

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP
Dallas County Administration – 500 Elm Street, Innovation Training Room 7.Y17, 7th Floor, Dallas Texas
December 4, 2024, 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 October 23, 2024, minutes
- 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, Deflection Center
- Youth Housing
- Family Housing
- Mattingly Report

3. Next Meeting January 22, 2025

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

October 23, 2024 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: Erin Moore, Dallas County; Laura Edmonds, DCCJ; Latoya Jenkins, Dallas County; Tzeggabrrhan Kidane, Dallas County; Janie Metzinger, NTBHA; Kendall Brown, Family Gateway; Doug Denton, Homeward Bound; Jim Mattingly, Lumacorp; Ikenna Mogbo, Metrocare; Traswell Livingston, AIDS Services of Dallas; Larry Gordon, Downtown Dallas Inc.; Cathy Jackson, Dallas County HHS; Tasha Derby, Dallas County HHS

Dr. Daniel had a conflict so, Tzeggabrrhan Kidane opened the meeting and welcomed first time attendees to introduce themselves.

CALL TO ORDER: Due to Commissioner Daniel's absence the minutes will be approved at the next meeting.

GOVERNANCE

Dallas Area Partnership to End and Prevent Homelessness: Dallas County

Erin Moore stated that the meeting was cancelled due to lack of quorum but did report that Commissioner Daniel has termed off of the committee and will move into an ex-officio role. The newly appointed Co-Chair by Judge Jenkins is Commissioner Andy Sommerman.

Dallas County Homeless Advisory Committee: , Dallas County

Tzeggabrrhan Kidane reported that a meeting was held on October 21st and the eviction diversion data was made available in the meeting packet. Jim Mattingly did notice that there were fewer evictions filed in September and that is a good thing.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Janie Metzinger reported that the week after the election they will start pre-filing bills, and more info will come at the next meeting. In the interest of this committee, in the budget, the HHSC asked for an exception item for home and community based services at \$66.9 million for this current biennium and for the upcoming biennium they are proposing \$94.6 million. Those are for chronically ill people who have spent a great length of time in the state hospital. They have a hard time finding sufficient providers because they have strict services they have to provide. This was one of the interim charges for the Health and Human Services Committee of the House to review. Their interim report should come out before the session begins. Janie stated that she will be looking at the bills filed, interim charges, and recommendations related to behavioral health. This will give more insight into what's filed and who it's filed by that will help to get it pushed through. Doug Denton and Janie talked about possibly doing a legislative tour this year.

Larry Gordon raised concerns about the challenges of addressing behavioral health crises in downtown, where individuals often present in crisis but do not pose a direct threat, complicating intervention efforts by the Dallas Police Department (DPD) and other agencies. Despite utilizing various resources, including Medic One, DPD's Right Care, the North Texas Behavioral Health Authority's (NTBHA) Mobile Crisis Unit, and DART Care, response times and limitations on what organizations can do without imminent danger to self or others have hindered effective intervention. Gordon pointed out that individuals not committing crimes can escalate without appropriate assistance, noting the regular engagement with the homeless population in the area. Ikenna Mogbo and Janie Metzinger explained that organizations cannot force help on those not willing to accept it. They emphasized that the Mobile Crisis Unit is designed to triage and suggest options but is limited in the proactive support it can offer. Traswell Livingston questioned how to better de-escalate situations preemptively. Mogbo mentioned Metrocare's PATH team, which provides outreach to those in need across Dallas County,

while also highlighting the coordinated efforts of regional outreach teams. The discussion included the existing relationship between DPD, DART, and local business owners who meet to discuss these issues and the potential inclusion of mental health providers in future conversations. Mogbo clarified that the PATH team aims for long-term interventions to engage individuals in mental health services with the ultimate goal of securing housing. Larry Gordon outlined the role of the Right Care team, tasked with assessing individuals in crisis and providing protection for the clinicians involved. With about 10-15 individuals frequently experiencing these challenges in the area, the possibility of increased collaboration with mental health professionals and police was suggested to enhance support and potentially involve private funding for additional resources, addressing the needs of both the affected individuals and the business community.

RESOURCES

Family Housing: Kendall Brown, Family Gateway

Kendall Brown reported that Family Gateway North sustained storm damage at the end of May that left the roof in need of repair. The roof has been repaired and they have moved into the childcare center's infant and toddler rooms to begin mold remediation. Once that is completed, they will move into the afterschool space for school aged children. They are hoping to have it done by early November.

Shelter Discussions: Larry Gordon, Downtown Dallas, Inc

Larry Gordon reported that they have had meetings with the City of Dallas regarding inclement weather emergency shelters ready. He stated they spoke with Austin Street and the Bridge regarding the transporting of the unsheltered population to the area shelters, churches and shelter overflows in the event of inclement weather.

NTBHA: Eric McCarty, NTBHA

Tzeggabran Kidane reported that Eric McCarty could not attend the meeting, but he did report that there are no funds to process applications and there have been no notices of funding available.

Housing Navigator: Laura Edmonds, Dallas County

Laura Edmonds reported for Kimberly Rawls today and stated that the report is in the packet. She stated that Kim is working on the completing the FUSE data for September and will look to report that data at the next meeting. Laura stated that all of the St. Jude beds are full. She also reported that they were finally able to get the BJA deliverables approved and will receive grant funding for individuals needing boarding homes. They are now working with Dallas County purchasing dept on the RFP process and once it comes through court and the RFP is posted, the committee will be updated on those details.

Homeless Jail Dashboard: Laura Edmonds, Dallas County

Laura Edmonds stated that the report is available in the meeting packet but corrected on page 3 under the Total Suspected MB Bookings heading, that "Increase 428" should be "Decrease 428." There was an overall decrease in bookings from August to September.

Housing Authority Report: Tasha Derby, Dallas County HHS

Tasha Derby reported of the permanent supportive housing vouchers available, 57 are leased and 4 people are searching. They are waiting to receive more applicants to occupy the 100 voucher maximum. The MOU for the new foster care youth program is near finalization and once completed, they will begin working on that program.

PROJECTS AND INDUSTRY UPDATES

Housing Forward Updates:

Jim Mattingly reported that Housing Forward had an upcoming board meeting so no news now. Ikenna Mogbo reported that the national renewal for top tier program funding has been completed and now a local competition will occur to determine which organization's second tier programming will be allowed to be submitted nationally for possible funding.

The City Square large supportive housing grant has been awarded: two-thirds to Metrocare and one-third to AIDS Services of Dallas and the organizations are in negotiation with Housing Forward to transition parts of that grant from Housing Forward to the organizations. There is some discussion about some of the logistics and responsibilities of the grant that need to be sorted out before disbursement. This grant funding affects approximately 250 families in the permanent supportive housing program, so they are diligently trying to work through these issues.

Traswell Livingston mentioned a construction project of which Ikenna Mogbo stated that the federal government has reintroduced construction capital programs as an option for awarding a local COC up to \$7 million for this programming. Since each community can only submit one project, the COC is hosting a local competition to determine which project will be submitted nationally. The Independent Review Committee is now in the process of reviewing those proposals. There are multiple proposals that they are going through including projects from Metrocare and AIDS Services of Dallas.

Erin Moore highlighted the Domestic Violence Rapid Rehousing navigator ranking, and Kendall Brown elaborated that HUD is currently working on a national ranking of domestic violence bonus funds, with plans to make awards in the spring. Housing Forward will conduct a local ranking, select the program, and then submit it to HUD for national ranking and potential funding. Larry Gordon stated that Housing Forward has moved to downtown parks. They have moved from Initiative by City Hall to three downtown parks including Hardwood, Main Street Garden, and Pacific. They along with DDI started to count the number of unsheltered people living in the parks overnight with an average of 120 people nightly between the three parks. As a result, Housing Forward is now moving their street to home initiative to the parks downtown.

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

Laura Edmonds reported that everything continues to run well. She stated that their department helped to facilitate 48 jail releases in September and 52 releases in October and continue to work with NTBHA in that partnership. They also continue working with ADAPT on their mental health screenings and evaluations and completed a little over 2400 evaluations.

Homeward Bound: Doug Denton, Homeward Bound

Doug Denton reported that crisis residential is continuing to run close to capacity. The Deflection Center saw a drop in residents from 52 in August to 32 clients referred in. When they looked into why they had such a decrease, they remembered the State Fair started and many people started to work out there when it opened. Things started to pick back up once the Fair closed. They currently have 32 clients with 11 being referred by DART, 10 came from NTBHA, and Desoto and Mesquite each referring a client. They had one person to refuse service. He also reported that DPD is now doing some work with criminal trespass affidavits which a business can adopt. The way the affidavit works is that a businessperson can say they gave a person a criminal trespass warning and once the police arrive, it can be accepted as an intervention, they can arrest the person on the spot and take them immediately to jail. The book-in process for criminal trespass is easier and happens quicker when the affidavit is present. He did, however, say that he expects the numbers to be much better once the state fair is over.

Federal Youth Housing: Kendall Brown, Family Gateway

Kendall Brown reported that they have actually diverted more families from January through September than all of 2023. In 2023, they diverted just over 1,200 and as of the end of September, they have diverted more than 1,400. This amount includes efforts made by both their Assessment and Diversion team that is housed on Mockingbird and I-35 and their Mobile Support Unit that was launched in April. The mobile unit is a 15-passenger van that goes into the downtown and South Dallas area providing diversion services at partner organizations or local schools in the area. Family Gateway is a part of the new Youth Homelessness Demonstration Program Initiative which will provide rapid rehousing for 18-24 year old head of household parents who are either pregnant or parenting with children. There were four projects split across six organizations at \$9.34 million with one project being for diversion, one for permanent supportive housing, one project for rapid rehousing, and one project for a combination of transitional and rapid rehousing. The funds have been awarded and they are working to get the program up and running by the end of the year. The organizations receiving the funds were Family Gateway, Under One Roof, TRAC, City House and others.

Mattingly Report: Jim Mattingly, Lumacorp

Jim Mattingly stated that the report is in the meeting packet. Effective rents were down 0.4% for the third quarter, bringing the average rent to \$1,511.00 per month. Over the past 12 months, rents have been down 2.2%. Some markets have had increases where others have had decreases. New apartment delivery remains strong and steady. 9,537 units were delivered with 10,977 units absorbed. Average occupancy increased 0.4% from the previous quarter. Fourth quarter 2024 unit deliveries are projected at 15,000 units with the projections being slightly optimistic. The trend for new unit deliveries is down for next year with each quarter showing a decline. There are fewer deliveries online for next year, but 111,695 units are in construction and/or lease up with an additional 118,966 units in pre-construction. Jim Mattingly also stated that he read that the state of Texas is delivering nearly twice as many housing units as the state of California even though California has a 30% larger population than the state of Texas. He attributes this growth in Texas to many factors including the time it takes to obtain permits in Southern California. Many developers feel Texas has an easier path to delivering new housing than California and it's more expensive to build there. Rent controls in California also have an impact on their development. They actually have two ballot items regarding housing, including an attempt to implement a rent increase cap on all markets on existing and new apartments. They also want to change the criteria for passing government sponsored bond issuances for the development of new homes and apartments by lowering the percentage needed to do so to 55% . This would make it easier to use government funding to provide financing for new construction. He stated their market is more complicated than what we have in Texas and results in fewer homes being built in California.

The meeting was adjourned by Tzegabrhan Kidane stating that she will get with Commissioner Daniel regarding the next meeting and she also mentioned the annual Community Resource Fair.

Next Meeting: To Be Determined



Dallas County Criminal Justice (DCCJ) Housing Navigator October 2024 Report

FUSE Data

Category Item	May	June	July	Aug	Sept
Total Clients Screened for FUSE	120	171	107	134	164
Referral Source					
Jail FUSE Navigator Screening	0	3	0	0	42
Pretrial Referral	15	13	23	26	12
Defense Attorney Referral	11	21	14	33	22
Shelter/Parkland Hospital Street FUSE Navigator Referral	7	5	6	0	0
NTBHA Living Room Referral	4	4	0	1	0
Dallas Deflection Center	40	9	0	0	0
Probation/CSCD	3	1	1	1	0
Other Referral Source (Adapt, Community Partners, etc.)	40	115	63	73	88
Interview Outcomes					
Client Refused to be interviewed or Participate	5	1	2	1	7
Client reported not being Unsheltered	3	3	2	0	1
Unavailable to Interview	25	0	10	1	2
Pending Interview	0	0	0	8	16
Other Outcome Categories (*See Below)	72	145	74	107	125
Total Released from Jail to FUSE	15	22	19	17	13
Shelter Connection Rate					
Austin Street Center	3	4	3	8	4
The Bridge	5	5	2	6	7
Salvation Army	3	3	3	3	2
Other Local Shelter, Boarding Homes, & Shelter Ref's	3	0	0	1	1
No Response	0	0	0	0	0
Left Before Entering Program/Did Not Connect	4	10	11	11	10
Housed	0	0	0	0	0
Housing Priority List, Info sent to Housing Forward, or Reunited w/Family	2	0	2	1	1

St. Jude Project

2920 Forest Ln, Dallas, TX 75234 | 104 Units | Dallas County has 13 allocated beds | Housing is for Seniors +55 years old

- All the vacancies are full.

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

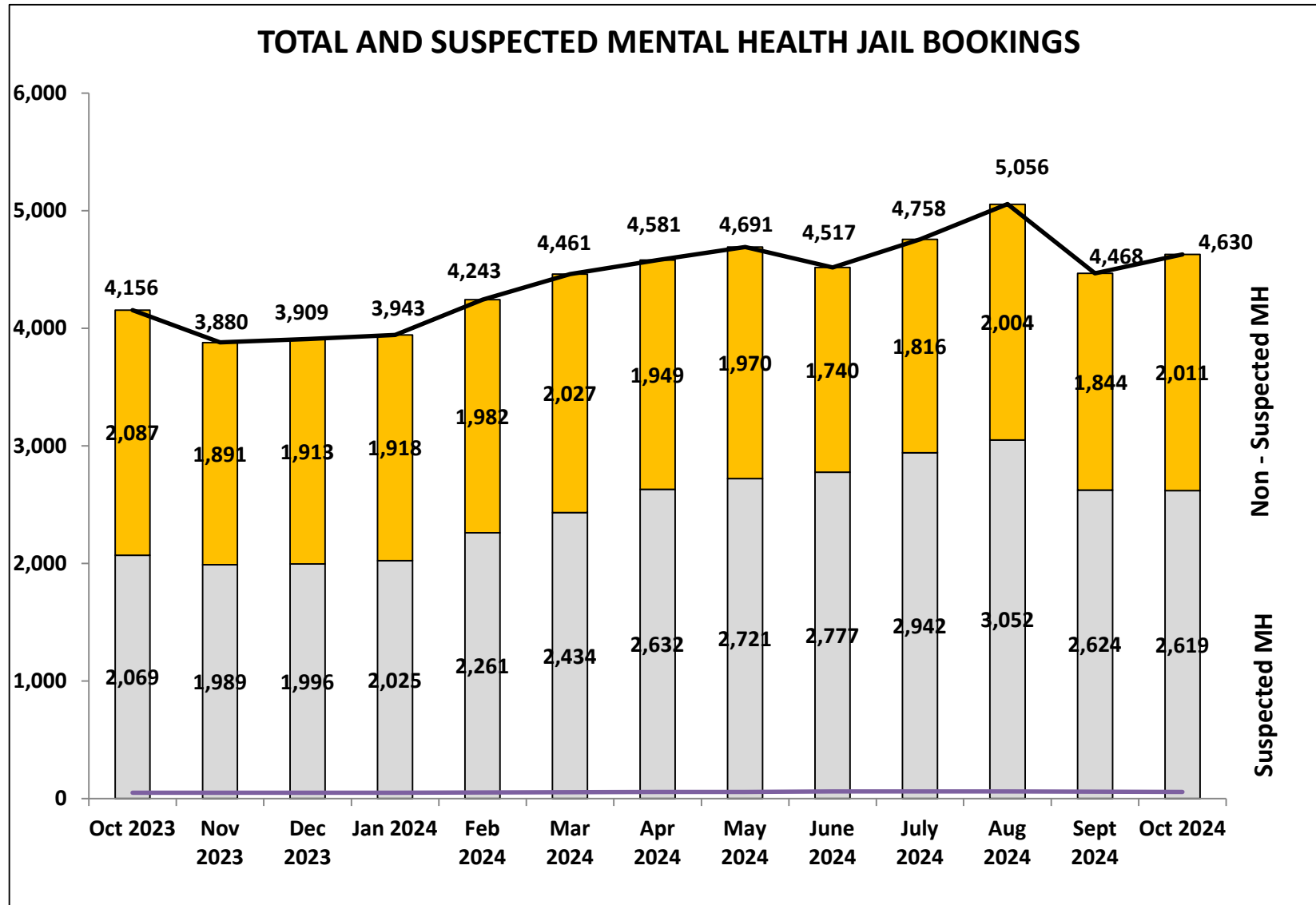
- We are working with the Purchasing department toward next steps of completing the Procurement Process.

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 October 2024 jail data.

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

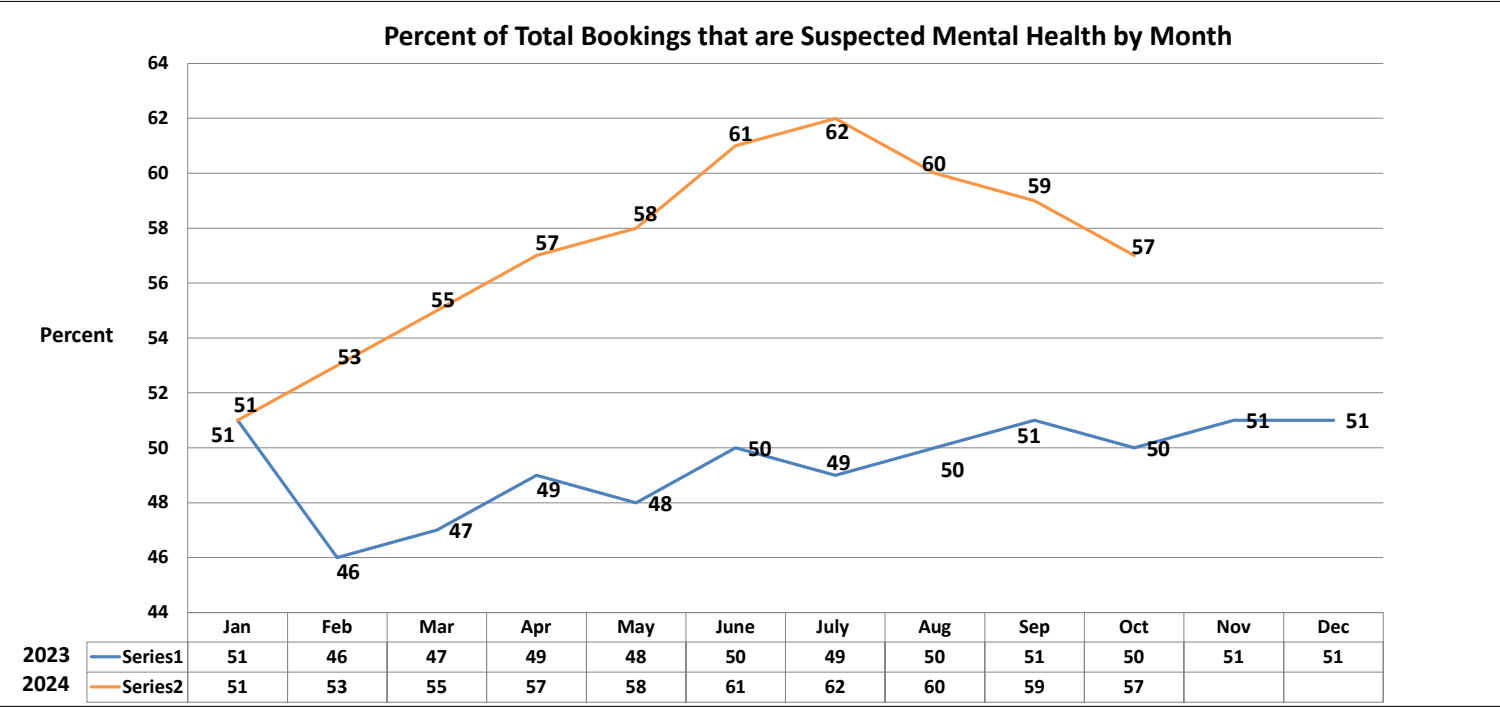
Oct 2024 Homeless Report Snapshot



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
Sept 2024 to Oct 2024	4468 to 4630 - Increase 162	2624 to 2619 - Decrease 5



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Homeless Breakdown and Avg LOS - Sept 2024 to Oct 2024

Month/Yr	Category	Total Bookings	Percent
Sept 2024	Suspected MH	2,624	59%
	Homeless	647	14%
	Homeless w/Suspected MH flag	488	75%

Month/Yr	Category	Total Bookings	Percent
Oct 2024	Suspected MH	2,619	57%
	Homeless	584	13%
	Homeless w/Suspected MH flag	419	72%

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Sept 2024	7	9
Oct 2024	7	10

Monthly Homeless Expense

- Count of Oct 2024 Unsheltered Bookins = **584** (584 of 4630 = 12% of total Oct Bookins)
- ALOS for all Oct unsheltered **584** bookins as of 10/15/24 = **14** (14*\$88.47(Daily Jail Bed rate) = \$1238.58 per Individual)
- As of 11/7/2024, Total number of Unsheltered Releases = **289**
- Average Length of Stay (ALOS) for the **289** releases = **7** (7*\$88.47(Daily Jail Bed rate) = \$619.29 per Individual)
- Below are the top 6 offense categories for the **584** Unsheltered.

Offenses	Count of BookInNo
CRIMINAL TRESPASS	73
POSS CS PG 1/1-B <1G	63
Holds	54
FAIL TO IDENTIFY FUGITIVE INTENT GIVE FALSE INFO	19
ASSAULT CAUSES BODILY INJ	16
RESIST ARREST SEARCH OR TRANSPORT	16

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Homeless Primary Offense Categories - Sept 2024 to Oct 2024

Offense Categories	Sept 2024 total	Sept 2024 %	Oct 2024 total	Oct 2024 %	MTD
Arson	2	0.3%	1	0.2%	
Assaultive	62	9.6%	72	12.3%	10 Increased
Burglary	25	3.9%	24	4.1%	
Criminal Mischief	13	2.0%	20	3.4%	
Criminal Trespass	113	17.5%	82	14.0%	31 Decreased
Drug/Alcohol	172	26.6%	130	22.3%	42 Decreased
Evading	24	3.7%	31	5.3%	
False Info/Fail to Identify	29	4.5%	33	5.7%	
Fraud	5	0.8%	3	0.5%	
HOLDS	62	9.6%	61	10.4%	
Murder	0	0.0%	2	0.3%	
Other	52	8.0%	33	5.7%	19 Decreased
Prostitution	1	0.2%	0	0.0%	
Resist	9	1.4%	14	2.4%	
Robbery	9	1.4%	8	1.4%	
Sexual Offense	6	0.9%	15	2.6%	
Theft	51	7.9%	43	7.4%	
UUMV	12	1.9%	12	2.1%	
TOTAL	647	100.0%	584	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



DCHHS

Dallas County Health and Human Services

Healthy People Healthy Communities
Health and Social Equity



PHILIP HUANG, MD, MPH
DIRECTOR

Permanent Supportive Housing (PSH)

100-Allocated From the Housing Choice
Voucher Program

39-Open Vouchers

59-Homeless Leased Up

2-Searching

December 4, 2024



[illegible]

November/December 2024 Update

Bezos Day 1 Families Fund:

- We are honored and humbled to be receiving a \$2.5 million gift from the Bezos Day 1 Families Fund, which can be spent over a period of up to 5 years. This grant builds on the \$2.75 million Day 1 Families Fund grant received in 2019. This will help us to continue to scale our work in diversion and to cover hotel rooms for families we cannot divert while we await shelter space, when shelters are full.
- This is the seventh year the Day 1 Families Fund has awarded grants to organizations across the country that are leading the way to move the needle on family homelessness, and 40 organizations were selected this year. A group of national advisors recommends agencies to be funded, so there is no opportunity to apply or compete. It is an incredible honor to be selected again.
- We are especially grateful for the timing of this gift, as County ARPA money is gone and there is uncertainty surrounding the new administration and how it will affect those living in poverty.
- No doubt you have heard us ringing alarm bells for some time about the increased needs in our community for families experiencing homelessness, that we are seeing more families than ever being evicted, sleeping in cars, living in hotels, etc., that we are spending down multi-year gifts faster than ever anticipated to keep pace with the demand, and that we've been focused on determining how we continue to grow and scale in a responsible way.

Update on Family Gateway North:

- The infant and toddler rooms were back in operation in mid-November after repairs and mold remediation from the May storm.
- The carpet was replaced in the pre-school and afterschool rooms the week before Thanksgiving, and those programs have resumed this week.