnis, Family Gateway; Yordanos Melake, DCCJ; Jari Mema, Catholic Charities of Dallas; Janie Metzinger, NTBHA; Ikenna Mogbo, Metrocare; Erin Moore, Dallas County; Charlene Randolph, DCCJ; Kimberly Rawls, Dallas County; Wyndll Robertson, Dallas County; Martha Rodriguez, Dallas County; Michelle Secours, Metrocare; 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 will be meeting in January with further updates coming at that time.

Ms. Erin Moore provided an update on the Dallas County Citizenship Committee, the next meeting of which is Thursday, December 10th. There will be information on the new Community Empowerment Initiative as well as property acquisitions on properties to be used for future housing development.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Ms. Janie Metzinger reported via text that Representative Andrew Murr filed House Bill 292 for certification of recovery housing.

## **PRESENTATION**

Eviction Prevention Task Force: Ashley Brundage, United Way; Ashley Flores; Child Poverty Action Lab

Ms. Brundage and Ms. Flores have created a task force which offers solutions on heading off the upcoming eviction crisis, such as sheltering individuals impacted by evictions with no place to go, ensuring rental assistance is going to those who most need it, recommending innovations, and improvements to cities and counties that allow the use of current funds to keep at-risk people in their homes.

## **DEVELOPMENT ACTIVITIES**

Crisis Residential & Respite Services: Doug Denton, Homeward Bound

Mr. Denton announced that Dallas Deflects Project is on pace despite a minor COVID outbreak in the facility and should move very quickly once that issue has been dealt with.

## **RESOURCES**

Shelter Discussions: Dr. David Woody, The Bridge; Ellen Magnis, Family Gateway

Dr. Woody spoke about the effort to mitigate the spread amongst homeless individuals and how that has impacted the availability of shelter space due to social distancing and other COVID protocols. A Welcome Center has been moved from the Stewpot to Our Calling to bring homeless individuals into a proper COVID testing environment in an effort to begin repopulating area shelters. Additionally, a collaboration of organizations was able to shelter several hundred homeless individuals during the most recent inclement weather phase. Mr. Woody went on to say The Bridge will continue to provide flu shots for homeless individuals and information on COVID vaccines and when those can be administered to people experiencing homelessness is forthcoming.

Ms. Magnis added that they are working on setting up their staff to be amongst the first to receive the vaccine as they are also considered to be first responders.

NTBHA: Eric McCarty, NTBHA

Mr. McCarty reported that Thursday, December 31<sup>st</sup> is the last day that applications for COVID rental assistance can be submitted. So far, 65 applications have been submitted. There have been a few challenges with approvals such as, staffing, procedural and paperwork issues. Overall, the approval process has been very successful.

Housing Navigator: Kimberly Rawls, Dallas County

Ms. Rawls reported that all 13 units at St. Jude's are occupied and all residents are doing well.

FUSE Grant: Kimberly Rawls, Dallas County

Ms. Rawls reported 20 FUSE Projects clients obtained rides on the Dallas Connector in November. Furthermore, a FUSE Project client has been connected with permanent housing while four others have been connected with transitional housing.

Ms. Rawls announced that the two boarding homes which applied for the HSHCJC Grant, continue to await notice of the grant award. Ms. Rawls thanked CitySquare and Austin Street for their work with The Dallas Connector Project.

St. Jude Center: Jari Mema, Catholic Charities of Dallas

Mr. Mema announced that the St. Jude Park Central project is currently slated to open on December 14<sup>th</sup> with enough room to house the initial run of individuals who need to be quarantined. The Office of Homeless Solutions will coordinate the initial referrals, performing screens and sending over applications. Subsequent applications will be available online to make the referral system more efficient. There is also an agreement in place with NTBHA to have two of their staff members on-hand to provide mental health services when needed.

While Phase I will focus on transitional housing for COVID impacted individuals, the facility will have 180 to 200, rooms by Phase II which will then turn into permanent supportive housing within six months to a year, pending COVID-19.

Dallas Housing Authority: Thomas Lewis, Dallas County

Mr. Thomas Lewis offered an update on continuing efforts by Dallas County to fight the spread of COVID-19 like keeping much of the client interaction virtual. They continue to encourage clients to keep Dallas County apprised of changes to their situations such as losing a job.

CARES Act: Charles Reed, CARES Team

Mr. Reed reminded everyone that the last reimbursable date of the CARES Act is December 30th. The team is currently working on a plan for the new year.

## **PROJECTS AND INDUSTRY UPDATES**

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Ms. Rawls stated in her report that there was a decrease in total jail book-ins of 271 individuals. Total suspected mental health book-ins decreased by 99. There was a decrease in homeless book-ins of 27 individuals. Average length of stay for

total jail book-ins decreased by eight days. Drug and alcohol offense categories increased slightly, and the evading and other offenses category has decreased.

CitySquare: Edd Eason, CitySquare

Mr. Eason mentioned that going forward, all permanent supportive housing will be included in his report. Mr. Eason also pointed out that CitySquare, by the end of December, will have received about \$750k in public and private funds for emergency rental and utility assistance. Nearly \$650k of those funds have been dispersed to this point. The remaining funds should be dispersed by the end of December.

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

Ms. Edmonds noted that NTBHA has been a great partner in assisting with jail releases as well as the Dallas Connector.

Homeward Bound: Doug Denton, Homeward Bound

Mr. Denton stated that Homeward Bound was continuing to maintain its capacity as it relates to COVID-19. Admissions have been halted due to a positive test result from one of the residents. Admissions will reopen pending testing of all individuals within the facility. Detox and Crisis Residential are open and accepting clients. Additionally, there is less funding for sober housing this year, in which 20 people have been placed so far.

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

Ms. Woolverton provided a link to the group about the committee (<https://linktr.ee/MetroDallasYouthCommittee>) which is a collaborative designed to impact youth homelessness. She also included a second link to a webinar on youth homelessness which provides a better understanding of what youth homelessness is and what we can do about it ([https://www.facebook.com/watch/live/?v=126512919088501&ref=watch\\_permalink](https://www.facebook.com/watch/live/?v=126512919088501&ref=watch_permalink)).

Ms. Woolverton extended an invite to members of the group to join their committee meetings which take place on the fourth Tuesday of each month. She relayed that many of the local ISDs have many homeless students in attendance who are in need.

Family Housing: Ellen Magnis, Family Gateway

Ms. Magnis reported that despite any COVID relief funds, they are seeing an increase in calls from those who are at-risk for eviction. There has been an increase in families from hotels who are contacting Family Gateway for assistance -- about 18%. These families are not subjected to eviction moratoriums as they are paying their own way in a non-residential facility. There are currently 40 families in hotel settings.

The Mattingly Report: Jim Mattingly, LumaCorp

Mr. Mattingly acknowledged Commissioner Daniel's role in establishing collaboration between the disparate organizations assisting with the homeless crisis. Mr. Mattingly also noted that LumaCorp has seen relatively few CDC affidavits (12 or so of the 6,400 apartments managed by LumaCorp), meaning they foresee very few January 1<sup>st</sup> evictions on their end. Also, a number of their residents have recently received rental assistance.

**Notes:**

Mr. Jari Mema noted that through various organizations and city partners, Catholic Charities has been able to disperse \$9.5 million in utility, rental and mortgage assistance for close to 3,600 families. Mr. Mema also mentioned there are no programs currently available going into January.

Commissioner Daniel asked that the group consider what could be done as individuals and as a collective to encourage exploration of eviction prevention/protection or other forms of assistance to those in need.

***Next Meeting: January 27, 2020***

***Dallas County Administration Building, 411 Elm Street, 1<sup>st</sup> Floor, Allen Clemson Courtroom***

## CitySquare Report

BHLT Housing Committee Meeting – Wednesday, January 27, 2021

### Cottages at Hickory Crossing

Time period: December 1 – 31, 2020

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Total Units for site	50	50	50	50	50	50	50	50	50	50	50	50	
Unit Off-Market for Repairs	3	3	3	2	2	2	2	2	4	4	4	4	
Total Units Occupied	42	43	44	44	44	44	43	44	41	39	39	39	
Units Available for Occupancy	5	4	3	4	4	4	5	4	5	7	7	7	
# of Candidates with Pending Applications	5	6	5	2	2	2	2	1	3	3	3	2	
# of Residents Tested for Infectious Disease	0	0	0	2	18	0	2	0	0	0	0	0	
# of Residents Tested Positive	0	0	0	0	1	0	0	0	0	0	0	0	
# of ER Visits (Baylor)	8	6	6	6	7	6	6	9	4	7	4	5	
# of ER Visits (Other – Parkland, Methodist)	0	0	0	0	7	7	0	0	4	0	4	3	
# of Residents Using ER	6	5	6	6	13	9	6	7	6	4	8	8	
# of Residents Admitted to Hospital	0	0	2	0	2	1	4	1	1	1	2	4	

**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: 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 PBV 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 December 2020. This report will be sent to the City of Dallas, Dallas County/BHLT and Communities Foundation of Texas.

Our goal was to place 3 new residents in December 2020. As of 1-20-21 one applicant was still waiting for DHA unit inspection, 7 applicants awaiting DHA for acceptance, and 5 applicants were awaiting DHA interviews. We are submitting RFTA for 2 additional unit inspections on 1-22-21.

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 usually due to death or residents moving in with relatives/nursing home facilities and evictions due to behavioral issues.

### 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. Additional, \$ 300,000 one-time gift 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 – December 31, 2020:

1. Number of FUSE clients screened: 505
2. Number of FUSE clients enrolled/in case management: 62
3. Number of FUSE clients receiving emergency shelter services: 60
4. Number of FUSE clients housed: 22

**Note:** The Dallas FUSE Project has faced many challenges due to the social distancing guidelines in response 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](mailto:ywilliams@citysquare.org)).

## 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. CitySquare is still waiting for the City of Dallas to execute a new contract for 2020 – 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	0	0	0	0	0	0	0	0	56
Unduplicated Families Housed	28	0	0	0	0	0	0	0	0	0	0	0	28
Unduplicated Exits - Individuals	1	1	3	0	0	0	0	0	0	0	0	0	5
Unduplicated Exits – Families	1	1	1	0	0	0	0	0	0	0	0	0	3
Unduplicated Individuals Pending	1	2	2	0	0	0	0	0	0	0	0	0	5
Duplicated Families Pending	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0	\$240,000
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	0	0	0	0	0	0	0	0	0	\$240,000

## 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	0	0	0	0	0	260



Housing Exits (unduplicated)	0	0	0	0	0	0	0	0	0	0	0	0	0
Properties in Use	13	0	0	0	0	0	0	0	0	0	0	0	13
Total Funds Spent	37,193	26,546	60,077	41,773	0	0	0	0	0	0	0	0	0
Grant Funds Spent	14,096	22,900	51,482	33,117	0	0	0	0	0	0	0	0	0
Private Funds Spent	23,097	3,646	8,595	8,656	0	0	0	0	0	0	0	0	0

## 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 will be getting 150k more from UW as well as additional private funding to disburse in 2021. We are hoping to receive several rounds of additional funding from UW. We will also receive a few other grants that will also focus on work readiness and financial education, which will require our team to grow.

Source/Grant	Total Expended	Amount Remaining	# households assisted
Private Funds	\$ 300,000.00	0	271
UW Phase 1	\$ 210,000	0	91
EFSP 37	\$ 14,681	0	37
EFSP Cares Rent/ Mortgage	\$ 60,000	0	63
EFSP Cares Utilities	\$ 3884.77	\$16,115.23	30
UW Phase 3	\$ 118,990.43	0	36
UW Phase 2	\$ 49,084.60	0	62
<b>Total</b>	<b>\$ 756,640.80</b>	<b>\$16,115.23</b>	<b>590</b>





# Dallas County Criminal Justice (DCCJ) Housing Navigator December 2020 Report

## St. Jude Project

- All 13 vacancies are fill and I sent follow-up information regarding two of the residents' progress.

## FUSE Project

### December 2020 Jail FUSE Data

<b>Total Clients Triaged/Interactions</b>	
<b>184</b>	
<b>(Non-duplicated Clients)</b>	
<b>Client Interviews</b>	53
<b>Client Interview Attempts</b>	1
<b>Client Interview Outcomes</b>	
<b>Not Homeless</b>	2
<b>Didn't want to Participate or be Interviewed</b>	5
<b>Released to another program, Bond Denied, Transfers</b>	4
<b>Waiting on Bond to Post</b>	16
<b>Incompetent</b>	1
<b>Street Outreach</b>	4
<b>Total Referred to Shelters for the Month of November</b>	
<b>22</b>	
<b>Connected to Shelters</b>	5
<b>Didn't Connect to Shelters or Left Program</b>	16
<b>Street Outreach</b>	1
<b>Connected to Housing or on Housing Priority List (HPL) (3=Housed) (12=HPL)</b>	<b>15</b>
<p style="text-align: center;"><b>*108 Non-Duplicated Clients Included the following: *</b>            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

- The two boarding homes that applied for the Bank of America's Hillcrest philanthropic grant opportunity both informed me that they were denied funding. We will continue to look for other funding options.

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

December 2020	
Total Client Activity	
<b>Transported by the Connector</b>	<b>22</b>

The NTBHA Livingroom (LR) Staff conducted jail releases for individuals going to the Livingroom and Austin Street's report would contain the December 2020 jail data.

# Family Gateway - Access Point Report – End of Dec 2020

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

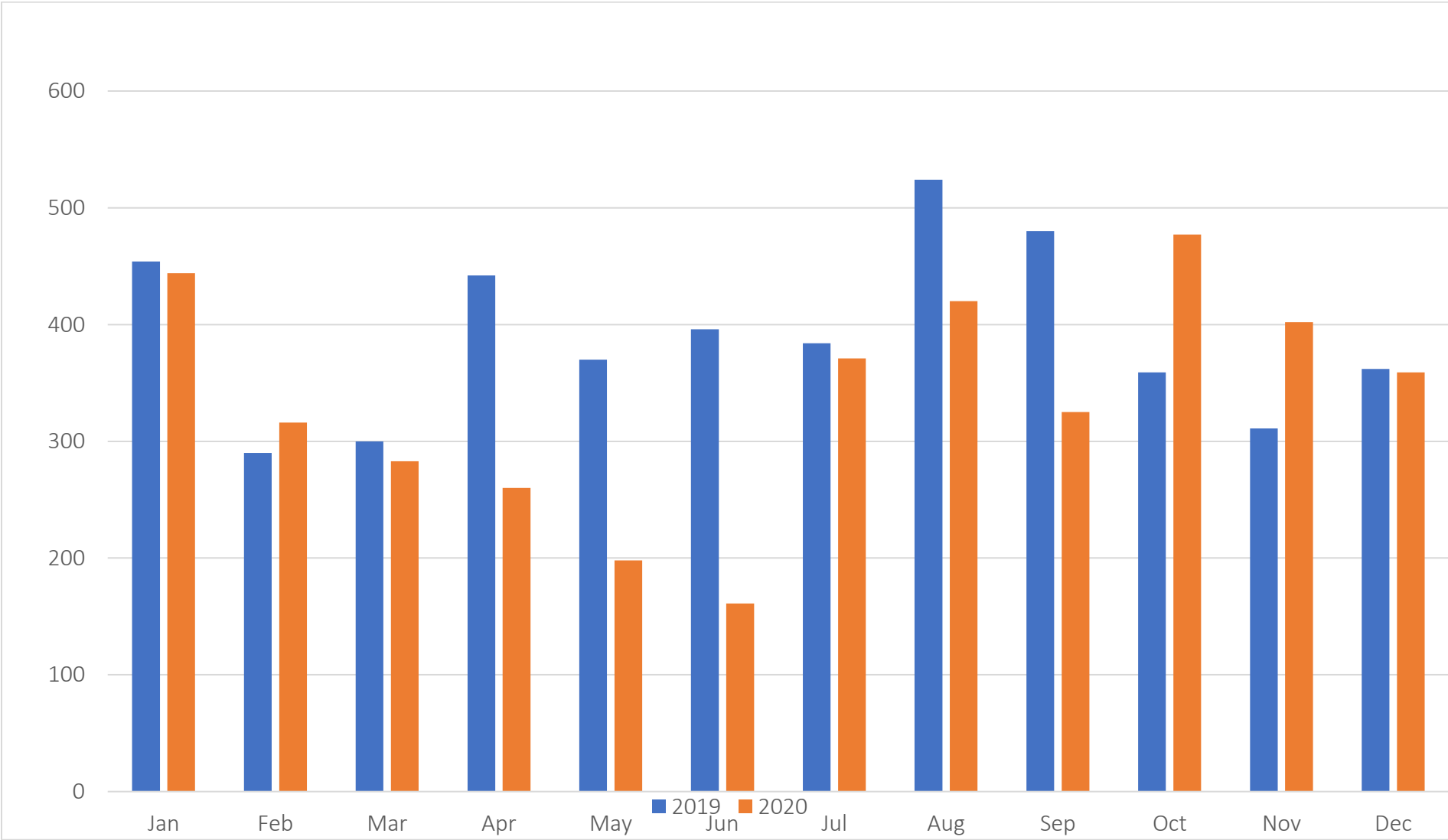
**Call Center Volume** – We operate a 24 x 7 call center for families in crisis to answer the MDHA Homeless Crisis Helpline (1-888-411-6802 - option 3 for families with children). This is staffed by our team from 7 AM – 7 PM, with answering service providing pre-screening and triage to shelter (and activation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

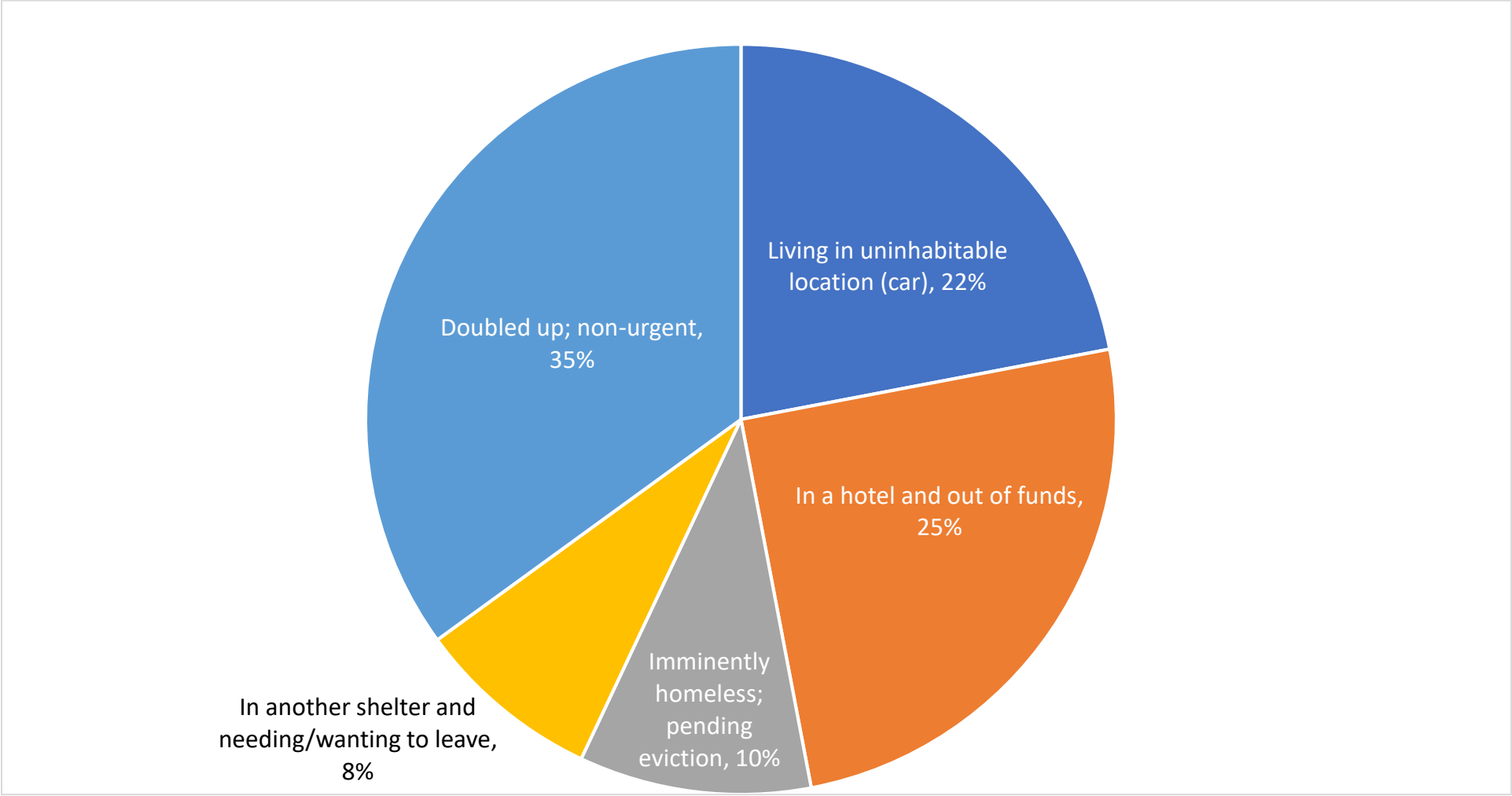
- **Salvation Army** – Single mothers with children; no boys over 17; may enter without IDs and birth certificates.
- **Union Gospel Mission Center of Hope** – Single mothers with children; no boys over 12; no prior history of domestic violence or mental illness; requires IDs for all adults and birth 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.
- **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.
- **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 now higher in Oct/Nov than at any other time this year and exceeding last year’s same-month comparables



# Pre-Screening Results to Determine Triage of Most Critical First



## Hotel Overflow # of Families 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

As of January 22, we have 21 families 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).

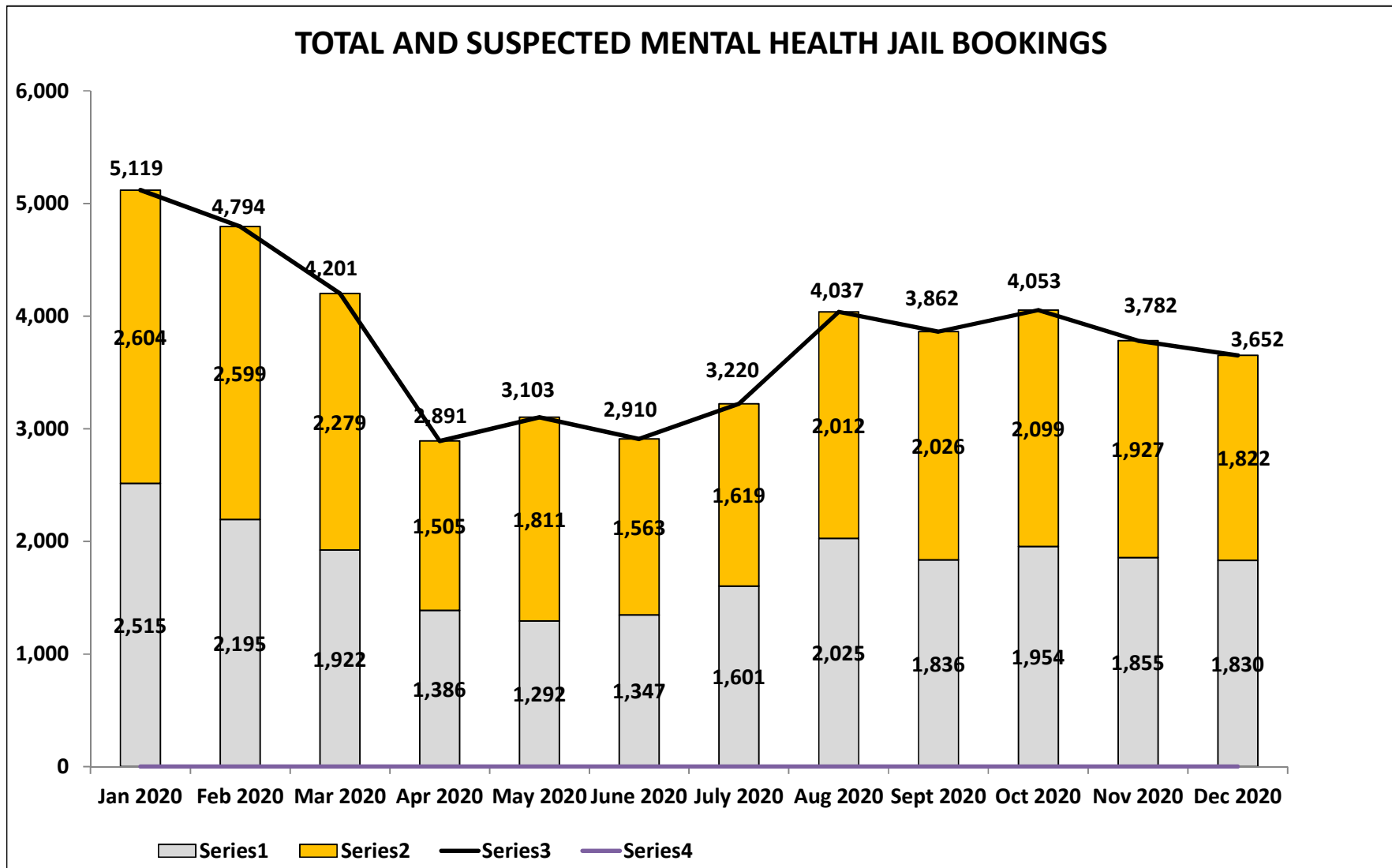
We normally overflow into a hotel when all family shelters reach capacity. During the pandemic, for disease risk mitigation, working families are placed here as well as new families pending testing before placement into one of the family shelters or until housed. Hotel has kitchenettes and private bathrooms 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	2020 Final Average
Average length of stay in shelter (days)	30	81
Shelter utilization as compared to 100% capacity	100%	87%*
% of those who exited from shelter who moved to + housing	65%	90%
% of families in housing with increased income	20%	53%
% who exit our housing to a destination other than homelessness	77%	98%

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

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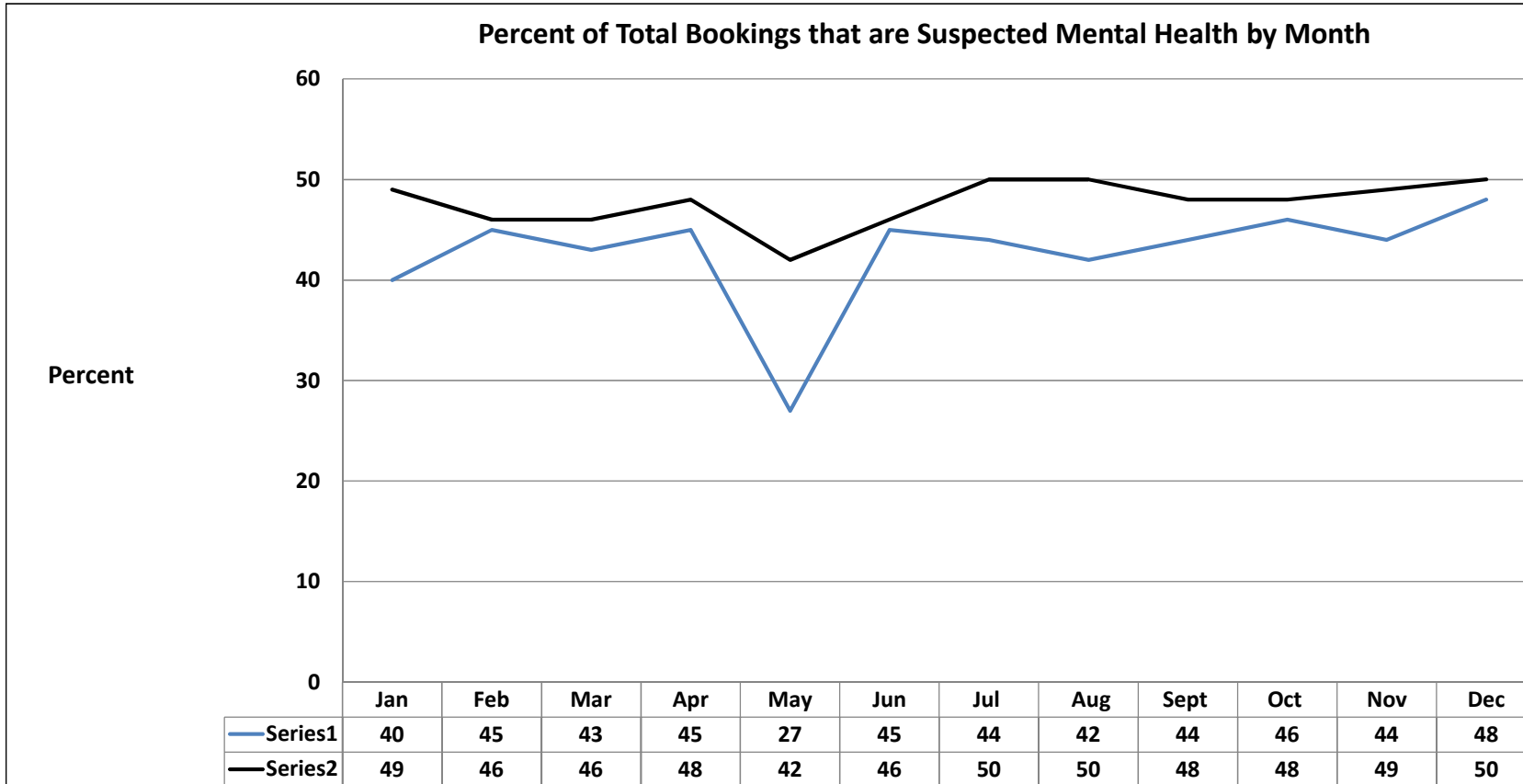
## December 2020 Homeless Report Snapshot



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
Nov to Dec	3,782 to 3,652 - Decrease 130	1,855 to 1,830 - Decrease 25



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Breakdown and Avg LOS - Nov 2020 vs Dec 2020

Month/Yr	Category	Total Bookings	Percent	Percent Note
Nov 2020	Suspected MH	1,855	49%	% of total bookings [3,782]
	Homeless	332	9%	% of total bookings [3,782]
	Homeless w/Suspected MH flag	244	73%	% of total homeless [332]

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	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Nov 2020	8	12
Dec 2020	11	10



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Primary Offense Categories - Nov 2020 vs Dec 2020

Offense Categories	Nov 2020 total	Nov 2020 %	Dec 2020 total	Dec 2020 %
Arson	1	0.3%	2	0.7%
Assaultive	54	16.3%	37	12.1%
Burglary	14	4.2%	19	6.2%
Criminal Mischief	8	2.4%	4	1.3%
Criminal Trespass	45	13.6%	50	16.3%
Drug/Alcohol	62	18.7%	55	17.9%
Evading	13	3.9%	9	2.9%
False Info/Fail to Identify	6	1.8%	7	2.3%
Fraud	11	3.3%	3	1.0%
HOLDS	30	9.0%	30	9.8%
Murder	0	0.0%	0	0.0%
Other	32	9.6%	26	8.5%
Prostitution	0	0.0%	2	0.7%
Resist	3	0.9%	5	1.6%
Robbery	8	2.4%	7	2.3%
Sexual Offense	5	1.5%	8	2.6%
Theft	31	9.3%	26	8.5%
UUMV	9	2.7%	17	5.5%

**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)



Annual Funding  
from  
Housing and Urban  
Development

Dallas County Behavioral  
Health Housing Work  
Group

1.27.21



# *Agenda*

1. Overview of HUD Funding
2. NOFA Process
3. Independent Review Committee
4. This year's NOFA



# *Overview of HUD Funding*

- HUD wants to fund housing, not services
- Match requirements depending on the type of funding (25%)
- Pro Rata Need = How Much We Should Get - \$17.7M
- Awarded Funding - \$17M
- CoC and DV Bonus Funding (we did not get) - \$1.4M
- Programs Funded
  - 11 Permanent Supportive Housing
  - 8 Rapid Rehousing
  - 3 RRH/Transitional Housing
  - Coordinated Access System
  - Homeless Management Information System
  - CoC Planning



# Notice of Funding Availability Process

- NOFA Released around **June/July**
- 90 days to submit the application
- Each provider completes an application for each program
- **IRC** reviews, scores and ranks each program
- CoC Board recommends funding
- MDHA writes a **consolidated application** on behalf of the CoC
- HUD provides awards in **late Dec/early Jan**
- HUD provides **Debriefing Summary** in February



# Scoring Criteria for HUD NOFA

	CoC Engagement	%	HMIS	%	System Performance	%	Project Capacity, Review and Ranking	%	Performance and Strategic Planning	%	Point In Time Count	%	200	3	203
FY 15	38.5 out of 55	70%	22 out of 27	81%	58 out of 98	59%							136	3	139
FY 16	42 out of 51	82%	22.5 out of 27	83%	62.5 out of 101	61%							145		145
FY 17	36.75 out of 50	73%	23 out of 46	50%	65 out of 82	79%							146.75		146.75
FY 18	44.75 out of 52	86%	<b>23 out of 49</b>	<b>46%</b>	69.25 out of 77	89%							159		159
FY 19	34.5 out of 56	62%	6.5 out of 9	72%	<b>19 out of 60</b>	<b>32%</b>	26 out of 29	90%	27 out of 40	68%	<b>6 out of 6</b>	<b>100%</b>	119		119



# Independent Review Committee

- Designed to take the bias out of the recommendations for funding
- 5 – 9 individuals with no conflicts of interest
- Orientation
- Scoring
- Ranking
- Grievance
- Final Recommendations to the CoC Board



# This Year's NOFA

- Points for Racial Equity Inclusion
- What was your COVID-19 response
  - Use of CARES Act Funding
  - Collective Impact of Funding
- PIT Count will be weighed differently
- More money available
- United States Interagency Council on Homelessness – Expanding the Toolbox Report





Questions???

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Multifamily Update, January 27, 2021

By Jim Mattingly, Principal, LumaCorp, Inc.

Below are my take-aways from year end data published by ALN Apartment Data and RealPage.

Greg Willet, the top economist with Richardson based RealPage, reports DF-W apartment demand for the year was well below the 25,810 units of net leasing in 2019. ALN Apartment Data reported 27,151 new apartment units were delivered in the DF-W area in 2020 and 22,524 units were absorbed by the market. As a result, apartment occupancy levels fell 0.4% and ended the year at 90.1%. RealPage reports YE avg. occupancy was just below 95%. At LumaCorp our avg. YE occupancy level was 96.3% up 0.2% from last year.

ALN reports average effective rents increased 0.9% from a year ago however RealPage reports overall quoted rents were down. It should be noted that most of the rent decreases were in urban Dallas areas while suburban locations generally saw rents rise. The top five submarkets with the largest rent increases for the year, as reported by ALN, were North Arlington at 6%, Grand Prairie at 5.4%, Central Arlington at 5.3%, Southeast Dallas at 5.2% and White Rock East/Buckner/Ferguson Rd at 5.1%. At year end, avg. effective rents were \$1,195 for conventional units and \$970 for affordable units according to ALN.

RealPage reports 36,028 apartment units are currently under construction in the DF-W area, more than any other market in the country. Of those, 28,000 units are scheduled to be delivered this year. The top 5 submarkets with the most units in the pipeline are Frisco/The Colony/Little Elm at 9,631, Central Fort Worth at 7,554, McKinney/Allen/Fairview at 6,907, Downtown/The Cedars/Deep Ellum at 5,316 and Uptown/ Downtown/Park Cities at 5,147.

During the last quarter of 2020 ALN reports 6,570 units were delivered with only 3,120 units absorbed. Per ALN 12,000 new units are expected to come on-line in the 1<sup>st</sup> quarter of this year. I expect absorption to continue to lag new apartment deliveries during the first half of 2021. I believe we will see an increase in rent concessions, which currently average 7% or slightly less than one months rent. Rent concessions will be most noticeable at the higher rent levels due to increased competition in the top 5 submarkets noted above.



**Tenant-Based Rental Assistance (TBRA)-Update January 25, 2021**

Waitlist Applications: 84

**(Total: \$1,658,411.98)**

**Person w/disabilities or Drug and Alcohol Set-Aside: (Dallas County) -26 total** (\$677,130.98)

(26) Housed and subsidies are being paid. 11 of these households are participating in substance abuse Programming

**General Set-Aside-19 total** (\$689,512.00)

**(Kaufman Co-8)**

**(Rowlett-5)**

**(Rockwall/Heath-3)**

**(Waxahachie-1)**

**(Richardson-1)**

**(Pending Placement-1)**

*(18) Applicants housed and subsidies are being paid.*

*(1) Applicants seeking homes of their choice.*

**TBRA COVID-19 Set-Aside- 63 Total Applications** (\$291,769.00)

**(58) Dallas County**

**(4) Kaufman County**

**(1) Hunt County**

**(50) Active**

**(13) Pending Approval**

***NOTE: The COVID-19 program has been extended through September 30, 2021 and updated procedures allow for 6 month contracts. No recertifications are required. This should speed processing due to only having to upload information for approval one time.***

