

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Dallas County Administration – 500 Elm Street, Customer Excellence Training Room 7.Y17, 7th Floor, Dallas Texas

August 31, 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 June 23, 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: September 28, 2022

Dallas County Administration, 500 Elm Street, 7th Floor, Dallas Texas 75202
June 23, 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.

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: Jim Mattingly, Luma; Keri Stitt, Youth180; Charlene Randolph, DCCJ; Laura Edmonds, DCCJ; Kimberly Rawls, DCCJ; Lisa Marshall, City Citizen Homeless Commission; Dave Hogan, Homeward Bound; Hector Faulk, Dallas County; Madeline Reedy, CitySquare; Kimberly Onofre, Sharing Life Ministries; Eric McCarty, NTBHA; Dr. Theresa Daniel, Dallas County Commissioner; Erica McDaniel, Dallas County; Erin Moore, Dallas County; Tzegabrhan Kidane, Dallas County

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 was held June 2, 2022, which was a review of things in progress. Healthy discussions continue for the conditions and status of creating more housing. Dallas County is involved in different housing projects that are moving forward. Efforts remain for building new housing, remodeling existing housing and for people to stay in current housing. The City of Dallas has approved a housing deal with 10 million from Dallas County for an area in the southern sector located near Duncanville that will include 107 units. Programming for residents will focus on jobs, workforce training, financial education, etc. All projects are in various stages of development, and we will continue to report on their progress.

Dallas County Homeless Advisory Committee:

Next meeting scheduled for June 27.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Report available at next meeting as legislative interim committee meetings are held.

RESOURCES

Shelter Discussions: Sarah Masih, Salvation Army

Report available at next meeting.

NTBHA: Eric McCarty

Eric McCarty reported no new updates on project TBRA at this time. They have a new contract to provide COVID rental assistance; \$1.4 million TANF program-dependent under 18 and behavior health condition, up to \$7,000 in rental assistance. This grant funding can help pay up to four months of rent and utilities with qualifying conditions. Funds are available until September 30, 2022. Further information can be found on their website: NTBHA.org; click services tab.

Housing Navigator: Kimberly Rawls, Dallas County

Report was provided to the group in the meeting packet. They are also moving partnerships forward with eight boarding homes to increase housing options with inmates being released.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Data have remained consistent in which reports were provided to the group in the meeting packet.

Housing Authority Report: Thomas Lewis, Dallas County HHS

Although Mr. Lewis was unable to attend in person, he did provide a written report. As of June 23, 2022 there have been 54 homeless participants in receipt of lease funds, 27 searching, 43 EHV open vouchers and 29 homeless participants are scheduled for briefing next week.

CARES Act/ARPA Funds: Hector Faulk, Dallas County

Mr. Faulk reported the RFP for nonprofits funding opportunities closed end of day on meeting day. The ARPA team has been involved in work groups around the county related to partnerships with major service providers.

PROJECTS AND INDUSTRY UPDATES

Meadows Mental Health Policy Institute: Ron Stretcher

Report available at next meeting.

Coordinated Access System: Joli Robinson, MDHA

Report was provided to the group in the meeting packet.

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

Laura Edmonds reported that the mental health pretrial process continues to go well. They recently had more complex issues with care coordination from jail to services and wanted to thank NTBHA for their help with those cases.

CitySquare: Madeline Reedy, CitySquare Staff

Report available at next meeting.

Dallas Connector: Daniel Roby, Austin Street

Report available at next meeting.

Homeward Bound: Dave Hogan, Homeward Bound

Dave Hogan reported DPD training video for the Dallas County Deflection Center is still being editing and roll out for services will be following soon. Although this has delayed full operations, the building is ready to go.

Metro Dallas Youth Committee: Leah Williams reporting; Metro Dallas Youth Committee

Report available at next meeting.

Family Housing: Ellen Magnis, Family Gateway

Report was provided to the group in the meeting packet.

Mattingly Report: Jim Mattingly

Jim Mattingly provided a report to the group in the meeting. However, he also wanted to point out that recent data indicate home sales have slowed down significantly due to three factors: an increase in housing prices, lack of inventory, and the recent rise in mortgage interest rates. Discussion followed which indicated the targeted residents factored into that with possible saturation levels with high end apartments and affordable housing continuing as a concern.

Updates and Announcements

- Hector Faulk announced Dallas County Job Fair scheduled for Saturday, June 25, 2022, from 9am-12pm and encouraged the group to inform others who may be interested in employment with Dallas County.

- MDHA's Hard Conversations will feature a discussion with authors Gregg Colburn and Clayton Page Aldern of their book Homelessness Is a Housing Problem on Friday, June 24 through a virtual event. Register at MDHA website.

The meeting was adjourned with words of maintaining the efforts by Dr. Daniel.

Next Meeting: August 25, 2022



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

St. Jude Project

- The St. Jude staff is working to fill two vacancies. I will keep everyone posted with the outcome.

FUSE Project

July 2022 Jail FUSE Data

Total Clients Triaged for FUSE			375
Referral Source			
Jail FUSE Navigator Triage	332	NTBHA Living Room Referral	0
Defense Attorney Referral	6	Shelter/Street FUSE Navigator Referral	14
Another Referral Source	15	Pretrial Referral	8
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	11	Client didn't qualify for FUSE	158
Immigration Hold	11	Client report not being Homeless	5
Released (i.e., Posted Bond)	47	Qualified referred by Shelters/Street Outreach	5
FUSE bond denied	2		
Pending Client Referrals			
Waiting on info, Waiting on Bond to Post, and pending attorney response	108	In Quarantine/Medical/Interview Pending	7
Total Released from Jail to FUSE			15
Placed in Housing			
Austin Street Center	6	The Bridge	8
Salvation Army	1	Referred by Street Outreach	5
Other	1	No Response	0
Not Placed in Housing			
Austin Street Center	2	The Bridge	3
Salvation Army	0	Other	1
No Response	0	Client Abscond/Did Not Connect	10
Housed or placed on the Housing Priority List or Info sent to MDHA			8

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

- Notice of award should be announced on or before September 30, 2022 for the BJA opportunity. Will keep everyone posted if grant has been awarded.

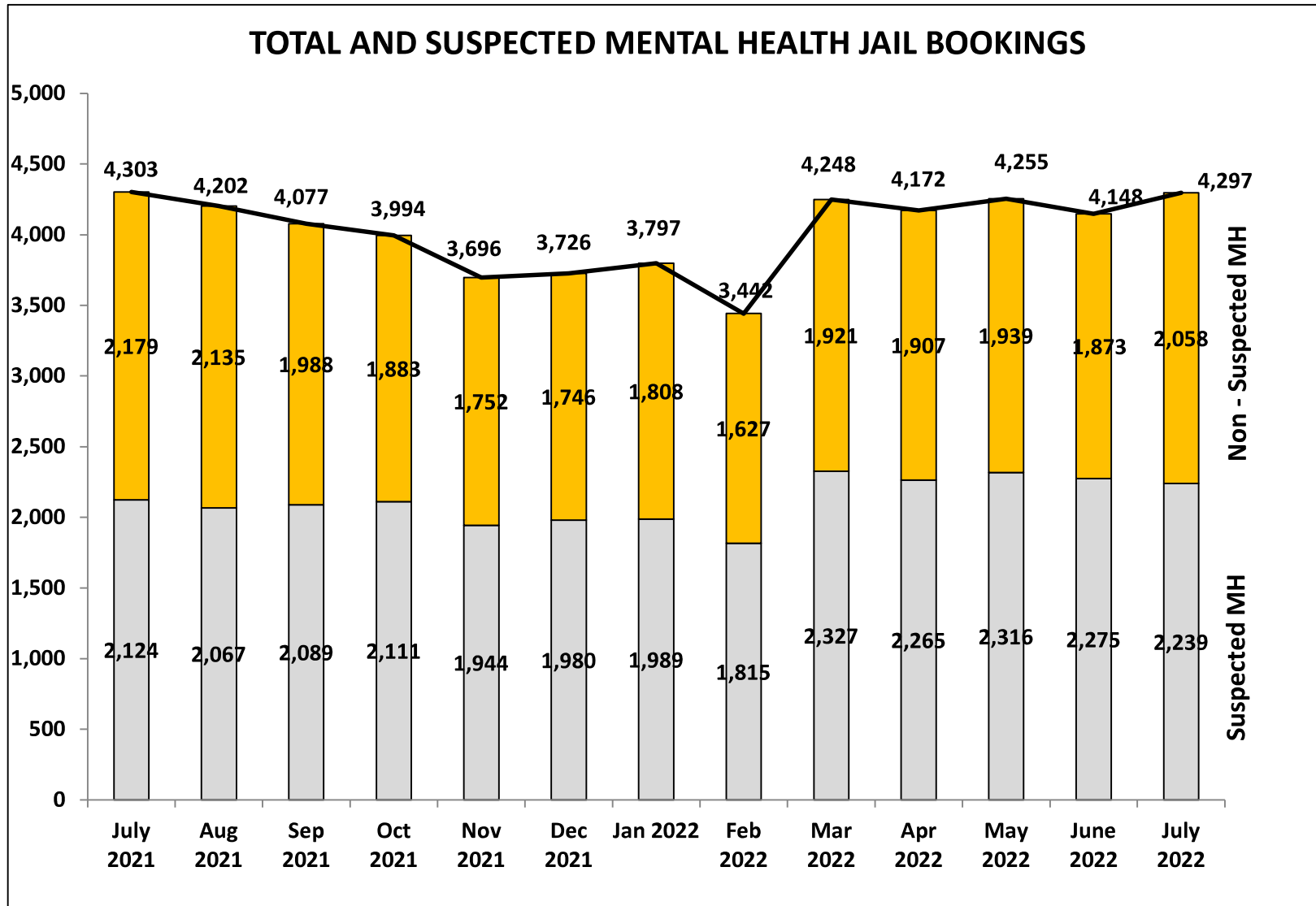
Dallas Connector Project (DCP) Dallas County Client Utilization – Transport to the NTBHA LR from the Jail and or the LR to the FUSE Shelters

July 2022	
Total Client Activity	
Transported by the Connector	15

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

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

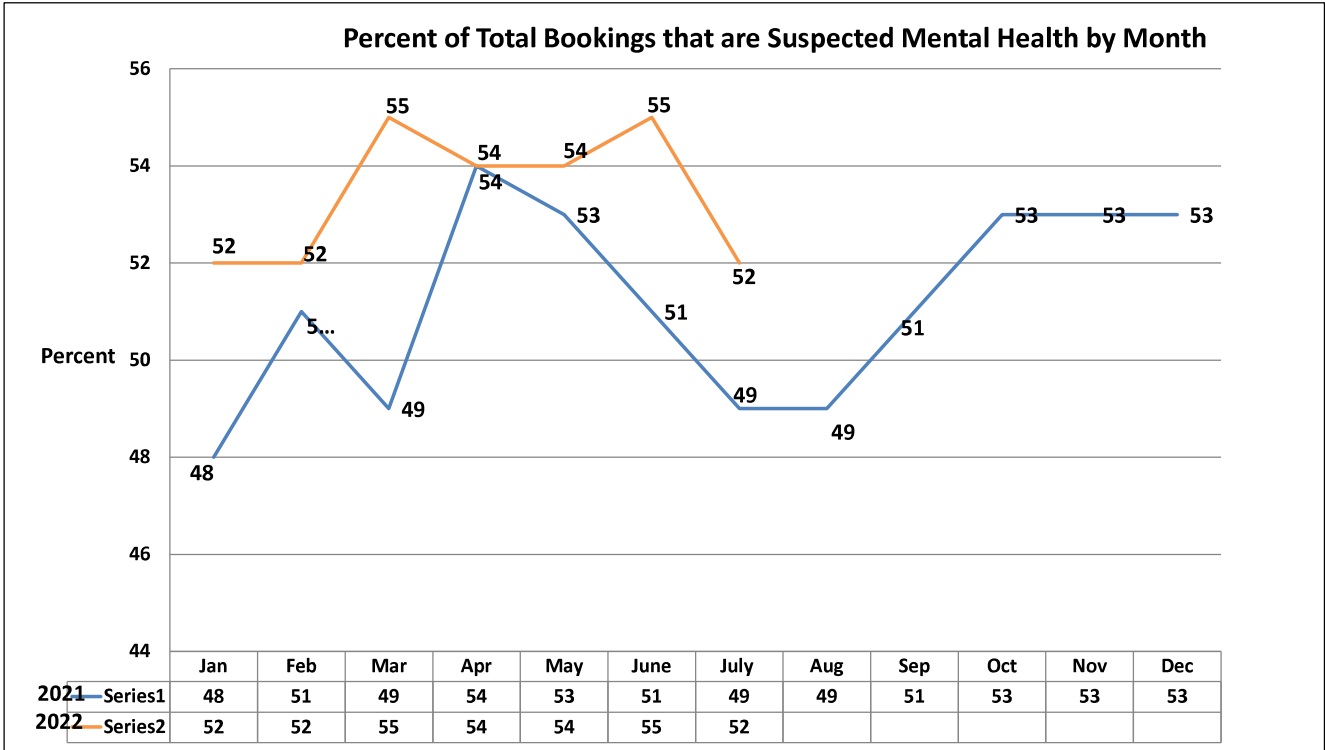
July 2022 Homeless Report Snapshot



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
June 22 to July 22	4148 to 4297 - Increase 149	2275 to 2239- Decrease 40



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Breakdown and Avg LOS - June 2022 to July 2022

Month/Yr	Category	Total Bookings	Percent	Percent Note
June 2022	Suspected MH	2,275	55%	% of total bookings [4,148]
	Homeless	447	11%	% of total bookings [4,148]
	Homeless w/Suspected MH flag	321	72%	% of total homeless [447]

Month/Yr	Category	Total Bookings	Percent	Percent Note
July 2022	Suspected MH	2,239	52%	% of total bookings [4,297]
	Homeless	478	11%	% of total bookings [4,297]
	Homeless w/Suspected MH flag	339	71%	% of total homeless [478]

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
June 2022	7	9
July 2022	7	9

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Primary Offense Categories - June 2022 to July 2022				
Offense Categories	June 2022 total	June 2022 %	July 2022 total	July 2022 %
Arson	0	0.0%	1	0.2%
Assaultive	50	11.2%	48	10.0%
Burglary	15	3.4%	18	3.8%
Criminal Mischief	12	2.7%	12	2.5%
Criminal Trespass	81	18.1%	77	16.1%
Drug/Alcohol	91	20.4%	106	22.2%
Evading	15	3.4%	11	2.3%
False Info/Fail to Identify	18	4.0%	20	4.2%
Fraud	2	0.4%	6	1.3%
HOLDS	54	12.1%	76	15.9%
Murder	1	0.2%	0	0.0%
Other	41	9.2%	38	7.9%
Prostitution	0	0.0%	1	0.2%
Resist	5	1.1%	6	1.3%
Robbery	12	2.7%	4	0.8%
Sexual Offense	11	2.5%	8	1.7%
Theft	28	6.3%	26	5.4%
UUMV	11	2.5%	20	4.2%
TOTAL	447	100.0%	478	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)

Family Gateway - Access Point Report: Period Ending July 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.

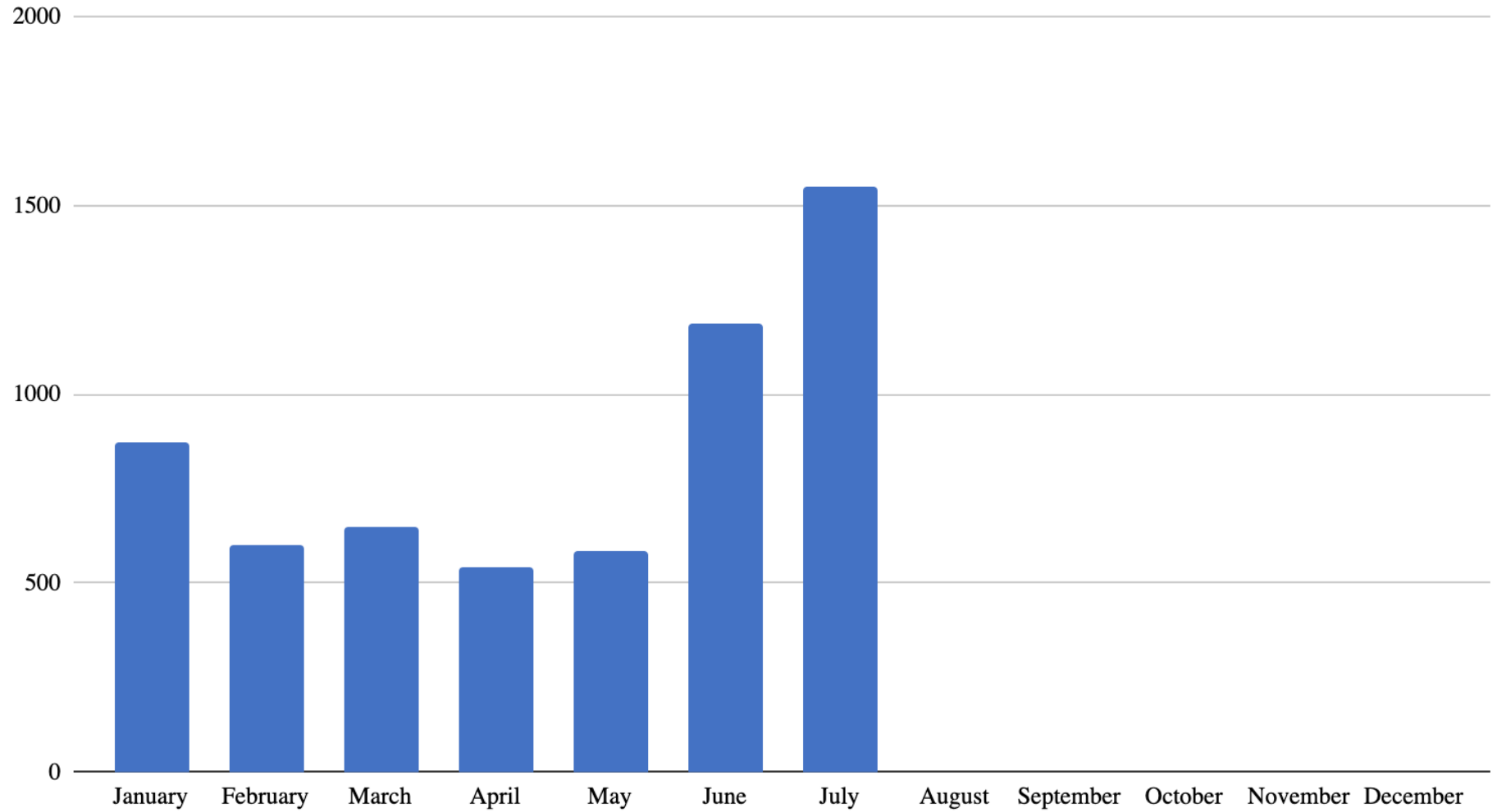
Pre-Screening Results – Every caller/walk-in/website inquirer receives the same pre-screening questions to help us determine the urgency of need so that the appropriate intervention can be matched. Non-urgent callers receive a Resource Packet to connect them to community resources. Those not residing 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.
- **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.

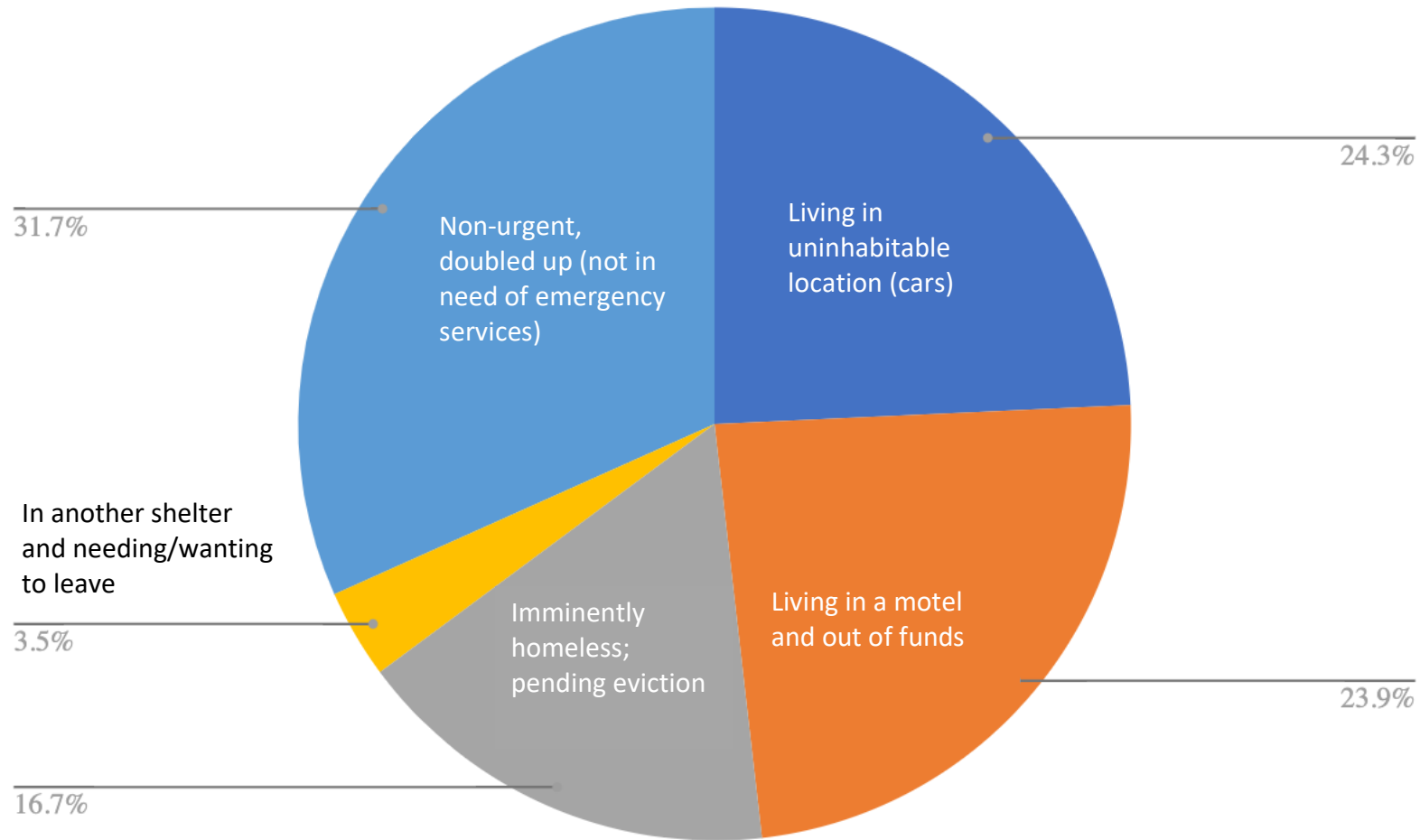
Hotel overflow – When all family shelters are full or when there is a mismatch of family type to an open shelter room, we overflow into a hotel setting.

Call Center Volume –

Family Gateway Access Point 2022 Call Volume



Pre-Screening Results to Determine Triage of Most Critical First (2022)



- % of callers being evicted is highest in 2 years

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	9	40	63	94					

As of mid August 2022, we have 50 families (capacity 50) at Family Gateway North (the former Candlewood Suites), 35 families (capacity 35) at Family Gateway Downtown, and 14 families (capacity 14) at Family Gateway @ The Salvation Army. We currently have **45 families** in a hotel awaiting shelter whose family size is a mismatch for available shelter space.

The number of new families who could not be diverted in July 2022 **and who required shelter = 102 families** (up from an average of 30 new families needing shelter each month in pre-pandemic times).

Key Federal Metrics	Benchmark	Overall 2021	Jan 2022	Feb 2022	March 2022	April 2022	May 2022	June 2022	July 2022
Average length of stay in shelter (days)	30	61	83	81	93	81	77	76	72
Shelter utilization as compared to 100% capacity	100%	110%	115%	120%	100%	100%	129%	108%	105%
% of those who exited from shelter who moved to + housing	65%	90%	98%	76%	83%	77%	65%	81%	79%
% of families in housing with increased income	20%	57%	57%	57%	48%	53%	51%	50%	50%
% who exit our housing to a destination other than homelessness	77%	99%	73%	97%	100%	99%	96%	99%	99%



Trends in Family Homelessness

Background

At Family Gateway, we serve families with children who are experiencing or near homelessness. We triage all family calls to the Homeless Crisis Helpline for Dallas and Collin County to determine the best intervention for each family. This leadership role gives us insight into the state of family homelessness in our community. With our data, we have noticed certain trends when comparing the first six months of 2019 - 2022.

The Data: *January - June of each year*

1 st Six Months Experience	2022	2021	2020	2019
<i>Call Volume</i>	4437	1828	1662	2252
<i># Living In Uninhabitable Location (cars, etc.)</i>	530	278	258	527
<i># In Hotels Paid by Self</i>	531	282	248	248
<i># Imminently Homeless (pending eviction)</i>	337	72	84	138
<i># Of New Families Requiring Shelter</i>	306	238	264	188

What does this mean?

- We are seeing more than double the call volume in the first six months of 2022 when compared to 2021.
- We are also seeing more than double the number of families reporting they are sleeping in their vehicles and almost double the number of families reporting they are in motels and out of funds.
- The number of families reporting that they are imminently homeless/pending an eviction is 5 times higher than the first six months of last year.
- The number of families who could not be diverted and who required shelter is up from 238 families in the first six months of 2021 (approximately 40 new families/month) to more than 50 new families/month this year.
 - Pre-pandemic, the number of new families requiring shelter in the first six months of 2019 was 188 families (31 families/month).

What is Family Gateway doing to help?

- Participating heavily in the Dallas Rental Assistance Collaborative and using other private funds to try to keep families in their homes
- Overflowing into hotels when family shelter space is full so families don't return to sleeping in their cars or on the street

DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

DFW Multifamily Update, 2nd Qtr. 2022

By Jim Mattingly, Principal, LUMA Residential

Monthly rental rates continued to increase, up 4.5% for the quarter and up 18.1% over the previous 12 months. The delivery of new units (7,536) was more than double the previous quarter, but fewer than expected. The number of new units in the pipeline remains robust. The number of new units absorbed (3,185) during the quarter was down slightly from the previous quarter and was less than half of the number of units delivered. Average occupancy (92.7%) fell ½%. The combination of rising single family home prices in the DFW area and rising interest rates is making it more difficult for the average home buyer to afford a SF home. The median sales price was \$428,000, up 20.8% on an annual basis, and interest rates rose to 5.27%. The good news is that median family income (\$97,400) in the DFW area increased 9.4% and new jobs added in the first half of the year total 118,000 and 293,900 for the previous 12 months.

ALN Apartment Data reports that the average ending 2nd quarter DFW area 2022 apartment occupancy level was 92.7%, up 1.5% for the year and down .50% for the quarter. The reported percentage occupied includes new apartments in lease-up. The average occupancy for stabilized properties is more likely 94%+.

Absorption continued its downward trend in the 2nd qtr. Apartment completions out-paced unit absorption by a better than 2 to 1 margin. 7,536 apartment units were delivered and 3,185 were absorbed. This represents a dramatic decline in units absorbed from the 2nd qtr. of 2021, when a record 18,011 units were absorbed. For the year ending June 2022, 21,792 new apartments were delivered, and 30,453 units were absorbed. Unit absorption is down 7.5% from the same period last year when 31,620 units were delivered, and 37,301 units were absorbed.

The 7,536 units delivered in the 2nd qtr. is less than the 12,000 that was expected. Those units are now expected to be delivered in the 3rd qtr., bringing total expected new apartments during the 3rd quarter of this year to approximately 12,500, followed by 4,500 new units for the 4th qtr. and 5,000 units in the 1st qtr. of 2023. There are a total of 87,369 units in the pre-construction phase of development, 35,350 units under construction, 16,015 units in construction lease up and 12,010 units in lease-up.

The submarkets with the most units in the pipeline are Frisco/The Colony/Little Elm at 13,761, McKinney/Allen/Fairview at 8,590 units, Central Fort Worth at 6,909 units, North Fort Worth at 6,757 and Southwest Dallas/Oak Cliff/Sunset at 6,737. Together these 5 submarkets account for a total of 42,754 new units in the pipeline.

Asking monthly rental rates (\$1,534) increased 4.5% during the quarter and were up 18.1% over the previous 12 months. The average effective rental rate was reported at \$1,527. The largest rent increases for the quarter were reported in Denton/Corinth (\$1,379), 6.8%, White Rock East/Buckner/Ferguson (\$1,196), 6.4%, Carrollton North/Hebron (\$1,502), 2.5%, Southwest Dallas/Oak Cliff/Sunset (\$1,468), 2.6%, South Fort Worth (\$1,298), 2.7%.