

## **DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP**

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

**August 28, 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 June 26, 2024, 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, Deflection Center
- Youth Housing
- Family Housing
- Mattingly Report

### **3. Next Meeting September 25, 2024**

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

**June 26, 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:** Dr. Theresa Daniel, Dallas County Commissioner; Erin Moore, Dallas County; Laura Edmons, DCCJ; Kimberly Rawls, DCCJ; Latoya Jenkins, Dallas County; Tzeggabhran Kidane, Dallas County; Tom Ervin, Dallas County; Eric McCarty, NTBHA; Janie Metzinger, NTBHA; Lisa Marshall, Fighting Homelessness; Jim Mattingly, LumaCorp; Dustin Perkins, Austin Street Center; Doug Denton, Homeward Bound; Kerrie Stitt, Youth 180; Thomas Lewis, Dallas County HHS; Kimberley Onofre, Mesquite Sharing Life

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

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

**GOVERNANCE**

Dallas Area Partnership to End and Prevent Homelessness: Commissioner Theresa Daniel, Dallas County  
No report was given during this meeting and an update will be provided for the next meeting.

Dallas County Homeless Advisory Committee: Erin Moore, Dallas County

Commissioner Daniel reported that the meeting was held on June 17<sup>th</sup> and they provided a progress update for their committee. Erin Moore reported that the committee is still reviewing the cost of homelessness in Dallas County through the health economist within Dr. Huang's office. A preliminary power point was created and made available to both Dallas County and the City of Dallas website. Erin also reported that she would reach out to schedule a presentation. The committee will also begin preparing a written report of their Eviction Diversion data monthly for the meeting packet.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Janie Metzinger provided a report for review. There was some discussion on trends with the most current focus being on veterans. Dustin Perkins relayed that federally, there has been a major focus and push to end veteran homelessness. Janie Metzinger reported that the veteran interim hearings were the only hearings that were done at the time of reporting. She stated that veterans had three charges that were related to mental and behavioral health with the last piece of the charges focusing on housing. There was also discussion regarding the Texas Veterans Land Board. There is concern regarding the acquisition of funding because with the increase in land prices, the agency is not able to assist as many veterans as it once could. Texas is home to the largest veteran and female veteran populations in the country with 200,000 of the 1.5 million veterans in Texas being female. The federal Veterans Administration has also created a database that allows state Veteran Administrations to have access to their database. This allows veterans to connect with the Department of Defense medical system and links access to the state once a veteran is discharged to provide a continuity of care. This speaks to the coordination of Housing Forward and the Veterans Administration connecting veterans through the Coordinated Access System (CAS) that is used here in Dallas. Dustin Perkins mentioned that marshalling support and focus for the veteran population was slightly easier because 1. it is the easiest to gain resources for that population 2. The political support to house that population is there and 3. it is a relatively small population within the homelessness arena.

**RESOURCES**

Shelter Discussions: Dustin Perkins, Austin Street Shelter

Dustin Perkins will provide an update for the next meeting .

NTBHA: Eric McCarty, NTBHA

Eric McCarty reported that not a lot has changed with their housing programs, due to there not being any funding availability. They were hopeful that funding would become available in June, but no information or movement has been provided for that. They do have \$5.6 million in TBRA funding available for outlying counties and Dallas County residents qualify for the funding, but they are only allowed to live in Addison, DeSoto, Richardson and Rowlett within Dallas County. Otherwise, they would have to live in the outlying counties to use the funding.

Housing Navigator: Kimberly Rawls, Dallas County

Kimberly Rawls reported that she completed the new FUSE data layout, and it is available for view in the packet. She also stated that she is almost close to completing the previous month's information and will hopefully have it for the next meeting. There is one vacancy with the St. Jude project that they are working to get filled.

Kimberly also reported that she met with the Council of State Governments (CSG) technical team for the Housing Services for Homeless Criminal Justice-Involved Clients (HSH-CJC) grant. She stated that she completed all of the corrections for the deliverables that the tech team instructed her to so they can submit them to the Bureau of Justice Assistance (BJA). The tech team serves as the middleman in the grant application process. The tech team made Dallas County aware that it may take more than a year to have deliverables approved with their team. Once they approved them, then they are to be submitted to the BJA for final approval so the funding can be spent. This information was not communicated to the grant recipient organizations in the original grant application and Dallas County along with other grant recipients urged the CSG that if they were to offer this grant again to include the time frame of when things should be approved, and funding could begin to be spent. The CSG stated that if organizational leaders had questions about the process, they can reach out to them for clarification. There was expressed interest in speaking with a representative from the Council of State Governments for more clarification. Kimberly also reported that the Connector is running well on their end.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Kimberly stated that the report is available for review in the packet. She stated that the numbers were pretty consistent but did note a slight increase from April to May for the total overall book-ins and that may be attributed to the weather. Jim Mattingly pointed out that according to the graph, it is driven by the number of mental health book-ins. Laura Edmonds stated that she would do some more research on the specifics of the number of mental health book-ins. Laura did mention that the process for how the jail flags a mental health book-in has not changed and is not as nuanced as an in depth assessment. They are assessed when they are booked-in and then if needed, a more in depth assessment would occur if a mental health flag is triggered. There was also some discussion on how SUD may play a role in the assessment as well.

Housing Authority Report: Thomas Lewis, Dallas County HHS

Thomas Lewis reported that they have been issued 100 Housing Choice vouchers by Housing Forward and that at the time of the meeting 43 homeless individuals have been housed, 12 individuals are searching, and they have 45 open vouchers. They are hoping to have all 100 vouchers filled by the end of the year. He also reported that Dallas County submitted a request to HUD to be granted the use of a waiver that allows individuals to be granted a voucher without having their required documentation at that specific time. It does, however, require them to produce their documents within 90 days. HUD granted the waiver. There was a question regarding what happens when if the individual does not provide the documentation to which Mr. Lewis reported that HUD has agreed to not to take their voucher away from them as long as they are in the residence and are abiding by HUD rules and regulations. Mr. Lewis reported that the advantage of having this waiver allows the individual to go out and look for housing and not have to wait for the required document to come in. He stated it also relieves the Housing Navigator from waiting on those documents and holding up the process. He also expressed that no other housing agency has the ability to obtain and use waivers and Dallas County Housing Agency has obtained that access. He reported that Housing Forward has done an initial screening with these particular vouchers and this waiver allows the Dallas County Housing Agency to not be hindered by an individual not having the documents.

ARPA Update: Commissioner Daniel, Dallas County

Commissioner Daniel reported that no new funding is available, but now we are looking at the implementation of funding and Charles Reed will be available next month to provide more insight on the subject.

## PROJECTS AND INDUSTRY UPDATES

### Housing Forward updates: David Gruber, Housing Forward

David Gruber was unavailable for the meeting and will provide a report at the next meeting. Dustin Perkins did report that at the Housing Forward Assembly meeting they spoke on their permanent supportive housing program, and they showed data from the State of Homelessness Address. He also mentioned that one of their new initiatives for service providers is diversion from street to home and getting those un-housed from the street directly into housing and not having the shelters serve as middlemen. There was discussion about those being unhoused not wanting to go into shelters and they would much rather go into hotels or straight into housing.

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

Laura Edmonds provided a report that is available in the meeting packet for review. She stated that the Criminal Justice Department is continuing to work with NTBHA on their jail releases. The 1622 Project of those identified with a suspected mental illness is continuing to go well. In the month of May, there were a little under 2,000 people assessed under that mandate.

### Dallas Connector: Dustin Perkins, Austin Street

Dustin Perkins reported that they are still serving a couple thousand riders each month. The bus is always full, and shelters are continuously using them. There is some underutilization of their van services. They are going to keep their current van and working with NTBHA to acquire funding for a new wheelchair accessible van. They are also exploring more ways to utilize their van as it is currently being used by the FUSE program in the morning and being used by the regular population in the afternoon. They are also planning to use it for I.D. restoration appointments and apartment tours. They are hoping to eventually use it as coordinated shelter entry to other shelters for those who have been turned away from other shelters.

### Homeward Bound: Doug Denton, Homeward Bound

Doug Denton announced that Dave Hogan will be retiring from the Homeward Bound. He stated that they serviced 42 clients in May with only 3 remaining in police custody. They are projecting to service about 32 clients in June. They have noticed an uptick in the criminal trespass offenses and the officers are responding and bringing them to the Deflection Center. The biggest participating law enforcement agency is DART. There was discussion about DART actually being a shelter for about 200 people who ride the bus at night. DART has reached out to Austin Street to see what can be done. Doug reiterated that they now have a 24/7 operation and can assist some of these people. He also stated that of the people who come into the Deflection Center, 70 percent go into the next phase of care, and many are being reconnected to family. He also stated that at the Deflection Center, if a person comes in and would like to stay in treatment, the Deflection Center can accommodate and help the individual get into treatment.

### Youth Housing: Leah Williams, Housing Forward/ Kerri Stitt, Youth 180

Leah Williams was unavailable for the meeting and a report was provided in the packet.

### Federal Youth Housing: Josh Cogan, A Way Home

Josh Cogan was unavailable for the meeting and a report was provided in the meeting packet.

### Family Housing: Commissioner Theresa Daniel, Dallas County

Commissioner stated that there is a lot to talk about as it relates to family housing and would like to dive into it more next month. She did state that Dallas County is involved with housing projects around the county. We have 14 single family unit projects, 6 multi-family projects, 2 former hotels, and 1 veteran specific housing project that are a few of the 20 housing projects that Dallas County has. A total of 1,663 are in process with 327 units open for future consideration and 345 are slated for permanent supportive housing.

### Mattingly Report: Jim Mattingly, Lumacorp

Jim Mattingly will provide an updated report next month. He did, however, report that more apartments are being delivered than are being leased which means more vacancies and availability. The majority of the apartments are being built in high growth markets with some markets being unbalanced with an over-supply of units.

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

***Next Meeting: August 28, 2024***



# Dallas County Criminal Justice (DCCJ) Housing Navigator July 2024 Report

## FUSE Data

### FUSE DATA FY 2023-2024 12 MONTH



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

\* Other Categories: Released to Another Program or Agency, Boarding Home Placement, Referral Banned from Shelter, Client didn't qualify for FUSE, Immigration Hold, Released (i.e. Posted Bond), Referred by Shelters/Street Outreach, FUSE bond denied, Waiting on info, Sex Offender, Not in AIS, Waiting on Bond to Post, and Pending attorney response & etc.

## 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 have been filled.

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

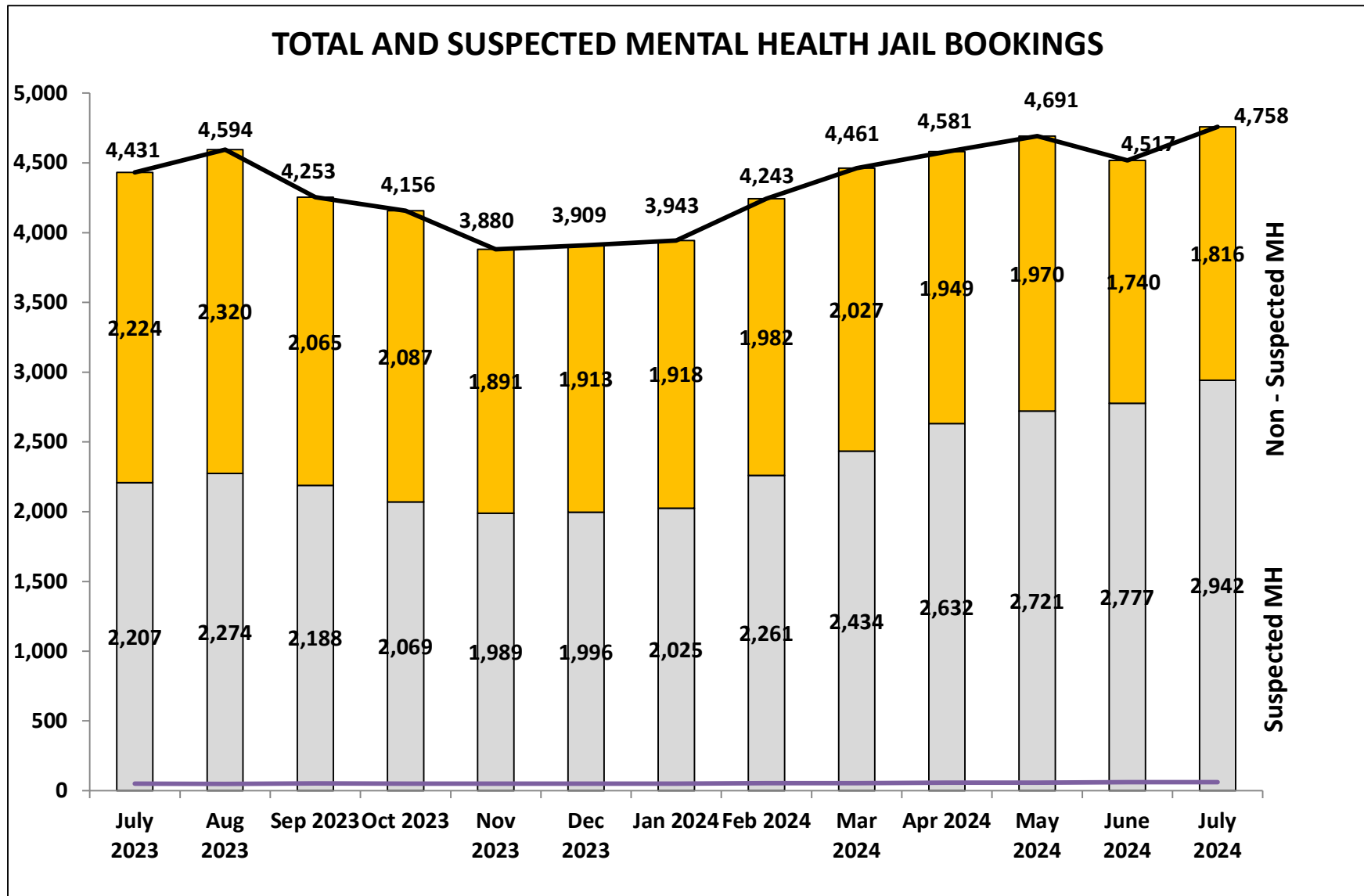
- I am waiting for the final deliverable approval from the CSG Tech team, which they should send to me within the next two weeks to make any final changes.
- I will keep everyone posted with the outcome.
- Kimberly Rawls will update the BHHWG Committee about the CSG Tech team speaking to the committee.

## 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 July 2024 jail data.

# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

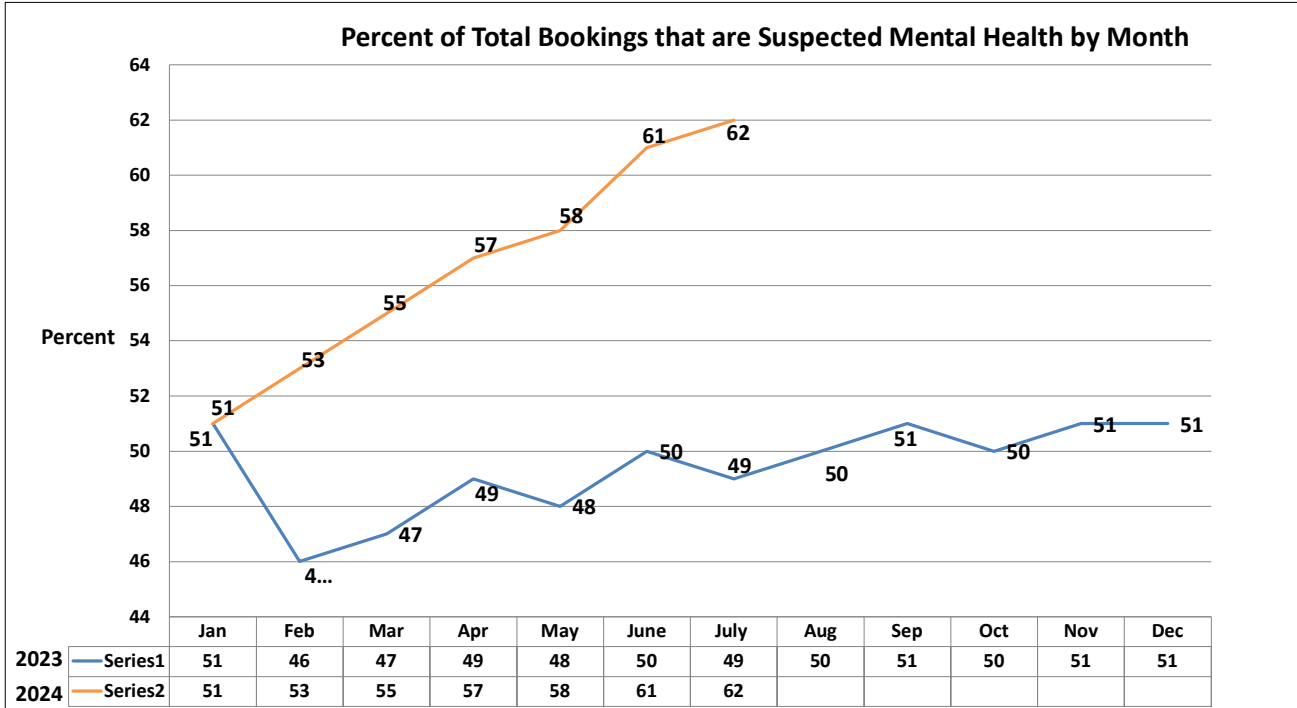
## July 2024 Homeless Report Snapshot



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
June 2024 to July 2024	4517 to 4758 - Increase 241	2777 to 2942- Increase 165



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Breakdown and Avg LOS - June 2024 to July 2024

Month/Yr	Category	Total Bookings	Percent	Percent Note
June 2024	Suspected MH	2,777	61%	% of total bookings [4517]
	Homeless	624	14%	% of total bookings [4517]
	Homeless w/Suspected MH flag	505	81%	% of total homeless [624]

Month/Yr	Category	Total Bookings	Percent	Percent Note
July 2024	Suspected MH	2,942	62%	% of total bookings [4758]
	Homeless	661	14%	% of total bookings [4758]
	Homeless w/Suspected MH flag	518	78%	% of total homeless [661]

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
June 2024	7	9
July 2024	7	10

### Monthly Homeless Expense

- Count of July 2024 Unsheltered Bookins = **661** (661 of 4758 = 14% of total July Bookins)
- ALOS for all July unsheltered **661** bookins as of 8/13/24 = **17** (17\*\$85.13(Daily Jail Bed rate) = **\$1447.21 per Individual**)
- As of 8/13/24, Total number of Unsheltered Releases = **341**
- Average Length of Stay (ALOS) for the **341** releases = **8** (8\*\$85.13(Daily Jail Bed rate) = **\$681.04 per Individual**)
- Below are the top 6 offense categories for the **661** Unsheltered.

Offenses	Count of BookInNo
CRIMINAL TRESPASS	99
POSS CS PG 1/1-B <1G	76
Holds	43
THEFT PROP >=\$100<\$750	22
FAIL TO IDENTIFY FUGITIVE INTENT GIVE FALSE INFO	21
UNAUTH USE OF VEHICLE	21



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Primary Offense Categories - June 2024 to July 2024

Offense Categories	June 2024 total	June 2024 %	June 2024 total	June 2024 %	MTD
Arson	2	0.3%	1	0.2%	
Assaultive	74	11.9%	61	9.2%	13 Decreased
Burglary	23	3.7%	29	4.4%	
Criminal Mischief	18	2.9%	11	1.7%	
Criminal Trespass	95	15.2%	111	16.8%	16 Increased
Drug/Alcohol	135	21.6%	165	25.0%	30 Increased
Evading	28	4.5%	25	3.8%	
False Info/Fail to Identify	25	4.0%	38	5.7%	13 Increased
Fraud	8	1.3%	4	0.6%	
HOLDS	50	8.0%	49	7.4%	
Murder	2	0.3%	0	0.0%	
Other	65	10.4%	49	7.4%	16 Decreased
Prostitution	1	0.2%	5	0.8%	
Resist	13	2.1%	11	1.7%	
Robbery	14	2.2%	12	1.8%	
Sexual Offense	6	1.0%	14	2.1%	
Theft	52	8.3%	55	8.3%	
UUMV	13	2.1%	21	3.2%	
<b>TOTAL</b>	<b>624</b>	<b>100.0%</b>	<b>661</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)

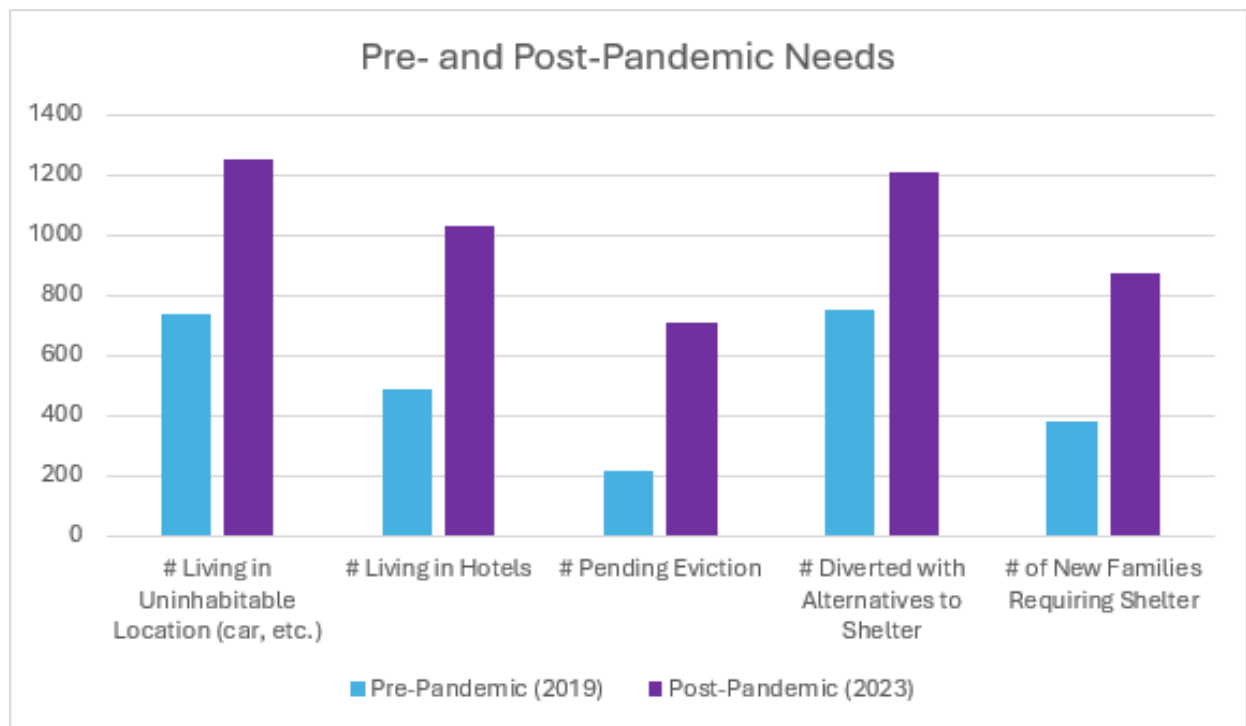
**Month-to-Month Category Total Differences**

= MTD by +/- 10 bookins

## August 2024 Update

### Family Homelessness & Current Trends:

- We continue to serve as the primary access point for families with children experiencing homelessness in Dallas and Collin counties.
- A common driver of family homelessness is increases in rent/the scarcity of affordable housing (**33K units short**) as compared to the wages for our population's education/skill set.
- As the primary access point, we have unique insight into the issue of family homelessness in our community. Below is a chart depicting pre-pandemic (2019) and post-pandemic (2023) needs.



### Gaps in the Family System:

- Due to the inflow of families into the system, we can only address the most critical (literally or imminently homeless).
  - We cannot get to the ones who meet the broader McKinney-Vento definition.
  - Beyond 2024, we may not be able to get to all the literally or imminently homeless families due to the loss of significant funding that has allowed us to expand as needs increased (ARPA, City, Bezos).
- We do not have the resources to help those with no connections to our two-county area.

### Stopping/Reducing the Inflow:

- During the pandemic, we learned that these actions *worked* to keep families stabilized or help increase the “flow” to re-house families quickly:
  - Housing vouchers **prioritized and assigned** for those experiencing homelessness (not lottery-based).
  - **Expanded Child Tax Credit** put more money directly into the hands of families.
  - **Increased funding for re-housing** (RRH is very effective for families).
  - Increased funding for **rental assistance**.
- Nothing changes without more truly affordable housing for families earning less than 60% AMI.

### About Our Families in 2023:

- 78% of families served were African American.
- 78% of families were headed by a single female head of household.
- 23% of households had someone in the household with a disability.
- Only 4% could be classified as chronically homeless (homeless for longer than 1 year + disability present).

### January – June Comparison:



DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

DFW Multifamily Update, 2nd QTR, 2024

By Jim Mattingly, Principal, LUMA Residential

Average monthly asking rental rates, reported by ALN Apartment Data, were \$1,555, up 0.7% in the 2<sup>nd</sup> quarter and down 0.7% for the year. Although the number of apartment communities offering concessions and the size of concessions increased, average effective rents increased 0.7% to \$1,518 but are down 2.3% over the last 12 months. The sub-markets with the largest rent increases during the quarter were North Dallas/Midtown West up 5.6% to \$1,790, Uptown/Downtown/Park Cities increased 3.3% to \$2,516, South Fort Worth increased 2.7% to \$1,288, Oak Lawn/Riverfront/Medical Dist. increased 2.5% to \$1,644 and West Fort Worth increased 2.3% to \$1,258. Several sub-markets saw declines in rental rates during the 2nd quarter, ranging from -2.6 % to -1.1%. These markets are Skillman/Audelia at \$1,142, North Arlington at \$1,277, Richardson/Maham Road at \$1,472, West Plano at \$1,732 and Central Arlington at \$1,234.

Occupancy levels continued to decline, down 0.3% to 86.9%. Unit absorption remained positive for the quarter at +5,947, compared to the prior quarter +901, A total of 9,738 new units were delivered. Unit absorption for the trailing 12 months came in at 10,627, while 38,095 new units were delivered during the same period. 3rd quarter 2024 deliveries are forecast to come in at ~12,000 units and deliveries in the following 3 quarters are expected to total ~27,500 units, with nearly 60% of those arriving in the 4<sup>th</sup> quarter of this year. ALN reports there are currently 112,082 units in construction and/or lease up with an additional 104,436 units in pre-construction.

The top 5 submarkets with the most units in the pipeline are Frisco/The Colony/Little Elm at 25,909, McKinney/Allen/Fairview at 14,246, North Fort Worth at 11,308, Denton/Corinth at 11,067 and Central Fort Worth at 8,883.

Screening the ALN database for only Affordable Housing properties yields 338 properties in the DFW area totaling 66,953 units with an average effective rent of \$1,271 and an occupancy rate of 89%. Included in the above totals are 13 newly constructed properties totaling 3,058 units with average effective rents of \$1,373 and average occupancy of 28.4%. I note that average effective rents for the new properties ranged from a high of \$1,898 to a low of \$950.

Average effective rental rates continue to hold up better than I expected given the total number of new apartment deliveries over the past 6 quarters. Solid positive absorption in the 2<sup>nd</sup> qtr. certainly contributed to the recent rent increases. I note that rental rates for the national apartment market are up a modest 0.6% year over year and are outperforming the DFW market.