

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP
Dallas County Administration – 411 Elm Street, Allen Clemson Courtroom, 1st Floor, Dallas Texas
April 27, 2022 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 29, 2022 minutes
- Dallas Area Partnership to End and Prevent Homelessness
- Dallas County Homeless Advisory 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
- ARPA funds Update

c. Projects and Industry Updates

- Coordinated Access System/MDHA Update
- 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: May 25, 2022

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

March 29, 2022 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.

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ATTENDEES: Dr. Theresa Daniel, Commissioner; Tzegabrhan Kidane, Dallas County; Erin Moore, Dallas County; Jim Mattingly, Luma; Janie Metzinger, NTBHA; Jari Mema, Catholic Charities; Ikenna Mogbo, Metrocare Services; Keri Stitt, Youth180TX; Eric McCarty, NTBHA; Doug Denton, Homeward Bound; Dave Hogan, Homeward Bound; Joli Robinson, MDHA; Kimberly Onofre, Sharing Life; Laura Edmonds, DCCJ; Sarah Masih, Salvation Army; Lisa Marshall, City Citizen Homeless Commission; Dr. David Woody, The Bridge; Tom Edwards, Mesquite ISD; Blake Fetterman, Salvation Army; Kimberly Rawls, DCCJ; Ashley Brundage, United Way; Kelvin Brown, Housing Crisis Center; Sandy Rollins, Texas Tenants Union; Ashley Flores, Child Poverty Action Lab; Madeline Reedy, CitySquare; Krystal Lotspeich, CitySquare; Ellen Magnis, Family Gateway; Joann Schulte, Dallas County HHS

Dr. Daniel opened the meeting and introduced all first-time attendees.

CALL TO ORDER: The minutes were approved without changes.

GOVERNANCE

Dallas Area Partnership to End and Prevent Homelessness:

Dallas Area Partnership meeting held March 3, 2022. A subcommittee is working on increasing the amount of housing in the Dallas area with two projects underway. Part of the group traveled to Austin to tour the Community First Village.

Dallas County Homeless Advisory Committee: Erin Moore, Commissioner Daniel's Office

The Dallas County Homeless Advisory Committee was held which was brief due to the primary presenters attending a press conference held with Nancy Pelosi. General discussion was held about COVID numbers and housing navigators presented by Ganesh Shivaramaiyer.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Janie Metzinger reported there are House interim charges and a few committee meetings scheduled. Although the Senate still doesn't have interim charges, the Speaker replaced Senate retirees and Senate interim charges are expected soon.

RESOURCES

Shelter Discussions:

Blake Fetterman, Salvation Army reported plans for the new property are going well. They have moved from the design phase into development and halfway through their fund-raising goal. They're hoping to break ground the end of 2023 allowing room for more beds, services and staffing positions. Additionally, they'll be renovating their core community centers throughout Dallas County.

Ellen Magnis, Family Gateway reported the hotel passed zoning approval at the end of January with zero public opposition. There will be fund-raising for renovations on the first floor of the hotel to provide services that will include childcare, after-school programming, employment and housing with hopes of finishing in the Fall.

They've had zero families in overflow status for the last three weeks at local hotels. Despite the number of increased families being evicted, with the addition of Dallas rental assistance money, they've been able to assist and house families more quickly.

Joli Robinson, MDHA reported she and her chief operating officer will be taking a site-tour of Our Calling in Ellis County to gain a better understand of what that pipeline of housing looks like and how it impacts the larger system.

NTBHA: Eric McCarty

Eric McCarty reported no new updates as far as numbers of individual households they're serving. However, they have been able to begin payments of security deposits in which 16K has been paid to include rental and utility assistance from January 15th through the end of March. They are continuing the work to find community partners and get the approvals for obtaining housing. Currently there is \$1.2 million in reserved funding for the project.

Housing Navigator: Kimberly Rawls, Dallas County

Kimberly Rawls reported that she is waiting to hear back from staff at ST. JUDE's who are working to get two vacancies approved pending approval from DHA. The Frequent Users System Enhancement (FUSE) project screened 295 clients for the month of February and 11 clients were released into the program. The Dallas Connector Project provided the rides, however, 6 did not connect. Three individuals were either housed or placed on the housing priority list. The FUSE project was originally funded for three years with the third year approaching March 31, 2023. Partners are in discussion of possibly restructuring the program to include other types of housing such as boarding homes to help some of the more difficult to house clients who require a higher level of care or shelter are resistant. Hopefully, this will help individuals be more willing to participate in the program and not abscond. Partners will also be meeting with the funder, United Way, to discuss future program planning after the third year has ended. The search for grant opportunities to assist with housing services for the homeless jail population continue which will be updated as information becomes available.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

The data for the homeless jail dashboard is in the packet in full details. The overall jail bookings decreased and the offense categories stayed the same except for slight decreases to the assaults, criminal trespass, drug and alcohol. There were increases in the criminal mischief, evading arrest, and UMMV categories.

Housing Authority Report: Thomas Lewis / Brooke Etie

Report available at next meeting.

PROJECTS AND INDUSTRY UPDATES

Meadows Mental Health Policy Institute: Ron Stretcher

Report available at next meeting.

CARES Act/ARPA Funds: Hector Faulk, Dallas County

Report available at next meeting.

Coordinated Access System: Joli Robinson, MDHA

Joli Robinson reported there are some team leads moving through implementation and project planning for updates and system upgrades, so, by next month, they can have a better understanding of where they are with the timeline for CAS (coordinated access system) updates. They have all hands on deck for real time rapid rehousing working for better communication with team leads. HMIS is moving along and has a lot more people coming online with usage. They continue to encourage other organizations to get on board with HMIS.

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

Laura Edmonds reported that the mental health pretrial process continues to go well. They have been working closely with the FUSE project to get individuals released and connected with FUSE. They continue to partner with NTBHA on getting individuals released from jail and linked to the community and community services.

CitySquare: Madeline Reedy, CitySquare

Madeline Reedy reported that they provided an update to the workgroup and would be submitting quarterly reports. They use a robust status system outside of HMIS for their agency in which the report will be provided next month.

Dallas Connector: Daniel Roby, Austin Street

Report was provided to the group in the meeting packet.

Homeward Bound: Dave Hogan, Homeward Bound

Doug Denton reported there are five to six beds available in psychiatric crisis residential due to the movement of some individuals to a lower level of care and are working with the psychiatric hospitals. They can have individuals there from 7-14 days and stabilize them while working on the next steps which normally include housing whether it be with family, a boarding home, or shelter system with services.

The Dallas County Deflection Center is moving along and could potentially have a temporary certificate of occupancy this week. They're looking forward to having a soft opening by the first of May with hopes of a ribbon cutting on or about May 20th.

Metro Dallas Youth Committee: Joli Robinson reporting; Metro Dallas Youth Committee

Joli Robinson, MDHA reported that the Co-chair of the committee transitioned out at the end of 2021. However, the meetings have reconvened and a member from MDHA has stepped into that space to lead as facilitator of the committee. They had a meeting two weeks ago to identify the refinements of the youth system utilizing the information from years past while conducting the workflow. Based on the information and feedback received, updates will be made. The work will continue, and information will be reported as things move forward.

Family Housing: Ellen Magnis, Family Gateway

Report was provided to the group in the meeting packet.

Mattingly Report: Jim Mattingly

Jim Mattingly reported no new updates.

Updates

Commissioner Daniel introduced and welcomed her newest team member, Blanca Gonzalez. Dallas County crisis alert moved from orange to yellow allowing for in-person meetings to be held safely for those who are comfortable with doing so. Doug Denton offered his space again for a hybrid meeting next month. Commissioner Daniel acknowledged the interest of meeting in-person and mentioned the newly renovated space downtown as an option as well with parking validation to be provided for those attending. Depending on availability, a location will be determined, and workgroup will be notified before the next meeting.

Ellen Magnis, Family Gateway commented on how wonderful it was meeting with everyone in-person at CitySquare yesterday for the celebration of Ed Eason's retirement party.

The eviction prevention rental assistance program is moving along with housing navigators placed in 8 of the 10 JP Courts and about 8,000 applications for the City of Dallas are in process with the assistance of community partners. The navigators are taking families into Court who are facing eviction to get them help immediately. UTA formed a partnership with 40-50 interns helping to process applications in the system. The portal remains open for now, however, discussions will be held to close the portal due to the applications sitting with limited amount of funding available.

The meeting was adjourned with words of maintaining the efforts by Dr. Daniel at 11:08am.

Next Meeting: April 27, 2022



Dallas County Criminal Justice (DCCJ) Housing Navigator April 2022 Report

St. Jude Project

- The St. Jude staff are awaiting Dallas Housing Authority's (DHA's) approval for two vacancies.

FUSE Project

March 2022 Jail FUSE Data

Total Clients Triaged for FUSE				381
Referral Source				
Jail FUSE Navigator Triage	341	NTBHA Living Room Referral	5	
Defense Attorney Referral	3	Shelter/Street FUSE Navigator Referral	20	
Another Referral Source	7	Pretrial Referral	5	
Client Triage/Referral Outcomes				
Released to Another Program or Agency	6	Referral Banned from Shelter	0	
Client Refused to be interviewed or Participate or Interview attempt	2	Client didn't qualify for FUSE	134	
Immigration Hold	0	Client report not being Homeless	3	
Released (i.e. Posted Bond)	90	Qualified referred by Shelters/Street Outreach	20	
FUSE bond denied	0			
Pending Client Referrals				
Waiting on info, Waiting on Bond to Post, and pending attorney response	110	In Quarantine/Medical/Interview Pending	0	
Total Released from Jail to FUSE				16
Where Released				
Austin Street Center	5	The Bridge	5	
Salvation Army	6	Referred by Street Outreach	6	
Other	0	No Response	0	
Where Referred				
Austin Street Center	1	The Bridge	3	
Salvation Army	3	Other	0	
No Response	0	Client Abscond/Did Not Connect	9	
Housed or placed on the Housing Priority List or Info sent to MDHA				3

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

- Shared a funding opportunity with the CJD Executive Staff and preparing to brief it with Commissioner's Court to receive permission to apply for the funding opportunity.

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 2022	
Total Client Activity	
Transported by the Connector	16

The NTBHA Livingroom (LR) Staff conducted jail releases for individuals going to the Livingroom and Austin Street's report would contain the March 2022 jail data.

**FUSE DATA FY 2021-2022
12 MONTH**

Category Item	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Total Clients Triaged for FUSE	375	340	356	289	278	292	302	295	381			
Referral Source												
Jail FUSE Navigator Triage	326	309	321	254	243	267	269	275	341			
NTBHA Living Room Referral	8	4	6	0	0	0	3	2	5			
Defense Attorney Referral	11	12	15	7	7	10	6	5	3			
Shelter/Street FUSE Navigator Referral	15	3	1	15	9	5	12	8	20			
Other Referral Source	11	7	9	9	14	7	6	0	7			
Pretrial Referral	4	5	4	4	5	3	6	5	5			
Client Triage/Referral Outcomes												
Released to Another Program or Agency	9	16	11	8	8	6	5	9	6			
Referral Banned from Shelter	0	0	0	0	0	1	0	0	0			
Client Refused to be interviewed or Participate or Interview attempt	14	10	7	3	3	10	6	3	2			
Client didn't qualify for FUSE	108	89	127	105	128	104	116	28	134			
Immigration Hold	0	1	0	2	1	2	4	2	0			
Client report not being Homeless	10	11	4	3	2	4	10	5	3			
Released (i.e. Posted Bond)	88	72	58	35	32	36	31	136	90			
Referred by Shelters/Street Outreach	14	5	0	7	2	2	3	6	20			
FUSE bond denied	2	2	1	2	0	0	5	0	0			
Pending Client Referrals												
Waiting on info, Waiting on Bond to Post, and pending attorney response	106	115	123	95	87	99	108	95	110			
In Quarantine/Medical/Interview Pending	6	2	7	4	3	7	0	0	0			
Shelter Assignment												
Total Released from Jail to FUSE	18	17	18	23	12	21	14	11	16			
Austin Street Center	3	7	5	4	3	8	8	6	5			
The Bridge	11	6	3	12	4	7	3	4	5			
Salvation Army	4	4	7	7	5	6	0	1	6			
Qualified Referred by Shelters/Street Outreach	8	0	0	2	0	3	3	1	6			
Other	0	1	3	0	0	0	0	0	0			
No Response	0	0	0	0	0	0	0	0	0			
Shelter Connection Rate												
Austin Street Center	1	2	2	3	0	4	8	2	1			
The Bridge	4	5	1	2	1	4	3	2	3			
Salvation Army	4	3	2	6	4	5	0	1	3			
Other	0	0	1	1	0	3	0	1	0			
No Response	0	0	0	0	0	0	0	0	0			
Client Abscond/Did Not Connect	9	7	12	12	7	8	2	6	9			
Housed	2	0	1	1	5	0	0	0	0			
Housing Priority List or Info sent to MDHA	1	6	3	5	0	8	5	3	3			



April 2022 – Dallas Behavioral Health Leadership Team Housing Workgroup Report

CitySquare operates a wide spectrum of Supportive Housing Programming within the Dallas County community. Supportive housing is affordable housing with supportive social services in place for individuals and families who are homeless or at risk of homelessness. So, while we provide many other services, the programs in the 2022 report are limited to include:

- The Cottages at Hickory Crossing
- Community Life at CityWalk@Akard
- A Way Home Housing
- Destination Home
- Homeless Outreach Team
- TRAC Housing

This report was compiled by Madeline Reedy, Vice President of Public Policy & Government Affairs. Please direct any questions to her at mreedy@citysquare.org or 469.687.4747.

For a full scope of CitySquare services, please visit our website at www.citysquare.org.

Project Overview

Cottages at Hickory Crossing

Project Summary: In 2016 CitySquare and CitySquare Housing entered into agreements with Dallas County Criminal Justice System, Metrocare, CitySquare Housing (formerly Central Dallas Community Development Corporation) and UT Southwestern to provide 50 units of permanent supportive housing with onsite mental health and medical services for individuals referred by the Dallas County Jail Diversion Program. Since opening in the Fall of 2016 the Cottages at Hickory Crossing, has provided housing and intensive supportive services to over 200 high-utilizers of jail, hospital, and emergency services. The total cost of development and construction was \$7.4M. In 2021, after the 3-year initial pilot ended, CitySquare began utilizing 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.

Community Life at CityWalk@Akard

Project Summary: In 2009 CitySquare Housing acquired a 15-story building at 511 N. Akard Street. Using a combination of low-income housing tax credits, historic tax credits, new market tax credits and private funds CitySquare Housing redeveloped the property to provide 200 units supported through project-based and housing choice vouchers from the Dallas Housing Authority and six market rate apartments. The total cost of redevelopment and renovations for CityWalk@Akard was \$9.5M. The CitySquare Community Life Team uses a Housing-First approach to the individuals and families who live at CityWalk, while simultaneously providing services that meet requirements for the Land Use Restriction Agreement (LURA) contract.

A Way Home Housing

Project Summary: CitySquare was awarded \$ 1.3M by the City of Dallas in 2019 for the A Way Home program (Landlord Subsidized Leasing Program). From January 1 to June 30, 2020 CitySquare, in partnership with Family Gateway, placed 76 households into housing (50 homeless females and 26 families). The City's contract for this

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program has continued to be successfully renewed. In 2022, CitySquare will work with Family Gateway to take over full provision of this contract and with the Office of Homeless Solutions to mitigate entry barriers.

Destination Home

Project Summary: 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. In 2022, CitySquare will increase our occupancy by 20 beds, which will make a significant difference to ending chronic homelessness.

Homeless Outreach Team

Project Summary: The CitySquare Homeless Outreach team includes funding from a variety of sources, including the Healthy Community Collaborative, Dallas FUSE and Dallas Real-Time Rapid Rehousing Housing Navigators, to act as the Access Point for the unsheltered in our community. This team focuses on those experiencing homelessness living on the streets, in their cars, or in other places that are not habitable. They have been tapped in 2022 to assist the Metro Dallas Homeless Alliance and the City of Dallas Office of Homeless Solutions to coordinate the housing of those impacted by the encampment decommissioning underway, in partnership with several other organizations, including Bridge Homeless Recovery Center, Catholic Charities of Dallas, Metro Relief, and the Stewpot.

TRAC Housing

Project Summary: CitySquare's Transition 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. Additionally, TRAC provides street outreach and crisis intervention services targeted at youth (18-24 years of age) through a grant from the Office of the Governor Victims of Crime Act funding as well as the City of Dallas Youth Homelessness and Housing Services. TRAC serves all of the Department of Family and Protective Services Region 3, a 19-county service area in North Texas. *We have tried to limit the report figures to Dallas County, but there might be some overlap as youth often cross county lines.*

Data Report

To streamline the report, the above programs key program indicators were combined to provide a comprehensive overview of CitySquare Supportive Housing Programs. The aim is to allow external stakeholders a glimpse of our impact in housing and homeless services for the Dallas County service area. Data includes:

- # Housed, including placements in other housing programs
- % Housing Stability
- % Positive Exits
- # Outreach Services Provided

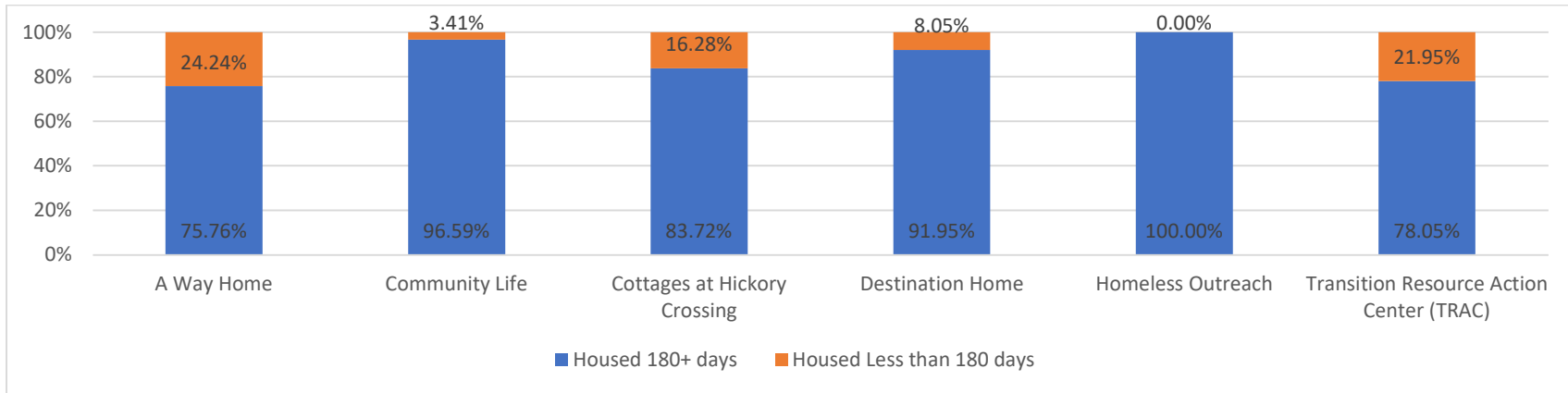
Timeframe: 1/1/2022 – 3/31/2022



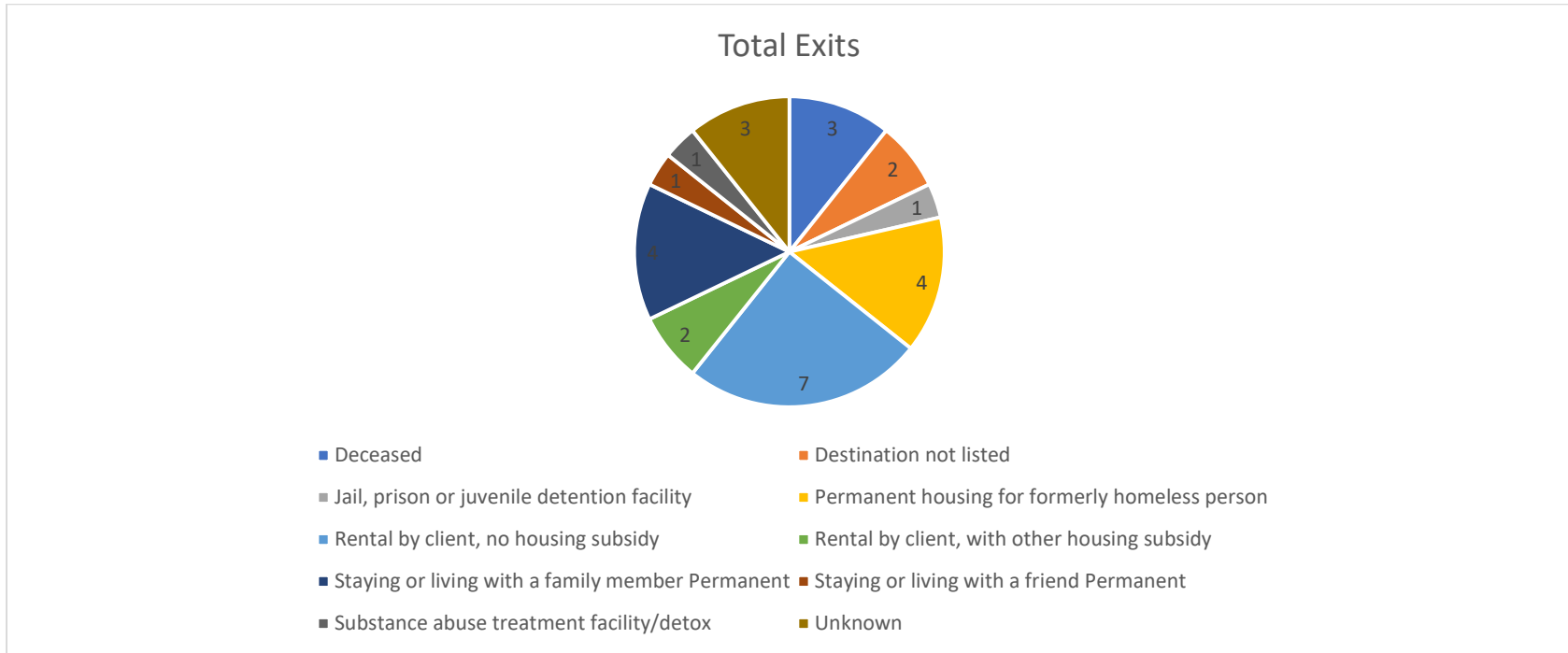
CitySquare housed neighbors through the following programs and housing methodologies during the timeframe:

County	Housed	Non-Program Housing	Bridge Housing	Permanent	Permanent Supportive	Rapid Re-Housing	Transitional	Sum:
Dallas	A Way Home					33		33
	Community Life			3	85			88
	Cottages at Hickory Crossing				43			43
	Destination Home			1	260			261
	Homeless Outreach		5					5
	Transition Resource Action Center (TRAC)	3			25	9	8	44
	<i>Unique</i>	3	5	4	412	42	8	471

CitySquare housed neighbors showed housing stability (180+ days housed) during the timeframe:



Neighbors exited CitySquare housing programs to the following destinations during the timeframe:



CitySquare provided outreach services and access to housing to the following neighbors during the timeframe:

Outreach County Override	Program	Outreach Records	Outreach Participants
Dallas	Homeless Outreach	77	51
	Transition Resource Action Center (TRAC)	105	13
	Dallas	182	64

Note: Homeless Outreach was pulled to provide navigation services during the encampment decommissioning limiting their service capacity.

Family Gateway - Access Point Report: Period Ending March 2022

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, transportation (bus/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:

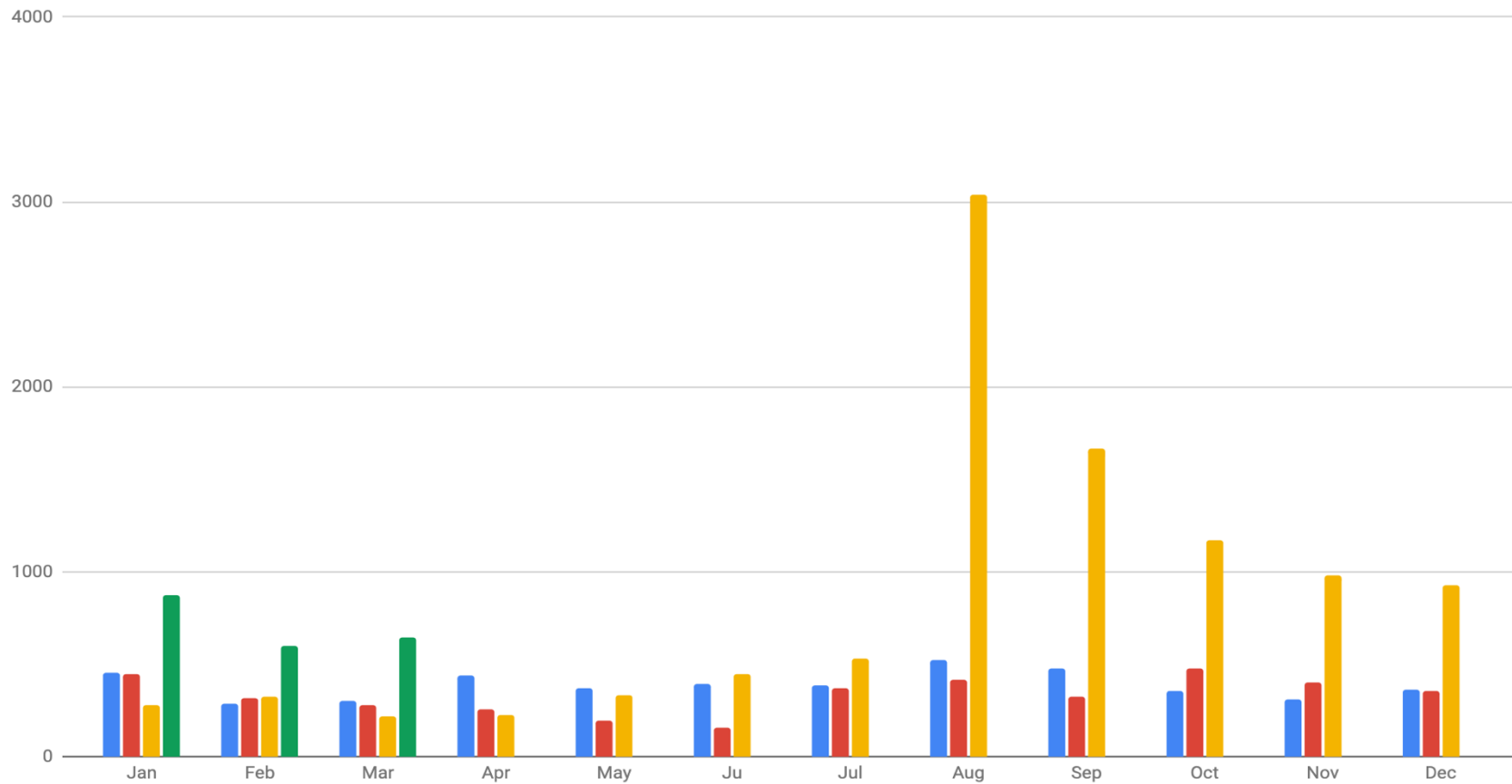
- **Family Gateway @ The Salvation Army** – New integrated family shelter targeting large families (since most are two room “suites” that share a bathroom. 14 large rooms (up to 50 beds). Families placed by Family Gateway; embedded Family Gateway Case Manager on site coupled with Case Aides and other professionals on site at The Salvation Army.
- **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; require proof that any prescribed medications have been taken consistently for 2 weeks prior to entry. Families are referred to this location and must have interview with UGM staff to determine if appropriate to place. This is not same day access but can sometimes get placed in a number of days or weeks.
- **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), immunization records for all children and proof that medications have been taken consistently for 2 weeks prior to entry. Require COVID-19 vaccine for entry or within short stay. We have unfortunately only been able to place families here for almost two years due to the requirements.
- **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: 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. Locations downtown and far north Dallas in addition to inside The Salvation Army, as mentioned above.

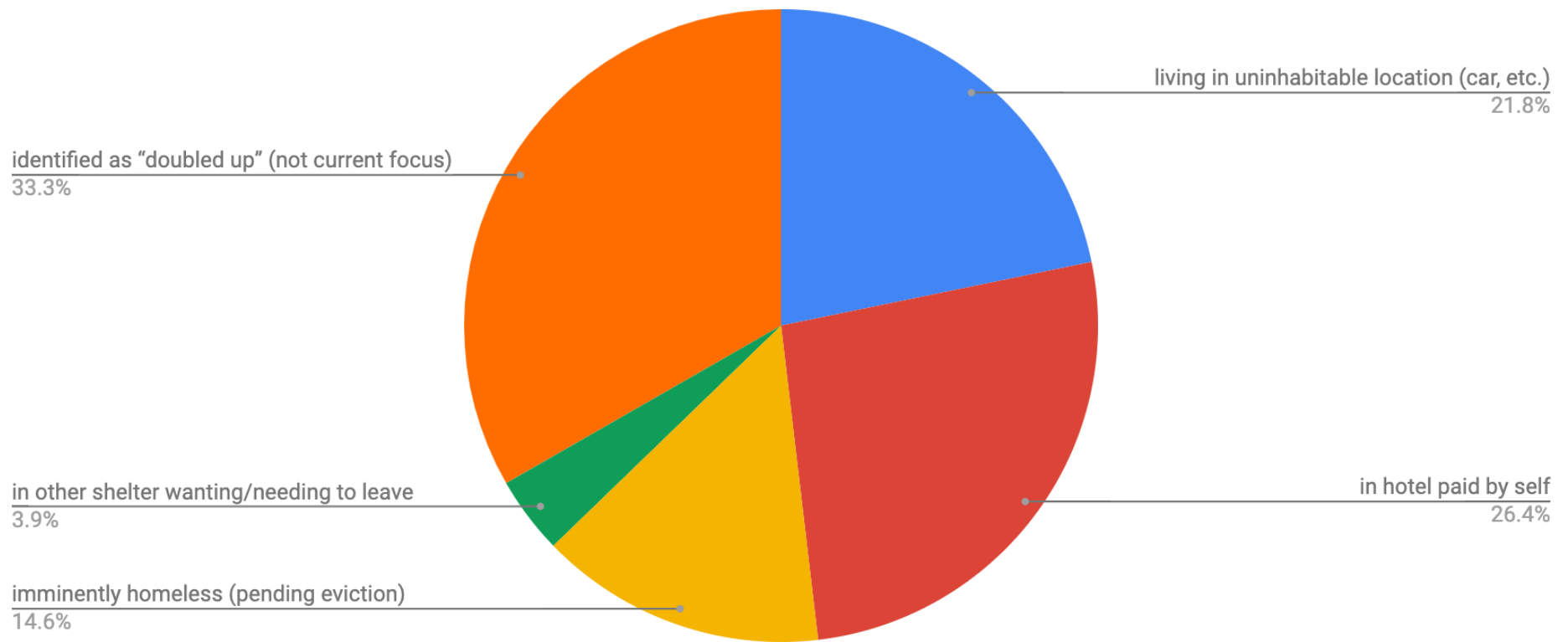
Hotel overflow – When all family shelters are full or when there is a mismatch of family type to an open shelter room, we overflow into a hotel setting.

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 and new stimulus and unemployment funding is in place; we saw call volume shift in May 2021 as benefits expire and eviction bans lift. Aug 3000+ calls due to announcement of PHAs of availability of Emergency Housing Vouchers.

Blue: 2019 – pre-pandemic
Red: 2020
Yellow: 2021
Green: 2022

Note: Most of the excess call volume in 2021/2022 is directly related to Public Housing Authorities' communication to those on their waiting lists (required by HUD) to alert them to the availability of Emergency Housing Vouchers.





- **% of callers being evicted is highest in 2 years.**
- **Living in hotel segment is up 87% when compared to pre-pandemic year 2019; many of these moved out of housing before eviction process started so that they would not have that on their record and/or didn't understand their rights. Combined, living in car/living in hotel combined segment is up 41% when compared to pre-pandemic year.**

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	58	52	84	39	66	119	100	56	52
2022	50	36	21	0								

As of the end of April 2022, we have 42 families (capacity 50) at Family Gateway North (the former Candlewood Suites), 34 families (capacity 35) at Family Gateway Downtown, and 4 families (capacity 14) at Family Gateway @ The Salvation Army. We have **ZERO families** in a hotel awaiting shelter. We attribute this unusual decrease in shelter need to families receiving their income tax refunds, which is a pre-pandemic norm. Also, UGM Center of Hope and Dallas Life have taken in a few families this year, which has not happened with any consistency since pre-pandemic times. We also attribute some of this to use of the Dallas Rental Assistance Collaborative (DRAC) funding to keep families from being evicted. In February/March 35 families were provided with eviction prevention support with DRAC funding.

The number of new families who could not be diverted in March 2022 and who required shelter = 49.

Key Federal Metrics	Benchmark	Overall 2021	Jan 2022	Feb 2022	March 2022
Average length of stay in shelter (days)	30	61	83	81	93
Shelter utilization as compared to 100% capacity	100%	110%	115%	120%	100%
% of those who exited from shelter who moved to + housing	65%	90%	98%	76%	83%
% of families in housing with increased income	20%	57%	57%	57%	48%
% who exit our housing to a destination other than homelessness	77%	99%	73%	97%	100%

DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

DFW Multifamily Update, April 24, 2022

By Jim Mattingly, Principal, LUMA Residential

ALN Apartment Data reports that the average ending 1st quarter DFW area 2022 apartment occupancy level was 93.3%, up 3.6% for the year and up 0.1% for the quarter. During the quarter 2,862 apartment units were delivered and 3,564 were absorbed. This is down significantly from the 7,255 units delivered during the 1st qtr. of last year with 5,891 units absorbed. For the year ending March 2022, 22,267 new apartments were delivered, and 45,268 units were absorbed compared to only 23,894 units absorbed by the market for the same period last year.

The nearly 50% decline in units absorbed during the 1st qtr. of this year compared to last year may be an indicator of slowing demand. As noted by ALN the same trend has been even more pronounced on a national level. "A slowdown in apartment demand has become a trend rather than a single month data point. Just over 14,000 net absorbed units nationally in March was the lowest value of the last five years, even lower than March 2020, and totaled less than half the units absorbed in March of 2018, 2019, and 2021."

It is expected that just over 12,000 new apartments will come on-line in the DFW area during the 2nd quarter of this year, followed by another 10,000 units for the remainder of the year. If these estimates hold true, the total number of new apartments delivered in 2022 will reach approximately 25,000. If the slowdown in demand indicated by the 1st qtr. results continues, then the 25,000 new units expected this year may be more than enough to meet the demand for new apartments.

The submarkets with the most units in the pipeline are McKinney/Allen/Fairview at 9,396 units, Frisco/The Colony/Little Elm at 8,720, Central Fort Worth at 6,864 units, Grand Prairie at 5,464 and South Arlington at 5,392. Together these 5 submarkets account for a total of 35,836 new units in the pipeline.

Inflation, higher interest rates and the war in Ukraine are adding increased uncertainty to the economic forecast. The Texas Real Estate Research Center noted in their Outlook for the Texas Economy published April 14th, 2022, that "current inflationary conditions due to supply chain issues are putting downward pressure on construction activity and may impede construction activity in the coming months." These conditions may lead to fewer new apartments coming on-line than would otherwise be expected over the next few years.

Asking rental rates increased 3.2% during the 1st quarter and were up 17.7% over the previous 12 months. The average effective rental rate was reported at \$1,461, up 20.1% from 1 year ago. The largest rent increases for the quarter were reported in Far North Dallas-Tollway West at 7.2%, South Fort Worth at 6.7%, North Irving at 6.1%% and Southwest Dallas/Redbird at 5.8%.