

# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

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

April 26, 2023 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 22, 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

- Housing Forward Update
- Pretrial Diversion and MH screening
- Dallas Connector
- Homeward Bound, Crisis Residential & Respite Services
- Youth Housing
- Family Housing
- Mattingly Report

### 3. Next Steps

### 4. Next Meeting: April 26, 2023

**Dallas County Administration, 500 Elm Street, 7<sup>th</sup> Floor, Dallas Texas 75202**

**March 22, 2023 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, Dallas County Commissioner; Doug Denton, Homeward Bound; Erin Moore, Dallas County; Tzegabrhan Kidane, Dallas County; Aaron White, Dallas County I.T.; Amy Gill, Volunteers of America Texas; Charles Reed, Dallas County; Eric McCarty, NTBHA; Krystal Lotspeich, CitySquare; Laura Edwards, DCCJ; Latoya Jenkins, Dallas County; Thomas Lewis, DCHHS; Dr. Philip Huang, DCHHS; Charlene Randolph, DCCJ; Lisa Marshall, City Citizen Homeless Commission; Sara Craig, Housing Forward; Darcy Cohen, Dallas County; Christina Torre, Dallas County; Sarah Masih, Salvation Army; Jim Mattingly, LumaCorp, Kimberly Onofre, Sharing Life Ministries

***Dr. Daniel opened the meeting and attendees introduced themselves.***

**CALL TO ORDER:** The minutes were approved with no change.

**GOVERNANCE**

Dallas Area Partnership to End and Prevent Homelessness:

Commissioner Daniel reported the Dallas Area Partnership met on March 2<sup>nd</sup> and stated many things were in process. Member are working to build affordable housing, address evictions, and continue to keep people in housing. They are aware of how the homeless and housing space has changed in the last five years and the change in the Partnership's role in that space.

Dallas County Homeless Advisory Committee:

Dr. Philip Huang reported that the Dallas County Homeless Advisory Committee met on March 20, 2023. Dr. Huang stated they've been updating the status of COVID hospitalization, flu, and other issues which have all been improving. He reported on the emergency housing voucher program being opened for just a couple of days. Dr. Huang stated that a health economist is analyzing the different cost models for homelessness in Dallas County, and they've presented an initial draft for Dallas County. With this new study, it is believed a new baseline can be established.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Janie Metzinger was unavailable, but the report is in the packet.

Other Legislative Comments:

Doug Denton from the Deflection Center stated Representative Rose put a rider on a House appropriations bill regarding increasing the treatment rates for substance abuse, and it has a good chance of survival. The way the bill is set up, it may require a new rate study to determine the cost of indigent care. He also spoke about a recovery home bill that points toward the certification of recovery homes from falling under city ordinances to become a "boarding home." He's asked for clarification of the language because it could push everybody into transitional housing.

Lisa Marshall from City Citizen Homeless Commission reported that some of the prison re-entry programs are concerned because they are currently in transitional housing, and this could push them into boarding home status. She also noted there are more regulations in boarding homes than transitional living and this could have the potential for tighter regulations. Doug explained the law states that a licensed chemical dependency treatment facility can not make a referral to anything but a certified recovery home and there are only a few of those available.

Additionally, Charles Reed reported that there are over 8,000 bills in the legislature, and they normally only pass 1,000 bills. Therefore, the more bills that are filed, the more dead bills there are. He says stay vigilant because bills are put as riders on other bills. So, make sure you are aware of the entire bill.

## RESOURCES

Shelter Discussions: A representative was not available for the meeting. The report will be given at next month's meeting.

NTBHA: Eric McCarty

Eric McCarty shared they are currently subsidizing 35 active households through their Tenant Based Rental Assistance (TBRA). The program is designed to assist with rent for 24 months along with security deposit payments. They are also administering the COVID 19 emergency supplemental housing fund grant which can go back as far as September 2022 and pay up to 12 months. Sustainability is written into the grant, and they are having some issues getting people to understand that. Three to four million dollars are still available where they can assist with staffing needs, transportation such as agency vehicles, furniture, rental assistance, and security deposits. They must have a substance use disorder or mental health diagnosis along with a notice to vacate to expedite the process. A one-page online referral is needed along with supporting documents to push the process forward. He also expressed that those being released from jail may report to The Living Room to be assessed for services through the supplemental grant.

Charles Reed asked if they still had rental assistance funding available because the county has used all its \$60 million quickly. He asked that since Dallas County has an application backlog, could those applicants be sent to NTBHA. Eric stated they must go online and complete that online referral form.

Housing Navigator: Laura Edwards, Dallas County

The report is in the packet, and everything is going ok. Their partner meeting occurred today, and they talked about the future funding of the program.

Homeless Jail Dashboard: Laura Edwards, Dallas County

The report is provided to the group in the meeting packet. Eric McCarty reported that NTBHA's Living Room is still available to those individuals who are coming out of jail.

Housing Authority Report: Thomas Lewis, Dallas County HHS

Thomas Lewis reported that the Emergency Housing Voucher (EHV) had 124 vouchers allocated by HUD. 113 homeless individuals were leased up and 9 open vouchers are available. 40 project-based units are available through a partnership with St Jude Park Central and the Dallas County Housing Authority. A new initiative is being discussed that will investigate foster children aged 18-24 leaving the foster facilities. With these new initiatives, it is hoped that the Housing Authority will begin to dispense vouchers on behalf of themselves instead of allocating them to other programs for distribution.

CARES Act/ARPA Funds: Charles Reed, Dallas County

Charles Reed reported on the status of ARPA funding that we have allocated all of it, and what has not been allocated, will be soon. The EHAP (Emergency Housing Assistance Program) funding has been exhausted. An expansive RFP process for the nonprofit community was submitted and 34 of those organizations were awarded. Twelve of the 34 that were awarded were doing some form of rental, transitional, or permanent supportive housing assistance and that was about 30% of the total allocation. The process of drawing down those funds has started, and many organizations are already providing services and submitting for reimbursements. As far as sustainability goes, a scoring system was used to measure how the organizations will be sustained once funding ends. The county feels that the organizations that have been awarded have good sustainability plans.

## PROJECTS AND INDUSTRY UPDATES

Housing Forward updates: Sara Craig, Housing Forward

Sara Craig reported that the annual State of Homelessness address will occur on April 13<sup>th</sup>. The in-person component is sold out, but the meeting will be lived streamed and recorded. They also released their impact report with a digital QR code, and a printed copy will be available. The coordinated access team is also posting meetings about how people can connect to the coordinated access system and get on the pathway to housing. They are trying to increase their access points across communities. The Homeless Alliance Forum is back and happens on the third Friday in the month at 9:30am at the Dallas Public Central Library Downtown. At this forum, issues and concerns are addressed such as identification needs, and information is being exchanged to see if the programming is meeting the needs of recipients.

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

Laura Edwards stated that everything is continuing to go well. She reported that they continue to connect jail releases with NTBHA's Living Room for housing needs. They are also connecting those who need medically assisted treatment for opioid use with Homeward Bound.

Dallas Connector: Daniel Roby, Austin Street

Report will be given at next month's meeting.

Homeward Bound: Doug Denton, Homeward Bound

Doug reported that the report was in the back of the packet. In February, they had 21 cases referred to them. When the report was turned in in March, there were 8 cases, and since then, there has been 1 or 2 people referred each day. It has been difficult getting the information through the various layers to the street officers who are transporting. The report that the Dallas County Criminal Justice department sends out shows the people who are booked into the jail for criminal trespass that are homeless has reduced from the 80s last summer to the 60s and as low as the high 40s. The officers they can connect with are getting the message. They went around to the various agencies and spoke with the mid management lieutenants and captains, who said they would get the word out to the patrol officers, but some officers are still not aware of it. The District Attorney's office is helping with a staff person to inform agencies about the Deflection Center. The suburban cities that have jails would rather take clients to the local jail than to bring them down to the Deflection Center. They are trying to coordinate and educate over 30 law enforcement agencies about the center. They are optimistic that with the help of the District Attorney's involvement, they will see the numbers increase. He confirmed that many are not staying there. Sixteen beds are available, but they are placing people in safe spaces within a quick turnaround time.

Youth Housing: Josh Cogan, A Way Home America

Josh Cogan provided a write up on federal youth legislative updates that was included in the packet. He provided information on a webinar entitled "Trash and Treasure" where Texas State Legislators were invited to speak.

Family Housing: Ellen Magnis, Family Gateway

Ellen Magnis was unavailable for the meeting but did provide a report on the Longitudinal look at the Impact of homelessness on families. In the report, it recognizes that what is done for the individual looks different than what needs to be done for families. She has been increasing the locations for emergency shelters. She has also received funding from the City of Dallas and Dallas County to place families in hotels, which keeps them out of their cars and out of the parks.

Mattingly Report: Jim Mattingly, Lumacorp

Mr. Mattingly reports that he will do their quarterly report next month. He did report that Luma residential is working with an organization out of Seattle on the MOU that will allow them to make some apartments units part of Housing Forwards' Rapid Rehousing Program. The purpose of the MOU is to help them overcome some of the barriers the companies in the conventional housing sector have that make it difficult to work with these types of programs. He hopes to report more on the project next month.

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

***Next Meeting: April 26, 2023***



## NTBHA Housing Programs Overview 4/21/2023

### **TBRA (Tenant-Based Rental Assistance)**

<b>PWD – Dallas County: Currently Serving (29) Households</b>	<b>\$833,368.00</b>
18 Active Households	
11 Searching for units.	
(\$55,783.00 Available)	
<b>TBRA General –Denton, Ellis, Hunt, Kaufman, Rockwall, Navarro Counties (7)</b>	<b>\$200,769.00</b>
6 Active	
1 Pending Unit Approval	
(\$15,307,999.38 Available) These funds can only be used to fund projects in the cities Of Addison, DeSoto, Richardson and Rowlett within Dallas County.	
Total TBRA Funds Reserved	<b>\$1,034,137.00</b>

### **COVID-19 Supplemental Grant**

#### **1. Prioritized Populations:**

- a. Individuals present and/or residing in the Texas county(ies) included in a state disaster declaration pursuant to Texas Government Code
- b. Individuals experiencing housing instability or homelessness.
- c. Children and adolescents in foster care.

#### **2. Service Limitations:**

Services are limited to those specified in the Texas Resiliency and Recovery Utilization Management Guidelines. HHSC may limit use of funding on specific services based on needs surrounding the disaster. HHSC will outline any service limitations within the NTP.

- 3.** Applicants must have a behavioral health or SUD condition and at minimum provide a notice to vacate or eviction notice before NTBHA can proceed with payment. Other needed documents consist of a current rent ledger and W9 taxpayer ID form from the property. The W9 form allows NTBHA to set a vendor profile for payment purposes.





**FUSE Project**

**March 2023 Jail FUSE Data**

<b>March 2023 Jail FUSE Data</b>		<b>Total Clients Triaged for FUSE</b>		<b>318</b>
<b>Referral Source</b>				
Jail FUSE Navigator Triage	<b>272</b>	NTBHA Living Room Referral		<b>0</b>
Defense Attorney Referral	<b>5</b>	Shelter/Street FUSE Navigator Referral		<b>11</b>
Another Referral Source	<b>22</b>	Pretrial Referral		<b>8</b>
<b>Client Triage/Referral Outcomes</b>				
Released to Another Program or Agency	<b>22</b>	Referral Banned from Shelter		<b>0</b>
Client Refused to be interviewed or Participate or Interview attempt	<b>4</b>	Client didn't qualify for FUSE		<b>130</b>
Immigration Hold	<b>2</b>	Client report not being Homeless		<b>3</b>
Released (i.e., Posted Bond)	<b>70</b>	Qualified referred by Shelters/Street Outreach		<b>7</b>
FUSE bond denied	<b>1</b>			
<b>Pending Client Referrals</b>				
Waiting on info, Waiting on Bond to Post, and pending attorney response	<b>57</b>	In Quarantine/Medical/Interview Pending		<b>9</b>
<b>Total Released from Jail to FUSE</b>				<b>13</b>
<b>Shelter Assignment</b>				
Austin Street Center	<b>5</b>	The Bridge		<b>7</b>
Salvation Army	<b>1</b>	Referred to or by Street Outreach		<b>0</b>
Other	<b>0</b>	No Response		<b>0</b>
<b>Shelter Connection Rate</b>				
Austin Street Center	<b>4</b>	The Bridge		<b>6</b>
Salvation Army	<b>1</b>	Other		<b>0</b>
No Response	<b>0</b>	Client Abscond/Did Not Connect		<b>2</b>
<b>Housed or placed</b>				<b>8</b>
<b>Housing Priority List or Info sent to MDHA</b>				<b>0</b>

**St. Jude Project**

2920 Forest Ln, Dallas, TX 75234	104 Units	Dallas County has 13 allocated beds	Housing is for Seniors +55 years old
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- All 13-Dallas County beds are occupied.

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

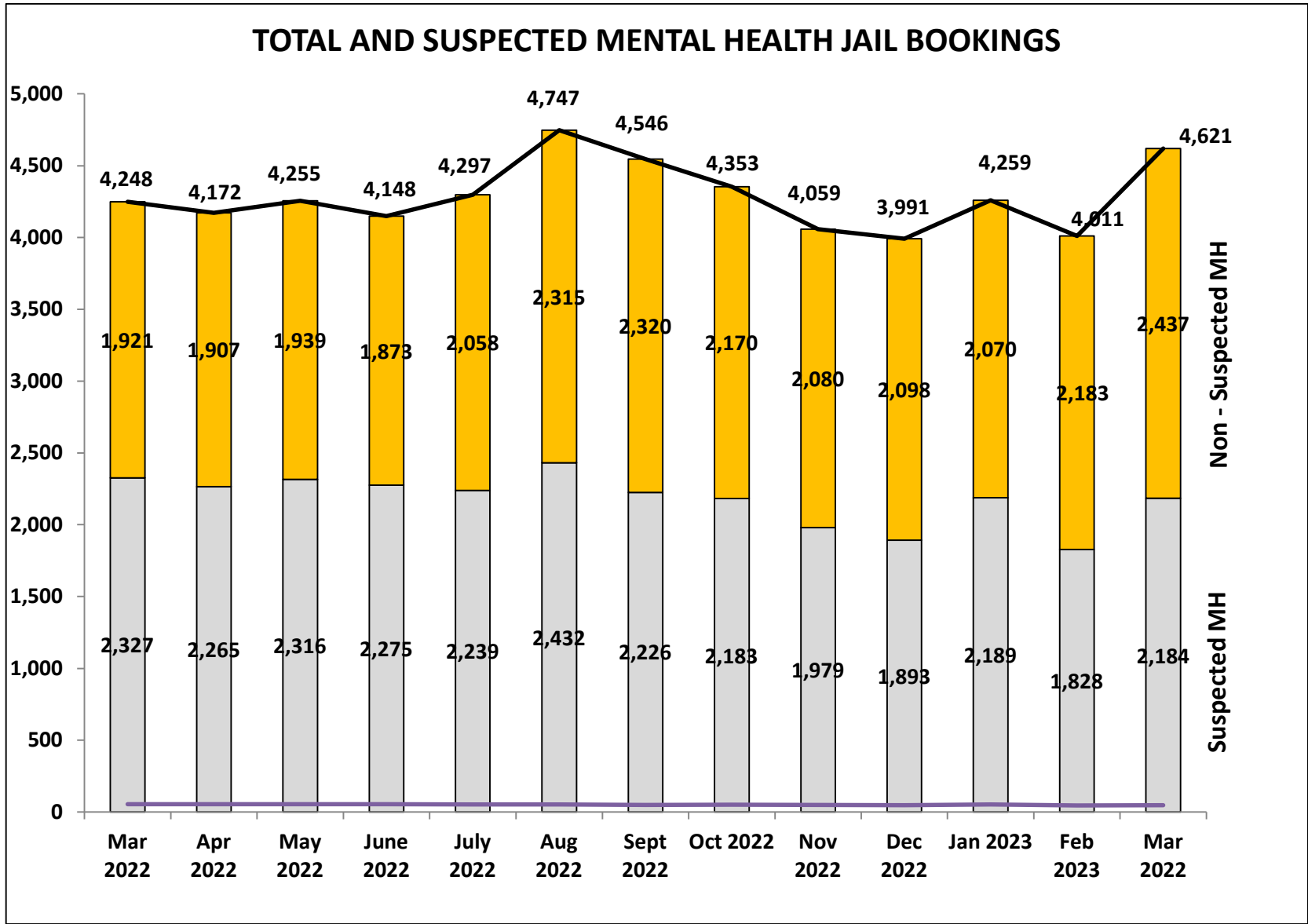
- The Procurement specifications (specs) to begin the bidding process for the Bureau of Justice Assistance (BJA) FY 22 Second Chance Act Pay for Success Initiative grant funding award will be completed this week to hopefully send to procurement.

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

The NTBHA Livingroom (LR) Staff conducted jail releases for individuals going to the Livingroom and Austin Street's report would contain the March 2023 jail data.

# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## MAR 2023 Homeless Report Snapshot







# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Breakdown and Avg LOS - Feb 2023 to Mar 2023

Month/Yr	Category	Total Bookings	Percent	Percent Note
Feb 2023	Suspected MH	1,828	46%	% of total bookings [4,011]
	Homeless	431	11%	% of total bookings [4,011]
	Homeless w/Suspected MH flag	252	58%	% of total homeless [431]

Month/Yr	Category	Total Bookings	Percent	Percent Note
Mar 2023	Suspected MH	2,184	47%	% of total bookings [4,621]
	Homeless	472	10%	% of total bookings [4,621]
	Homeless w/Suspected MH flag	335	71%	% of total homeless [472]

Month-to-Month Category Total Differences	
Total Suspected MH	Increased by 356
Total Homeless	Increased by 41
Total Homeless w/Suspected MH flag	Increased by 83

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Feb 2023	6	9
Mar 2023	7	9

# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Primary Offense Categories - Feb 2023 to Mar 2023

Offense Categories	Feb 2023 total	Feb 2023 %	Mar 2023 total	Mar 2023 %	MTD
Arson	1	0.2%	3	0.6%	
Assaultive	51	11.8%	42	8.9%	
Burglary	20	4.6%	13	2.8%	
Criminal Mischief	9	2.1%	13	2.8%	
Criminal Trespass	77	17.9%	66	14.0%	Deceased By: 11
Drug/Alcohol	81	18.8%	122	25.8%	Increased By: 41
Evading	7	1.6%	12	2.5%	
False Info/Fail to Identify	18	4.2%	15	3.2%	
Fraud	6	1.4%	8	1.7%	
HOLDS	55	12.8%	63	13.3%	
Murder	1	0.2%	1	0.2%	
Other	27	6.3%	32	6.8%	
Prostitution	1	0.2%	1	0.2%	
Resist	3	0.7%	8	1.7%	
Robbery	9	2.1%	4	0.8%	
Sexual Offense	9	2.1%	12	2.5%	
Theft	36	8.4%	42	8.9%	
UUMV	20	4.6%	15	3.2%	
<b>TOTAL</b>	<b>431</b>	<b>100.0%</b>	<b>472</b>	<b>100.0%</b>	

**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)

**Month-to-Month Category Total Differences**

= MTD by +/- 10 bookins

## 2023 STATE OF HOMELESSNESS UPDATE

APRIL 2023

On April 13, 2023, we held our annual State of Homelessness Address, where we shared about the incredible work happening in our system. Work that could not happen without each of our partners in the All Neighbors Coalition. We are now a collection of 130+ organizations working together to make homelessness rare, brief, and non-recurring. We hope you could attend the address with the almost 600 individuals we hosted in person and online; if not, you can still view the event at <https://housingforwardntx.org/pit-count/> (or the QR code here).

We wanted to take a moment and highlight some of the exciting news we shared during our address:

- Chronic Homelessness decreased by 32%**
- Unsheltered Homelessness decreased by 14%**
- Overall Homelessness decreased by 4%**



These findings underscore the importance of continuing to invest in permanent solutions rather than temporary solutions. Homelessness decreased in areas where targeted rehousing investments were made, however, there were increases in the number of people staying in temporary housing and emergency beds as many of our providers returned to pre-pandemic levels of service. Increases in the number of people staying in temporary and crisis-based environments drove an overall increase in the count among Veterans (up 21% over last year), individuals in families (up 15 % over last year), and youth (up 18% over last year).

This demonstrates that when individuals and families seek assistance from the homeless response system, we must be equipped to offer immediate housing solutions to quickly end their experience with homelessness. When we prioritize placement into permanent housing and make wrap-around supports available, we will move the needle on homelessness and help households avoid the trauma of long episodes in crisis. Increasing temporary solutions does not solve homelessness for our vulnerable populations. We should strive to keep people with families and friends or in their current homes while we help them resolve their housing crisis.

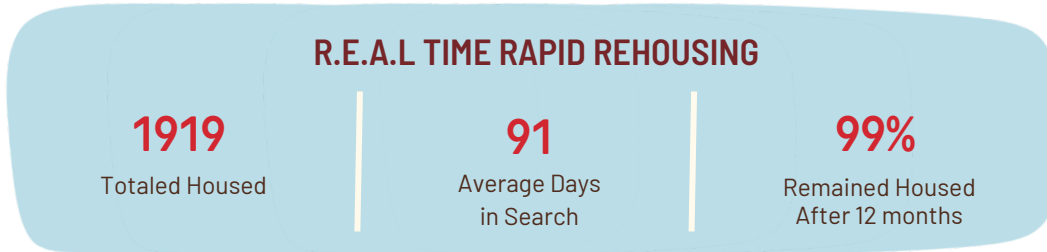
We celebrated the addition of new funding to our system with the Day One Fund (\$1.25 million), HUD Unsheltered Annual Award (\$22.8 million), and an unprecedented 20% increase in our HUD Annual Funding Award (totaling \$22 million). We also announced that we will combine these new resources within the R.E.A.L. Time Rehousing model that is proving to be successful.

With these resources the All Neighbors Coalition is launching an expansion of the current Dallas R.E.A.L. Time Rehousing initiative. Under this expanded initiative and with the use of this new funding in Diversion, Permanent Supportive Housing, and increases in our Rapid Rehousing efforts, we will continue to bring together our collective strengths around a new R.E.A.L. Time Rehousing goal to serve 6000 individuals and families by the end of 2025.

## R.E.A.L. TIME REHOUSING

(AS OF 4/18/23)

Through the recently expanded R.E.A.L. Time Rehousing initiative we are rehousing our most vulnerable neighbors experiencing homelessness. Our goal is to rehouse 6,000 individuals by the end of 2025 through Diversion, Permanent Supportive Housing and Rapid Rehousing efforts. It relies on the support from our private and philanthropic community for flexible funds to ensure we can remove all barriers to housing.



## UPCOMING HARD CONVERSATION

Our second Hard Conversation is here! On May 11th at 12:00pm, [join us for a conversation with Jeff Olivet, Executive Director of the United States Interagency Council on Homelessness \(USICH\), where we will discuss All In: The Federal Strategic Plan to Prevent and End Homelessness.](#)



All In sets an ambitious goal to reduce homelessness by 25% by 2025 and encourages state and local governments to use the plan as a blueprint for developing their own strategic plans and setting their own ambitious goals for 2025. Link to read All In: The Federal Strategic Plan to Prevent and End Homelessness: [https://www.usich.gov/All\\_In.pdf](https://www.usich.gov/All_In.pdf)

## ENCAMPMENT DECOMMISSIONING

(AS OF 4/19/23)

Encampment Decommissioning continues to be an innovative solution for our neighbors experiencing chronic homelessness. We are continuing to seek and build new partnerships with street outreach workers across our Dallas and Collin County footprint to increase alignment and our ability to rehouse more people out of encampments. The goal is to house our neighbors quickly while providing immediate connections to supportive services.



## UPCOMING YOUTH WORKSHOP

Attention providers serving Youth experiencing homelessness! We are hosting a Youth Workshop, specifically for providers serving unhoused Youth, including providers at local ISD's, in Healthcare and Child Welfare. In this workshop we will:

- Explore the 2023 Action Plan, Developed by the Youth Workgroup
- Define Youth Homelessness
- Look at Current Needs and Gaps
- Define What an End to Youth Homelessness Looks Like
- Create an Implementation Plan and Timeline for Achieving an End to Youth Homelessness

The Youth Workshop Part 1 is April 27th 8:30-12:00 and Part 2 is May 2nd 8:30-12:00.

Please contact Leah Williams for more information: [leah.williams@housingforwardntx.org](mailto:leah.williams@housingforwardntx.org)

If you haven't already, follow us on social media @housingforwardntx and check out our, We Are Neighbors podcast.



Point-in-Time (PIT) count, our annual census of our unhoused neighbors, a requirement under Federal Law, helps communities understand the extent of homelessness, changing trends, and the measure of their success.

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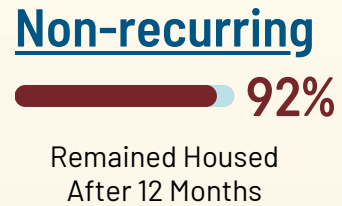
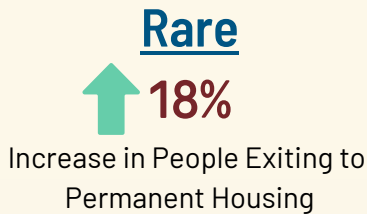
Individuals Experiencing Homelessness on a Single Night in 2023



**4% Decrease in Homelessness Overall**  
**14% Decrease in Unsheltered Homelessness**



## Homeless Services System Performance in FY 2022



## Community Trends

This year, we saw a significant decrease in the number of neighbors experiencing chronic and unsheltered homelessness, which can be attributed to our community's investment in additional rehousing resources. This underscores the importance of continuing to prioritize housing interventions that aim to end a neighbor's homelessness, rather than temporary solutions. Increases in the number of people staying in temporary housing and crisis-based environments drove an overall increase in the count among Veterans, individuals in families, and youth. This sends a clear signal that when individuals and families seek assistance from the homeless response system, we must be equipped to offer immediate housing solutions.



**Chronic Homelessness: 691**

32% Decrease Since 2022



**Veteran Homelessness: 365**

21% Increase Since 2022



**Youth Homelessness: 192**

18% Increase Since 2022

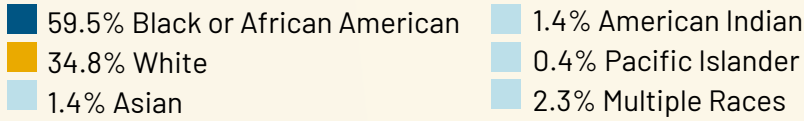
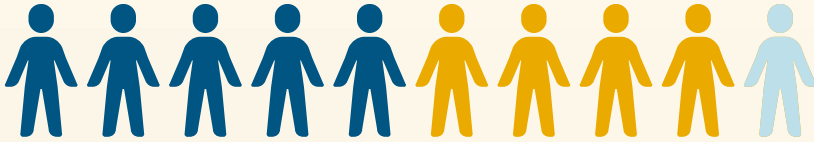


**Family Homelessness: 946**

15% Increase Since 2022

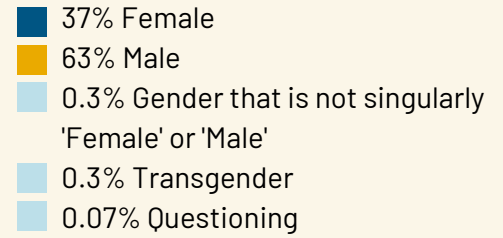


## Race Breakdown

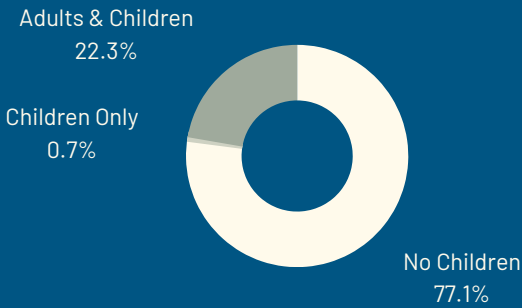


Black households make up just 20% of the general population in Dallas and Collin Counties but 59.5% of the homeless population.

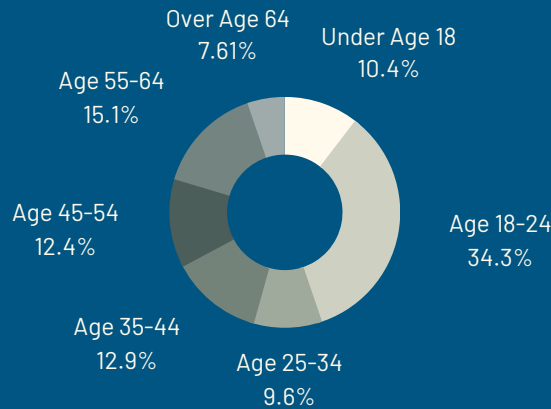
## Gender Breakdown



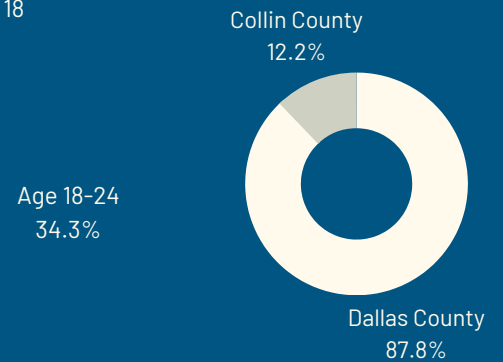
## Households



## Age Distribution



## County Breakdown



## Community Goals

**EFFECTIVELY END VETERAN HOMELESSNESS**

**SIGNIFICANTLY REDUCE CHRONIC UNSHELTERED HOMELESSNESS**

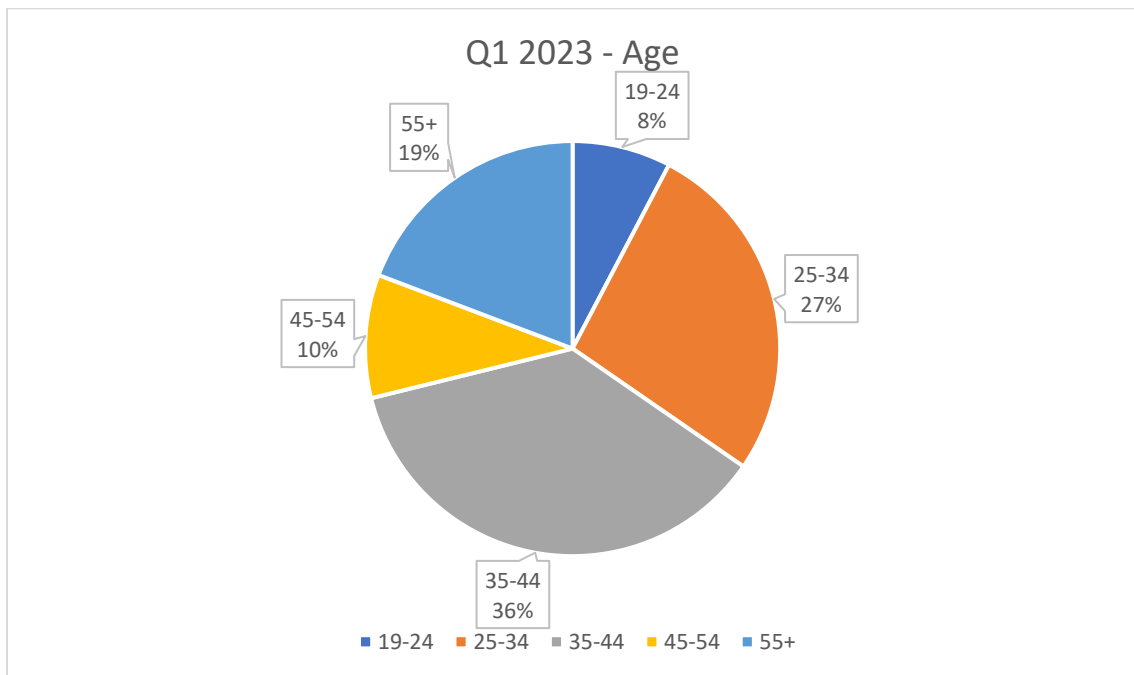
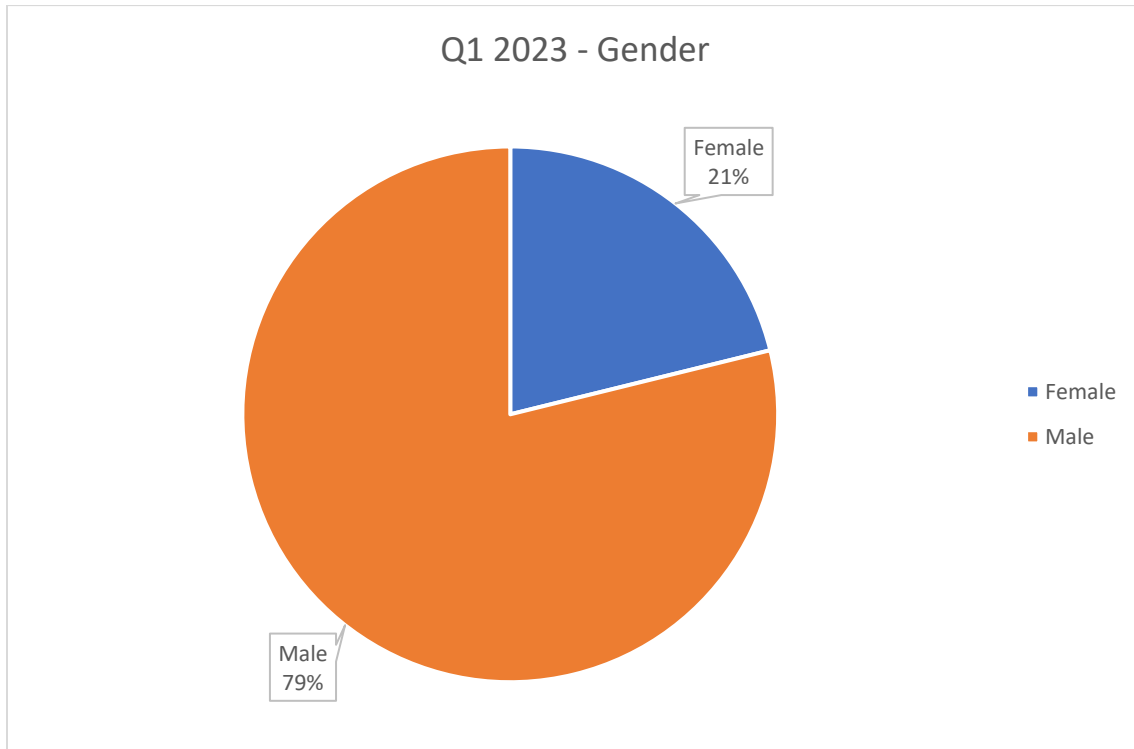
**SIGNIFICANTLY REDUCE FAMILY & YOUTH HOMELESSNESS**

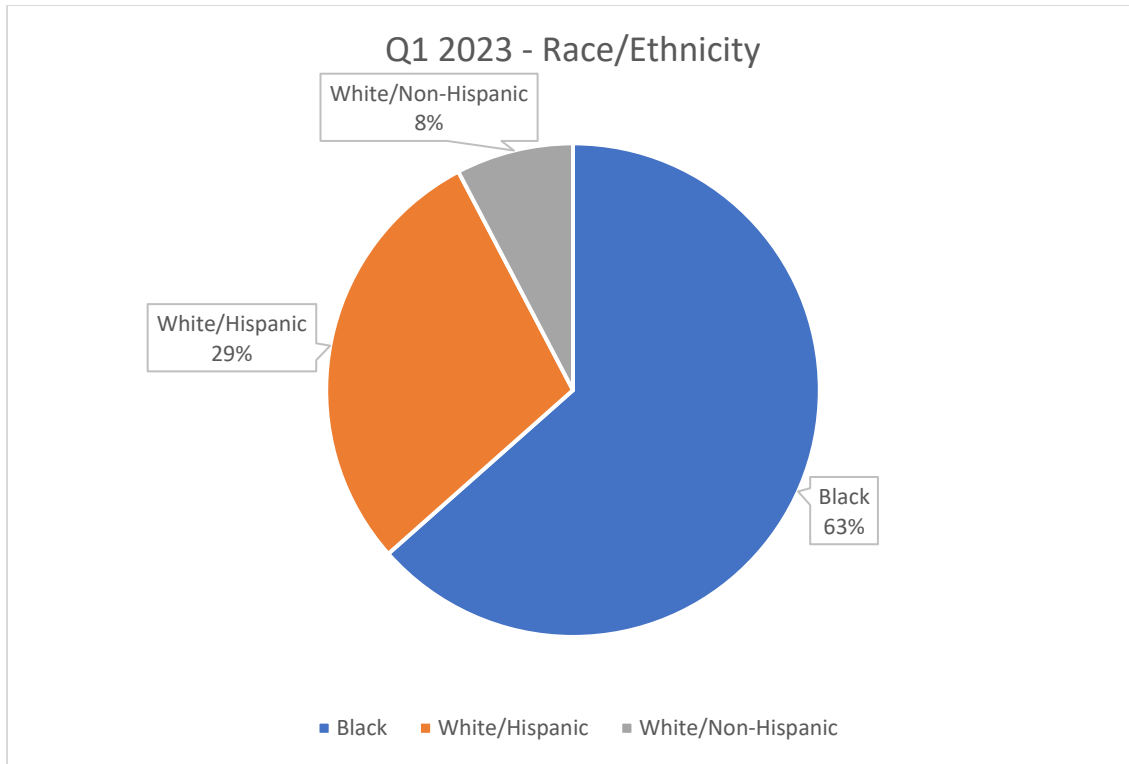
# DALLAS COUNTY DEFLECTION CENTER

2022-23	July	August	September	October	November	December	January	February	March	April	May	June	TOTAL
<b>TOTAL TRIAGED</b>	0	2	17	14	29	21	22	21	20	10	0	0	156
<b>Referral Source</b>													
Dallas PD													0
SC Div		1	4	4	4	2	3	7					25
SW Div					4	1	3	1	2	1			12
SE Div			3	1	2	4	1		1	2			14
NC Div					2	2	1	3	1	1			10
NE Div				6	5		2	1	2	1			17
NW Div			2	1	2			1	2				8
CEN Div		1	3	1	6	7	4	2	5	1			30
Right Care						1	1		1				3
Dallas Marshal - CDC			1										1
Great SW Coalition					3	1	1	1	1	1			8
SE Coalition									1				1
NTBHA MCOT							5	4	2	3			14
													0
DART PD			4		1	1			1				7
DCHD - Parkland PD				1		2	1	1	1				6
<b>TRIAGE OUTCOME</b>		2	17	14	29	21	22	21	20	10	0		
Psych Crisis Residential					1			3					4
Detox-Withdrawal Mgmt													0
Living Room-NTBHA*		1	4	6	9	2	3	1	3				29
CMHP Services													0
ACT Team						3		1					4
OTHER SUD Services							1						1
Shelter													0
Austin Street			1	1	1	1							4
Bridge													0
Salvation Army				1	2								3
Union Gospel Mission													0
Other						2			1	1			4
Home-Family		1		3	1	1	1	3	1	4			15
Boarding Home/PSH					1	1		2	3				7
Higher Level of Care													0
Behavioral Health			4		4	2	6	1	2	2			21
Physical Health			1		1	3	2	2	1				10
Veterans Administration				1			1						2
LEA Maintained Custody			2		3		1	1	2	1			10
Still in Service										1			1
Refused Services			5	2	6	6	7	7	7	1			41



N = 52





Type of Location

Location Type	Count
Bridge Homeless Shelter	1
Business	27
Flora Motel	1
Gas Station	1
hospital	2
Hotel	2
Living Room	1
parking garage	1
Residential Property	10
Roadway	1
school	1
Shelter	1
Train Station	2
TRUCK STOP	1
<b>Total</b>	<b>52</b>

DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

DFW Multifamily Update, 1<sup>st</sup> QTR, 2023

By Jim Mattingly, Principal, LUMA Residential

Monthly rental rates, reported by ALN Apartment Data, continued to fall in the 1<sup>st</sup>. quarter, down 0.3%. Rental rates remain up on an annual basis, +5.5%. Generally, the largest decline in rental rates continues to occur in sub-markets where asking rents are above average, while rents continue to increase in sub-markets where asking rents are below average.

Occupancy levels continued to decline, down 0.9% for the quarter and unit absorption remained negative during the 1st quarter. ALN Apartment Data reports 6,377 units were delivered in the 1<sup>st</sup> quarter, well below the 16,000 units forecasted. 2<sup>nd</sup> quarter deliveries are now forecast to reach 18,000, while deliveries in the following 3 quarters are expected to average below 8,000 units.

ALN Apartment Data reports that the average ending 2nd quarter DFW area 2023 apartment occupancy level was 90%, down 3.5% over the last 12 months and down 0.9% for the quarter. The reported percentage occupied includes new apartments in lease-up.

The average effective rental rate was reported at \$1,538. Significant 2nd quarter rent increases were reported in the following sub-markets: Southeast Dallas (\$1,114) +3.7%, South Arlington (\$1,260) +2.9%, Bachman Lake/Webb Chapel (\$1,122), +2.8%, Denton Corinth (\$1,487) +2.0%, and West Fort Worth (\$1,238) +1.9%.

The sub-markets with the largest decline in asking rents were East Dallas/M Streets/White Rock West (\$1,682) -2.9%, Oak Lawn/River Front/Medical Dist. (\$1,647) – 2.5%, McKinney/ Allen/Fairview (\$1,677) – 1.6%, West Plano (\$1,788) – 1.5% and Skillman/Audelia/635 (\$1,190) -1.4%.

Absorption was negative in the 2nd quarter, at -1,079. Annual absorption turned negative at – 1,748 with 26,482 units completed over the prior 12 months.

The top 5 submarkets with the most units in the pipeline remain unchanged except that Denton/Corinth changed places with Central Fort Worth. The submarkets are Frisco/The Colony/Little Elm at 17,991, North Fort Worth at 12,572, McKinney/Allen/Fairview at 11,449 units, Denton/Corinth at 9,816 and Central Fort Worth at 9,312 units.

Nationally, building permits for housing remain near the December 2022, 31 month low at 1.399 million annually. It appears that high construction costs, rising borrowing costs and flat, and in some cases, falling rental rates are leading to higher risk and less reward for developers, resulting in fewer projects entering the construction phase in the short term. Rent growth is expected to recover in 2024 and beyond. The timing of the resumption of rent growth will no doubt hinge on whether a recession develops this year and if so, how long and deep a recession occurs.