

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Dallas County Administration – 500 Elm Street, Customer Excellence Training Room 7.Y17, 7th Floor, Dallas Texas
October 25, 2023, 10:00-11:30am

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 September 27, 2023, minutes
- Dallas Area Partnership to End and Prevent Homelessness
- Dallas County Citizen 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 Update
-

c. Projects and Industry Updates

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

3. Next Meeting TBD

**Dallas County Administration, 500 Elm Street, 7th Floor, Dallas Texas 75202
September 27, 2023 Minutes**

Mission Statement: The Dallas County Behavioral Health Housing Work Group (DCBHWG), 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 DCBHWG is committed to a data driven decision-making process with a focus on data supported outcomes.

ATTENDEES: Dr. Theresa Daniel, Dallas County Commissioner; Erin Moore, Dallas County; Janie Metzinger, NTBHA; Laura Edmonds, DCCJ; Kimberly Rawls, DCCJ; Latoya Jenkins, Dallas County; David Gruber, Housing Forward; Deborah Hill, DCCJ; Larry Gordon, Downtown Inc.; Ikenna Mogbo, Metrocare; Tzeggabranhan Kidane, Dallas County; Jim Mattingly, LumaCorp, Inc.; Doug Denton, Homeward Bound; Thomas Lewis, Dallas County HHS; Keyana Brown, Dallas County CC at Law #1; Daya Turner, Dallas County CC at Law #1

Dr. Daniel opened the meeting and attendees introduced themselves. Dr. Daniel asked the new attendees representing Judge Demetria Denson and D.C. County Court of Law # 1 also known as the Backlog Court to give a brief explanation about the types of cases heard and handled within that court. It was explained that the court handles overflow cases from the Justice of the Peace Courts and they mainly hear eviction cases.

CALL TO ORDER: The minutes were approved with no changes.

GOVERNANCE

Dallas Area Partnership to End and Prevent Homelessness:

The Partnership is currently looking at the relationship between the City of Dallas and the county in the housing arena and the roles each entity plays within the partnership. On the side of Dallas County, there are currently 15 housing projects that ARPA funding has been invested in and are in process for approval by the County Commissioners. Currently 12 of the 15 different projects have been approved. Sustainability is also being explored and integrated into the projects as well.

Dallas County Homeless Advisory Committee:

Homeless Advisory committee met and there was discussion regarding the new Covid strain and Mpox and their effects on the homeless population. There was also a comprehensive update of the Health and Human Services department's Eviction Diversion Program (EDP) and where it stands with Covid funding and distribution. To date, \$1.7 million dollars has been obligated with 806 pre-eviction diversion interventions and 281 are approved/eligible for funding. There has been a total of 32,000 eviction cases filed and 1,800 diversions completed. Total funds obligated for both programs were \$13,392,000 and all funds have been obligated. This past August was the third highest month for eviction filings falling behind December 2022 and April 2023. There is also another Community First project in development in Ellis County which brings the total to three projects that are in process.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Janie Metzinger stated in her reporting that she went back to the last five legislatures to track the behavioral health expenditures across state agencies and departments. In doing so, this created transparency of what is being spent on behavioral health. There have been some increases in funding for substance abuse services. With the success of different community based behavioral health programs, more grant funding has become available for communities to continue those projects to address behavioral health needs.

RESOURCES

Shelter Discussions: Daniel Roby, Austin Street Shelter

Daniel Roby was unavailable for the meeting and a report will be provided at the next meeting.

NTBHA: Eric McCarty, NTBHA

Eric McCarty was unavailable for the meeting and a report will be provided at the next meeting.

Housing Navigator: Kimberly Rawls, Dallas County

Kimberly Rawls stated the report is in the packet and the FUSE partners are working to reconstruct the program with a new program model and budget. They are about 95% complete with both the budget and model for any future funding opportunities. The number of clients served has decreased due to shelters being filled with decreased availability. The St. Jude project has one vacancy that they are working to get filled. The team is also working on the deliverables for the Bureau of Justice Assistance (BJA) to move forward with the procurement process for bidding. The goal is to begin the bidding process within the next couple of months. The Connector is running well on their end.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Kimberly Rawls reported the jail data is available in the packet. The categories remain consistent from July to August for the unsheltered primary offenses. The criminal trespass category did see a decrease in 24 people and that may be attributed to the work being done at the Deflection Center. Laura Edmonds stated that there are some conversations regarding expanding the time the Deflection Center is operational and research is being conducted to determine if that option is viable.

Housing Authority Report: Thomas Lewis, Dallas County HHS

Thomas Lewis reported that as of today, they have met the contractual agreement with HUD and have issued the 124 emergency housing vouchers allocated with 119 housed and 5 searching. They are hopeful that within the next few months HUD will reallocate more housing vouchers to the department from other agencies that were not able to meet the requirements. A new venture is underway, and the housing authority is in partnership with Housing Forward to allocate 100 homeless vouchers beginning shortly and more information will come with that in the next couple of months.

CARES Act/ARPA Funds: Commissioner Daniel, Dallas County

Commissioner Daniel reported that all ARPA funds have been allocated, but not yet spent. Commissioner is questioning if funds that are not spent, will be they re-allocated, and is there a chance that the next few applications will be funded. A review and follow up is occurring regarding that.

PROJECTS AND INDUSTRY UPDATES

Housing Forward updates: David Gruber, Housing Forward

David Gruber reported that they finally received the Youth Homeless Demonstration Program Grant to help fight youth homelessness from HUD. They were awarded the highest amount of \$9.3 million which is 15% of the entire national award. This was due in huge part to the community investment in infrastructure and the system transformation. The Real Time Rehousing numbers show that through the end of September, over 2600 people have been housed with the goal being 2700 by the end of September. The numbers are proof that if the right systems are in place, the money is invested, and the work is put in, we can be successful.

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

Laura Edmonds reported that the Criminal Justice department is continuing to work with jail releases to help decrease the jail population. They have the first-time non-violent felony offender pre-trial diversion program and are doing assessments to identify what type of treatment is needed and to determine which jail diversion program is best suited for them. They were also awarded a \$1.3 million dollar grant over three years from the BJA to continue funding three of their existing staff and possibly adding one more assessor to keep up with the volume of assessments.

Dallas Connector: Daniel Roby, Austin Street

Daniel Roby was unavailable for the meeting and a report will be given at the next meeting.

Homeward Bound: Doug Denton, Homeward Bound

Doug Denton provided the year end report for the Deflection Center. In their crisis residential center, they have eighteen beds and have serviced a total of 310 clients for the year with NTHBA bringing in 57 clients and the Dallas Police Department being the largest referral source to date. Baylor Hospital Police and SMU police are the latest departments to bring clients to be serviced. There has been an increase in the amount of people they are having to refer to other resources due to them not being appropriate for their level of care. Overall, the program is continuing to grow fulfilling an important need in the county.

Youth Housing: Josh Cogan, A Way Home America

Josh Cogan was unavailable for the meeting and a report will be provided for the next meeting. David Gruber reported that Housing Forward received the Youth Homeless Demonstration Program grant and he spoke about the use of a Youth Action Board. He stated that having these boards are fundamental in helping homeless youth by listening to their input and experience. Their voices lend to the direction and integration the organization should be taking as it deals with youth homelessness.

Family Housing: Ellen Magnis, Family Gateway

Ellen Magnis was unavailable for the meeting. A report will be given at the next meeting.

Mattingly Report: Jim Mattingly, Lumacorp

Jim Mattingly reported that housing is still expensive even though prices within the Dallas/Fort Worth metroplex are coming down. Median home prices in the area are \$460,000. This price is a bargain in other places, and they are having to become creative and innovative with affordable housing. He reported that many factors contribute to the cost of housing including regulatory restrictions, geographic restrictions, and physical restrictions. Cities with vibrant economies have more expensive housing and a higher demand for housing due to the growth and influx of people moving into the city. We have the luxury of having more land and are able to build outward and are not as restricted as other places.

The meeting was adjourned with words of motivation by staying engaged and informed by Dr. Daniel.

Next Meeting: October 25, 2023



Dallas County Criminal Justice (DCCJ) Housing Navigator October 2023 Report

FUSE Project

August 2023 Jail FUSE Data

August 2023 Jail FUSE Data		Total Clients Triaged for FUSE		373
Referral Source				
Jail FUSE Navigator Triage	316	NTBHA Living Room Referral		0
Defense Attorney Referral	8	Shelter/Street FUSE Navigator Referral		5
Another Referral Source	31	Pretrial Referral		13
Client Triage/Referral Outcomes				
Released to Another Program or Agency	34	Referral Banned from Shelter		0
Client Refused to be interviewed or Participate or Interview attempt	5	Client didn't qualify for FUSE		157
Immigration Hold	0	Client report not being Unsheltered		2
Released (i.e., Posted Bond)	72	Qualified referred by Shelters/Street Outreach		6
FUSE bond denied	1			
Pending Client Referrals				
Waiting on info, Waiting on Bond to Post, and pending attorney response	85	In Quarantine/Medical/Interview Pending		4
Total Released from Jail to FUSE				6
Shelter Assignment				
Austin Street Center	1	The Bridge		2
Salvation Army	2	Referred to or by Street Outreach		0
Other	1	No Response		0
Shelter Connection Rate				
Austin Street Center	0	The Bridge		2
Salvation Army	1	Other		0
No Response	0	Client Abscond/Did Not Connect		3
Housed				1
Placed on Housing Priority List or Info sent to Housing Forward				3

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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- We are working to full one bed available.

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

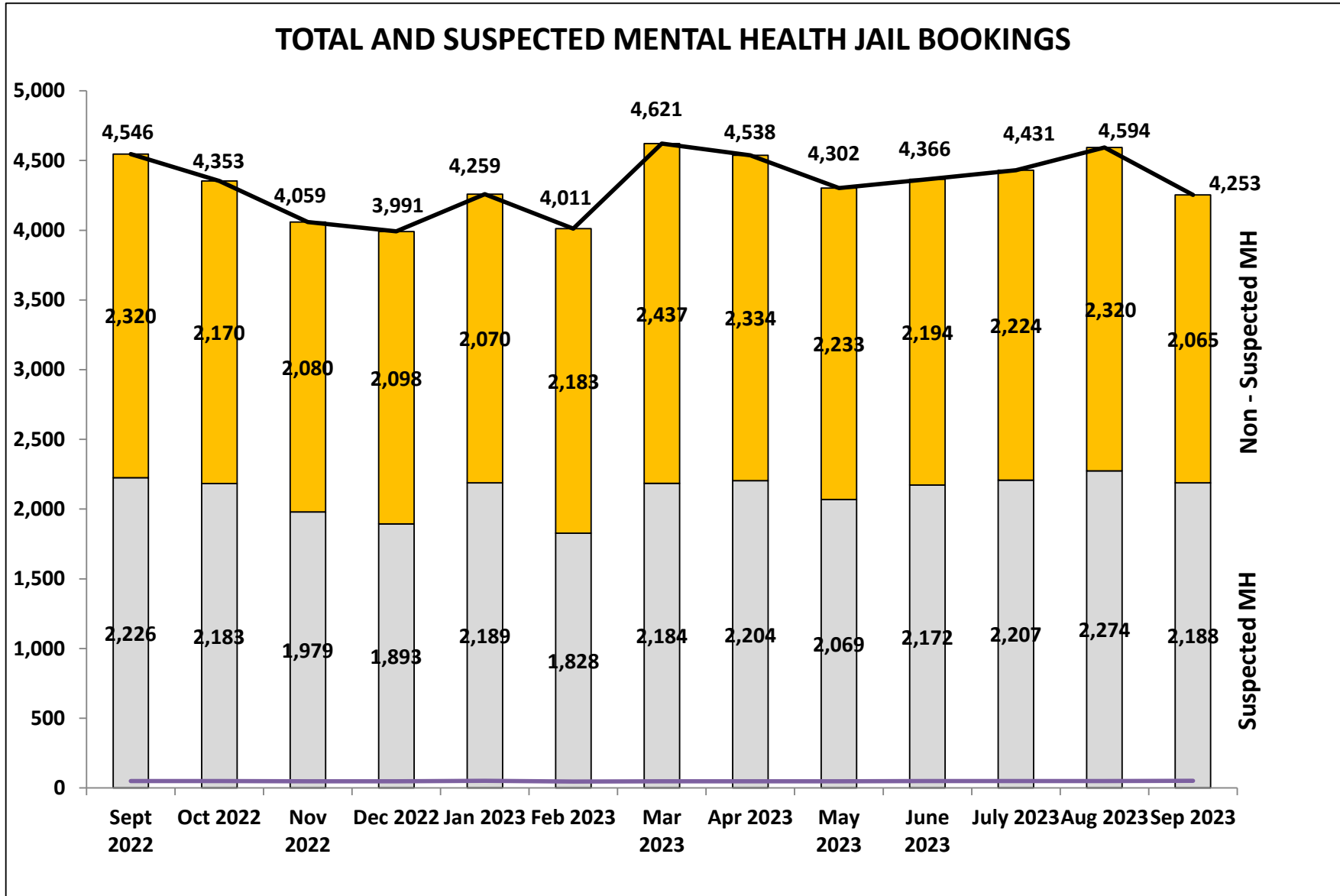
- I am continuing to work with the Council of State Governments (CSG) to complete the final draft of the deliverables to submit to the Bureau of Justice Assistance (BJA).
- After the final draft has been approved by the BJA, the Criminal Justice Department (CJD) can finalize the procurement bidding process with the Dallas County Procurement department.

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 September 2023 jail data.

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

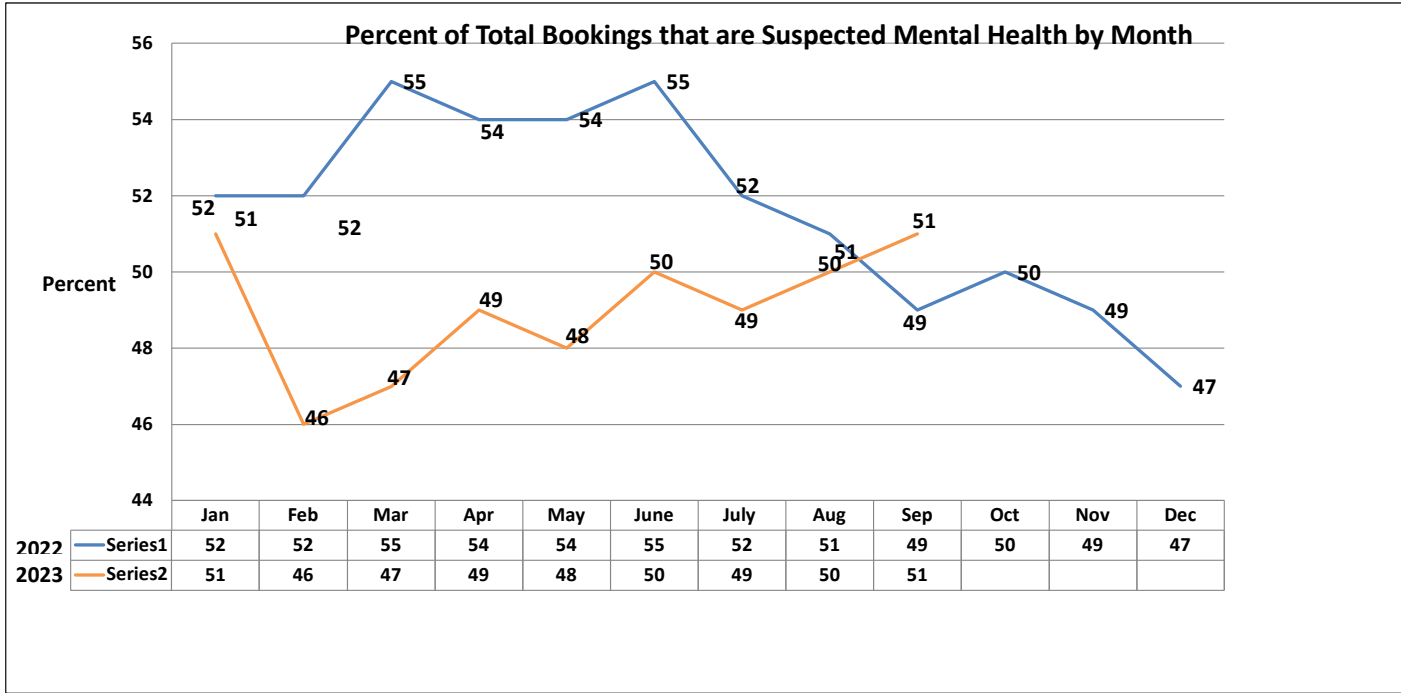
Sept 2023 Homeless Report Snapshot



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
Aug 2023 to Sep 2023	4594 to 4253 - Decrease 341	2274 to 2188 - Decrease 86



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Breakdown and Avg LOS - Aug 2023 to Sep 2023

Month/Yr	Category	Total Bookings	Percent	Percent Note
Aug 2023	Suspected MH	2,274	49%	% of total bookings [4,594]
	Homeless	486	11%	% of total bookings [4,594]
	Homeless w/Suspected MH flag	349	72%	% of total homeless [486]

Month/Yr	Category	Total Bookings	Percent	Percent Note
Sep 2023	Suspected MH	2,188	51%	% of total bookings [4,253]
	Homeless	497	12%	% of total bookings [4,253]
	Homeless w/Suspected MH flag	358	72%	% of total homeless [486]

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Aug 2023	7	10
Sep 2023	7	10

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Primary Offense Categories - Aug 2023 to Sep 2023

Offense Categories	Aug 2023 total	Aug 2023 %	Sep 2023 total	Sep 2023 %	MTD
Arson	2	0.4%	1	0.2%	
Assaultive	48	9.9%	43	8.7%	
Burglary	28	5.8%	23	4.6%	
Criminal Mischief	11	2.3%	7	1.4%	
Criminal Trespass	71	14.6%	59	11.9%	Decreased: 12
Drug/Alcohol	103	21.2%	116	23.3%	Increased: 13
Evading	27	5.6%	17	3.4%	Decreased: 10
False Info/Fail to Identify	20	4.1%	24	4.8%	
Fraud	8	1.6%	8	1.6%	
HOLDS	49	10.1%	67	13.5%	Increased: 18
Murder	0	0.0%	2	0.4%	
Other	39	8.0%	41	8.2%	
Prostitution	3	0.6%	1	0.2%	
Resist	5	1.0%	8	1.6%	
Robbery	21	4.3%	10	2.0%	Decreased: 11
Sexual Offense	8	1.6%	9	1.8%	
Theft	31	6.4%	39	7.8%	
UUMV	12	2.5%	22	4.4%	Increased: 10
TOTAL	486	100.0%	497	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)

Month-to-Month Category Total Differences

= MTD by +/- 10 bookins

A Way Home America (AWHA) is virtually hosting our State of the Movement: I Declare Transformation. See below for more information:

October 26th & 27th 2023 from 12pm-3:30pm Eastern Time on both days! [Registration Link](#)

We are connecting a movement of people working towards housing justice to share knowledge and embrace a collective and complimentary strategy. We love to see justice-seekers embracing transformative strategies around the country, and we want to cultivate even more partnership! We have challenging work ahead, and together, **we'll prepare young folks to get ACTIVATED AND ADVOCATE!**

DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

DFW Multifamily Update, 3rd QTR, 2023

By Jim Mattingly, Principal, LUMA Residential

Average monthly asking rental rates, reported by ALN Apartment Data, were \$1,569, up 0.2% in the 3rd quarter. On an annual basis, asking rental rates are up 0.3%. The increase in the number of apartment communities offering concessions and in the size of concessions resulted in a small decline in average effective rents, down 0.1% at \$1,546. The sub-market in which rental rates increased the most during the period, ranging from +1.2% to +3.5%, were Bachman Lake/Webb Chaple (\$1,260), Southwest Dallas/Redbird (\$1,234), Denton/Corinth (\$1,487), Carrollton South (\$1,581), and Far North Dallas-Tollway West (\$1,392). Several sub-markets saw declines in rental rates during the 3rd quarter, ranging from -1.8% to -2.9%. These markets are Central Fort Worth (\$1,568), Mesquite/Balch Springs (\$1,252), North Fort Worth (\$1,560), Las Colinas/Valley Ranch (\$1,732) and East Fort Worth (\$1,146)

Occupancy levels continued to decline, down 0.6% to 89.1%. Unit absorption remained positive for the quarter but was down 22% from the prior quarter, coming in at 4,146 units. Well short of the 9,808 units delivered. Unit absorption for the trailing 12 months was a modest 3,705 units, while 32,805 units were delivered during the same period. 4th quarter deliveries are forecast to reach more than 15,000 units, while deliveries in the following 3 quarters are expected to average ~9,650 units/quarter. The bulk of these deliveries are expected during the 2nd qtr. of 2024.

The top 5 submarkets with the most units in the pipeline are Frisco/The Colony/Little Elm at 24,990, McKinney/Allen/Fairview at 12,162, North Fort Worth at 11,979, Denton/Corinth at 11,577 and Southwest Dallas/Oak Cliff/Sunset at 9,098.

With new apartment deliveries expected to continue at or near current levels through 2024 and absorption likely to remain well below those amounts, I expect vacancies to continue to increase and effective average rental rates to drift lower over the coming year.

YOU ARE INVITED TO ATTEND
Commissioner Dr. Theresa Daniel's
ROAD & BRIDGE 1
COMMUNITY RESOURCE FAIR

Join us for an evening of information and resources provided by local organizations and businesses!

There will be FREE ADMISSION, activities for all ages, giveaways and entertainment.

*Parkland will be there to schedule
Appointments for Free Mammograms*



GOING GREEN



Dallas County is going GREEN with Electric County Vehicles.

Come check them out!

FREE FLU SHOTS!



Dallas County HHS is giving out Free Flu Shots

**THURSDAY,
OCT 26, 2023**

**6:00PM-
8:00PM**

**715 ROWLETT RD,
GARLAND, TX 75043**



DALLAS COUNTY TAX OFFICE
JOHN R. AMES, P.C.G., C.T.A.
TAX ASSESSOR/COLLECTOR



For more information, please contact tzeggabrhan.kidane@dallascounty.org or latoya.jenkins@dallascounty.org

ESTA INVITADO A ASISTIR

COMISIONADA DRA. THERESA DANIEL'S

ROAD AND BRIDGE 1

FERIA DE RECURSOS COMUNITARIOS

Únase a nosotros para una noche de información y recursos proporcionados por organizaciones y empresas locales.

¡Este es un evento familiar con actividades para todas las edades con regalos y entretenimiento! La entrada es GRATUITA y abierta al público.

Parkland estará programando citas para mamografías GRATIS



VOLVERSE VERDE



¡El condado de Dallas se esta volviendo ecológico con los vehículos eléctricos del condado!

¡Ven a verlos!

Vacunas gratuitas contra la gripe



El HHS del condado de Dallas está repartiendo Vacunas gratuitas contra la gripe

JUEVES,
26, de octubre de 2023

6:00PM-
8:00PM

715 ROWLETT RD,
GARLAND, TX 75043



DALLAS COUNTY TAX OFFICE
JOHN R. AMES, P.C.G., C.T.A.
TAX ASSESSOR-COLLECTOR



OAK STREET HEALTH



Parkland



Para mas informacion contacte: tzeggabrhan.kidane@dallascounty.org o latoya.jenkins@dallascounty.org