

## DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Dallas County Administration – 500 Elm Street, Customer Excellence Training Room 7.Y17, 7th Floor, Dallas Texas  
January 24, 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 December 6, 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 February 28,2024

**Dallas County Administration, 500 Elm Street, 7<sup>th</sup> Floor, Dallas Texas 75202  
December 6, 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; Kimberly Rawls, DCCJ; Latoya Jenkins, Dallas County; David Gruber, Housing Forward; Deborah Hill, DCCJ; Daniel Roby, Austin Street Shelter; Quincy Hogan, Metrocare; Tzegabrhan Kidane, Dallas County; Jim Mattingly, LumaCorp, Inc.; Doug Denton, Homeward Bound; Krystle Lotspiech, CitySquare; Eric McCarthy, NTBHA; Kerri Stitt, Youth 180; Kimberly 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 Daniel reported that the Partnership did not meet this month and a report will be provided at the next meeting.

Dallas County Homeless Advisory Committee:

Homeless Advisory committee did not meet this month and a report will be provided at the next meeting.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Janie Metzinger was unavailable for the meeting and a report will be provided at the next meeting.

#### **RESOURCES**

Shelter Discussions: Daniel Roby, Austin Street Shelter

Daniel Roby reported that they are in the process of initiating the inclement weather plan. They are currently meeting with the city of Dallas about the Incident Command Structure and are collaborating with partners to make sure a solid plan is in place. The plan is activated if the weather gets to 32 degrees and below or 36 degrees with a 50 percent chance of precipitation for several hours within a specific zip code. The NOAAH (National Oceanic and Atmospheric Administration) system is used to determine the weather and degree. Austin Street is prepared to house over 1,000 people in the event the inclement weather plan needs to be activated. In housing placements, they are averaging housing 10 clients a week and about 40 people a month.

NTBHA: Eric McCarty, NTBHA

Eric McCarty reported that they opened their TBRA (Tenant Based Rental Assistance) waitlist on November 22<sup>nd</sup> for 14 days and have received about 60 applications that are in process. They are working with clients in trying to get the maximum amount of rental assistance available which is 36 months. He also reported that he has spoken with Doug Denton of Homeward Bound about the COVID-19 Supplemental Grant that they have available. It is geared towards individuals who have a mental health or substance abuse diagnosis. This substance abuse diagnosis can be given by a professional person or service provider and any person within the household who has this diagnosis, can apply for the grant. There is a significant amount of funding available through this grant for those who qualify, and a sustainability plan is a requirement for those acquiring the grant. Individuals may be assisted up to 12 months with rental, utilities, furniture, and security deposits through this grant.

Housing Navigator: Kimberly Rawls, Dallas County

Kimberly Rawls stated that the report is in the packet and the FUSE report included the September data. They are in the process of working on the October and November numbers as they wait for data being provided by the FUSE navigators. The FUSE partnerships meetings have been postponed until January 24th. Currently with the St. Jude project, they are

working to fill two vacancies. Work is also being done with the Council of State Governments tech teams on the program deliverables. Once the deliverables are reviewed and feedback and changes are provided by the tech team, the deliverables will be sent to the BJA (Bureau of Justice Assistance) for a final approval. Once approved, they can begin the bidding process. This process should be completed within the next month or so. The Connector is running okay on their end.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Kimberly Rawls reported the jail data is available in the packet. The total number of jail book-ins did decrease from September to October which caused decreases to other categories. In the offense report, the numbers remained consistent, but the criminal trespass offense increased from September to October.

Housing Authority Report: Thomas Lewis, Dallas County HHS

Thomas Lewis was unavailable for the meeting, but a report was provided in the meeting packet. The Dallas County housing agency is giving preference to those households who are homeless by setting aside 100 Housing Choice Vouchers to those who need it. They must meet the federal definition of homelessness or transitioning from continuity of care permanent housing program.

CARES Act/ARPA Funds: Commissioner Daniel, Dallas County

Commissioner Daniel reported that all ARPA funds have been allocated and funding for long term projects have been distributed.

## **PROJECTS AND INDUSTRY UPDATES**

Housing Forward updates: David Gruber, Housing Forward

David Gruber reported that prior to their system transformation of the Public Response System, they were housing about 80 neighbors on average a month. With the new and improved system, they are now housing 207 neighbors a month which is a 160 percent increase. The total for real-time-rehousing as of December 2023, is 2,854. By the end of 2025, they would like to have 6,000 neighbors rehoused. The average day of housing search is 99 days and 99 percent do not return to homelessness after 12 months.

The Point-In-Time Count is occurring and about 1000 volunteers are needed to help with the PIT count. Volunteers are also needed to provide 1000 care packages to give to those neighbors as well.

There has also been a change in leadership from Joli Robinson who will now serve as the CEO of the Center on Halsted in Chicago, IL and the interim Housing Forward CEO is Sara Kahn. She has over 21 years of national and international experience in creating homeless response systems. As Sara was the second in command under Joli's leadership, the organization should not experience major changes and will progress forward and on track.

Pretrial Diversion and Mental Health Screening: Kimberly Rawls, Dallas County

Kimberly Rawls reported that the Criminal Justice department assisted with 45 facilitated jail releases in the month of November. The Criminal Justice department continues to facilitate assessments for first time felony offenders who are eligible for the pre-trial diversion program with 92 assessments being completed in November.

Dallas Connector: Daniel Roby, Austin Street

Daniel Roby reported that the Connector is providing over 700 rides per week and continuing to run strong. They are continuing to operate both vehicles. The funding contract has moved from the City of Dallas to DART, so they are the primary funder of the program this year with other agencies also making investments. During inclement weather the transportation routes are expanded to 3 routes with multiple stops to accommodate clients needing the transportation to those facilities.

Homeward Bound: Doug Denton, Homeward Bound

Doug Denton reported that the crisis residential center stays at capacity level. They are receiving referrals from Parkland and other psychiatric hospitals which is contributing to the increase in people. Over the past month the Deflection Center's respite care program participation has decreased. Mr. Denton believes that some disparity between the number of clients that have come into the program and the jail population book-ins may be contributing factors in the decrease. They had 41 people report to the Deflection Center in October, but the jail had a significant number of book-ins for criminal trespass. They are researching the law enforcement agencies to determine where the apparent disconnect is. They are planning to staff overnight as they expand the operation to 24/7. They are currently shutting the program down at 9:00 pm but have found that there is a significant number of people being booked in after that time. Beta testing for the 24/7 operation began in December and the plan is to go to the 24/7 operation after the first of the year. They are in communication with

the District Attorney's office about some of the challenges they are experiencing, such as a difficulty in finding staff.

Youth Housing: Kerri Stitt, Youth 180

Keri Stitt reported that at the end of September, the only inpatient substance abuse treatment center for adolescences, Phoenix House, closed that program. As of now, there are no adolescent substance abuse inpatient treatment center available for the un-insured or those insured by Medicaid in the North Texas area. Some collaboration is currently occurring between Youth 180 and Nexus to identify a facility that could be utilized for inpatient treatment. There is an extreme shortage of adolescent inpatient treatment beds in North Texas and 0 (zero) female beds are available in North Texas. The closest facility that assists with female adolescence inpatient treatment is in Tyler or close to Houston. There are only 8 available beds for female adolescences who need care within the whole state. Medically assisted treatment is also not an option for adolescents under the age of 18. Youth 180 and Nexus are working to provide a facility that would provide 24 inpatient residential beds, 12 for females and 12 for males. Currently there isn't collaboration with child protective services or other agencies that assist with the residential treatment of adolescents.

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 many apartments continue to be built. The area is expected to have significant completion over the next 18 months and after that, they will be a great slowdown in new apartments. As North Texas continues to grow, there will be a tremendous demand for housing over the next 4 years. Vacancies have increased some, but rental prices have not decreased. Most of the new housing has the best rental rates due to the competition of other housing coming online, but once they are at capacity, the rates will more than likely go back to market rate. The only way there will be a slow down of rates is if we experience a significant recession and at this time, it is not being predicted to occur in the near future. The end of the year numbers will be provided at the next meeting.

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

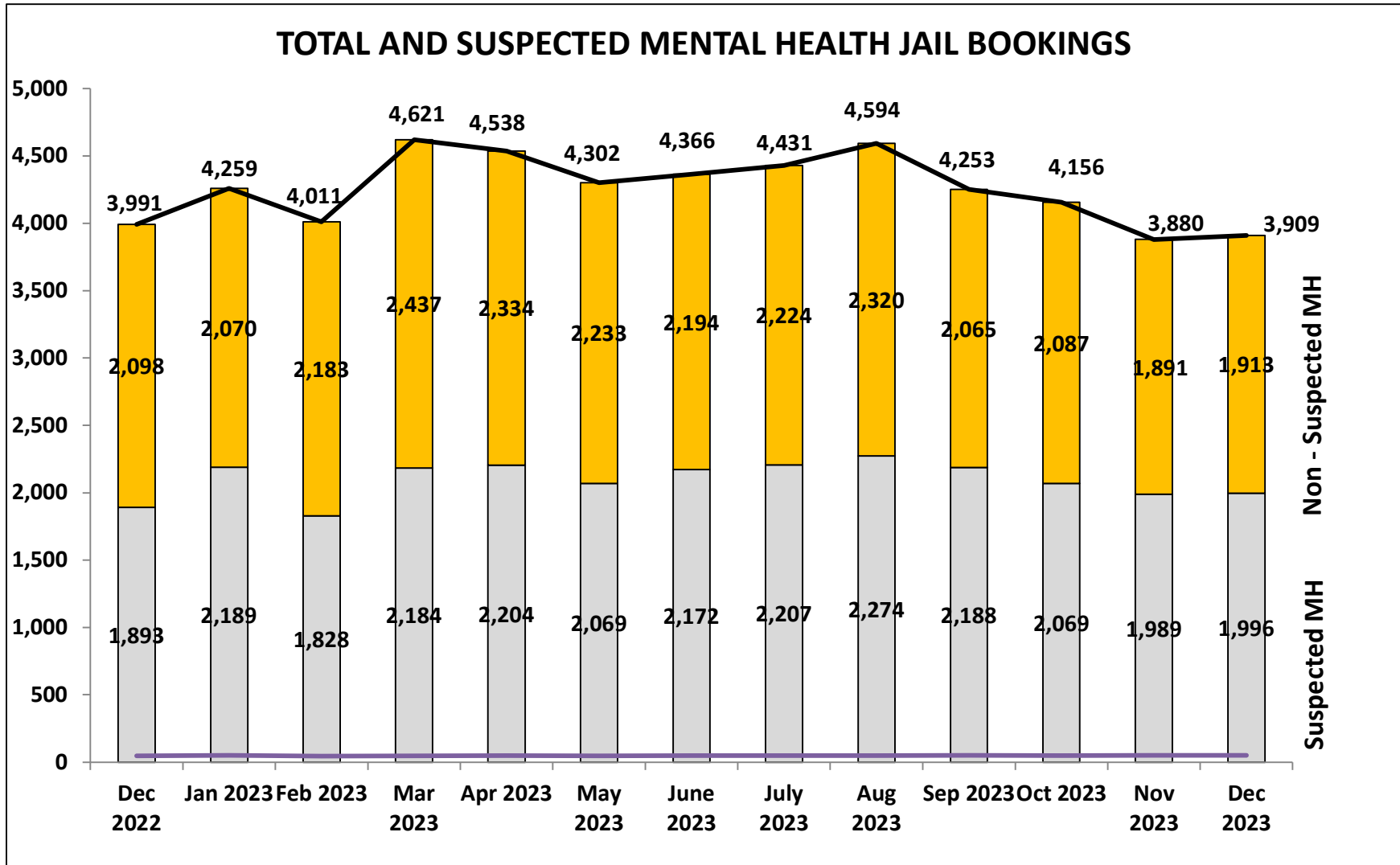
***Next Meeting: January 24, 2024***

## FUSE DATA FY 2023-2024 12 MONTH

Category Item	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>Total Clients Triaged for FUSE</b>	466	373	327	249	224							
<b>Referral Source</b>												
Jail FUSE Navigator Triage	405	316	237	202	188							
NTBHA Living Room Referral	0	0	5	7	0							
Defense Attorney Referral	4	8	7	4	9							
Shelter/Street FUSE Navigator Referral	2	5	4	3	16							
Other Referral Source	45	31	65	25	8							
Pretrial Referral	10	13	9	8	3							
<b>Client Triage/Referral Outcomes</b>												
Released to Another Program or Agency	18	34	16	15	14							
Referral Banned from Shelter	0	0	0	0	0							
Client Refused to be interviewed or Participate or Interview attempt	6	5	1	3	8							
Client didn't qualify for FUSE	181	157	111	80	66							
Immigration Hold	3	0	0	1	8							
Client report not being Unsheltered	1	2	1	0	2							
Released (i.e. Posted Bond)	133	72	100	85	57							
Referred by Shelters/Street Outreach	1	6	1	3	7							
FUSE bond denied	0	1	0	0	0							
<b>Pending Client Referrals</b>												
Waiting on info, Waiting on Bond to Post, and pending attorney response	101	85	75	76	52							
In Quarantine/Medical/Interview Pending	11	4	12	0	0							
<b>Shelter Assignment</b>												
<b>Total Released from Jail to FUSE</b>	11	6	10	16	10							
Austin Street Center	1	1	1	4	1							
The Bridge	7	2	4	6	8							
Salvation Army	3	2	5	5	1							
Qualified Referred by Shelters/Street Outreach	0	0	1	2	4							
Other	0	1	0	1	0							
No Response	0	0	0	0	0							
<b>Shelter Connection Rate</b>												
Austin Street Center	1	0	0	4	1							
The Bridge	4	2	2	4	2							
Salvation Army	3	1	4	5	0							
Other	0	0	1	1	0							
No Response	0	0	0	0	0							
Client Abscond/Did Not Connect	3	3	4	2	7							
<b>Housed</b>	0	1	3	1	0							
<b>Housing Priority List or Info sent to Housing Forward</b>	0	3	1	4	1							

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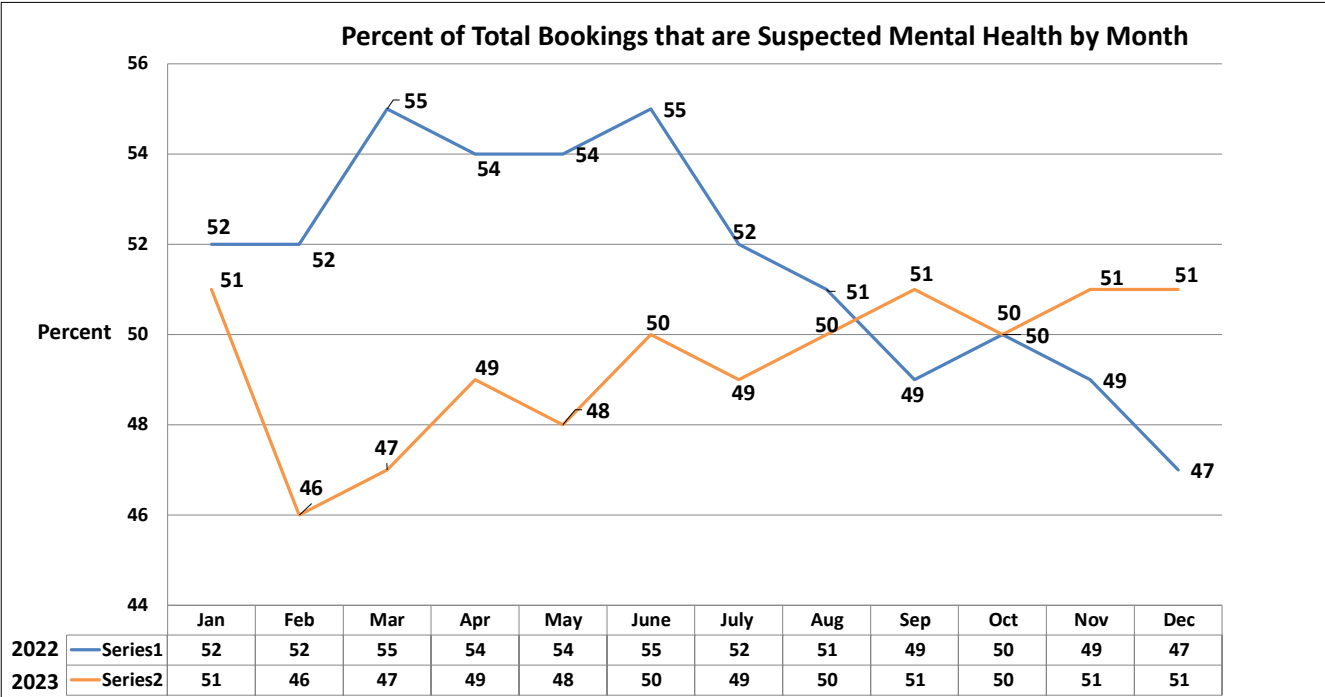
## DEC 2023 Homeless Report Snapshot



## DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

### Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
<b>Nov 2023 to Dec 2023</b>	3880 to 3909 - Increase 29	1989 to 1996 - Increase 7



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Breakdown and Avg LOS - Nov 2023 to Dec 2023

Month/Yr	Category	Total Bookings	Percent	Percent Note
Nov 2023	Suspected MH	1,989	51%	% of total bookings [3880]
	Homeless	444	11%	% of total bookings [3880]
	Homeless w/Suspected MH flag	358	81%	% of total homeless [444]

Month/Yr	Category	Total Bookings	Percent	Percent Note
Dec 2023	Suspected MH	1,996	51%	% of total bookings [3909]
	Homeless	428	11%	% of total bookings [3909]
	Homeless w/Suspected MH flag	332	78%	% of total homeless [428]

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Nov 2023	7	10
Dec 2023	7	10



# DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

## Homeless Primary Offense Categories - Nov 2023 to Dec 2023

Offense Categories	Nov 2023 total	Nov 2023 %	Dec 2023 total	Dec 2023 %	MTD
Arson	1	0.2%	2	0.5%	
Assaultive	52	11.7%	48	11.2%	
Burglary	11	2.5%	18	4.2%	
Criminal Mischief	10	2.3%	7	1.6%	
Criminal Trespass	67	15.1%	78	18.2%	Increased: 11
Drug/Alcohol	104	23.4%	82	19.2%	Decreased: 22
Evading	18	4.1%	16	3.7%	
False Info/Fail to Identify	25	5.6%	24	5.6%	
Fraud	2	0.5%	4	0.9%	
HOLDS	39	8.8%	41	9.6%	
Murder	0	0.0%	0	0.0%	
Other	38	8.6%	25	5.8%	Decreased: 13
Prostitution	0	0.0%	0	0.0%	
Resist	10	2.3%	5	1.2%	
Robbery	9	2.0%	7	1.6%	
Sexual Offense	6	1.4%	9	2.1%	
Theft	35	7.9%	41	9.6%	
UUMV	17	3.8%	21	4.9%	
<b>TOTAL</b>	<b>444</b>	<b>100.0%</b>	<b>428</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

## HOUSING FORWARD UPDATE

DECEMBER 2023

On December 5th, Housing Forward announced that Sarah Kahn has been named Interim President and Chief Executive Officer effective December 21, 2023. This follows the announcement that Joli Angel Robinson, who served as President and Chief Executive Officer of the organization since August of 2021, has accepted the role of Chief Executive Officer with Center on Halsted of Chicago, Illinois.

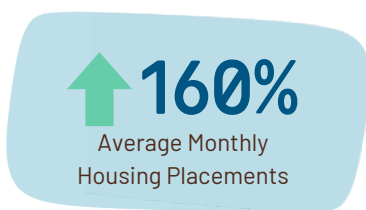
Kahn has served as Housing Forward's Chief Program Officer since September 2021, and has 21 years of experience in evidence-based homelessness solutions and policy implementation.

Board Chair Peter Brodsky said, "Sarah is exceedingly qualified to step in on an interim basis as CEO. She has the Board's full support and we are confident that, under her leadership, Housing Forward will not miss a beat. Together with the deep bench of talent across the organization, including Housing Forward Vice President of Finance and Operations Mackeshia Brown, we will ensure Housing Forward will continue its record-setting work to house our most vulnerable neighbors, specifically those living unsheltered. Under Joli and Sarah's leadership, we've reduced unsheltered homelessness by 14% and reduced chronic homelessness by 32%. And we are housing people faster than ever before, growing from housing 80 people per month to 207 people per month."



Read the full announcement

## SYSTEM TRANSFORMATION



Before System Transformation  
(2018-2019)

**80 Neighbors**

On Average Were Housed Monthly

After System Transformation  
(2022-2023)

**207 Neighbors**

On Average Were Housed Monthly

## ALL NEIGHBORS COALITION MEMBERSHIP RENEWAL

The All Neighbors Coalition is a collective of **over 140 organizations** working in collaboration to solve homelessness by providing resources and support to individuals experiencing homelessness in Dallas and Collin Counties.

**It is time to renew your membership or become a new member!** Membership is open to any organization (public or private), government entity, or individual who agrees with the mission and values of All Neighbors Coalition. Learn more about the All Neighbors Coalition at <https://housingforwardntx.org/all-neighbors/>



2024 Membership

## THE 2024 POINT-IN-TIME (PIT) COUNT

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The 2024 Point-in-Time (PIT) count will be held on **Thursday, January 25th!** The Point-in-Time count is our annual census of our unhoused neighbors, a requirement under Federal law, which helps communities understand the extent of homelessness, changing trends, and the measure of their success.

In preparation for the count, the PIT workgroup has been meeting monthly to discuss the count. If you are interested in attending the PIT workgroup, please email David Gruber, Senior Director of Development and Communications at [david.gruber@housingforwardntx.org](mailto:david.gruber@housingforwardntx.org).

### **Ways to get involved:**

- 1. Volunteer:** We need VOLUNTEERS to help conduct the count on January 25th. Volunteers will attend a kickoff where they will meet up with their group and travel to their assigned area to interact with neighbors. For more information, please visit the volunteer page on our website or scan the QR code: <https://housingforwardntx.org/volunteer/>
- 2. Care Packages:** We are looking for groups and/or organizations to donate gender-neutral care packages that will be given to unhoused neighbors during the count. All care packages must be assembled and dropped off by Friday, January 19th. Sign-up today: <https://forms.housingforwardntx.org/231975267679172>



Learn More Here

## 2024 GENERAL ASSEMBLY SCHEDULE

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The General Assembly is a monthly gathering of All Neighbors Coalition members hosted by Housing Forward, which fosters excellent networking and collaboration opportunities through the homeless response system. All meetings are open to the public and will alternate between in-person and virtual.

**The next General Assembly will be virtual (via Zoom). Join us on Tuesday, January 23, 2024 from 9:00am - 10:30am.**

For more information about the General Assembly and upcoming meetings visit <https://housingforwardntx.org/all-neighbors/general-assembly-and-workgroups/>.



Learn More

## WE ARE NEIGHBORS PODCAST

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There is a NEW episode of the We Are Neighbors podcast with Dr. Earl J. Edwards who joined us to talk about the impact of race in creating and addressing homelessness. The impact race has on the issue of homelessness has led to an overrepresentation of people of color in the unhoused population. A history of racial discrimination, including current-day policies and practices across various systems, continues to create disparate impacts along racial lines. During this conversation, we discussed the role race and racism plays in creating and addressing homelessness and the importance of centering racial equity in the homeless response system.



Listen Here

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



Youth Homelessness Report  
Josh Cogan  
Housing Work Group Meeting  
1/24/2024

- The Youth Homelessness Guaranteed Income Pilot Project Act (YHGIPPA) is almost ready to be introduced by Rep. Tlaib (MI-12); keep your eyes peeled for that (but will provide the official info once that's introduced);
- Legislation related to creating an entitlement program for youth and young adult housing vouchers is in the works and will be sponsored by Rep. Watson Coleman (NJ-12); and
- We are in discussions with Rep. Jackson Lee (TX-18) on streamlining the federal grant process (both the application and management processes) to create a more equitable process for smaller community-based organizations. Given that many CBOs that would greatly benefit from this vital legislation are here on this email thread, "soft support" (as there's no final text yet) from relevant organizations would be useful.

I have attached the one pagers for the first two potential pieces of legislation. If any organizations at your meeting would like to sign on, my contact info is listed on both; please note that the Homes for Youth Act is currently marked as the 2025 calendar year, but we received word that this may move quicker than that.



# Fact Sheet

## Homes For Youth Act of 2025

### Background

Youth and young adults (YYA) should be entitled to safe and stable housing with no strings attached. Access to vouchers for YYA is restricted due to a variety of systemic obstacles. These barriers force young people into congregate shelters, further perpetuating cycles of poverty and instability. This legislation, if enacted, would:

- Establish an entitlement program, the “HUD Homes For Youth Program,” to provide (1) assistance under section 8(o) of the United States Housing Act of 1937 for each qualified individual; and (2) administrative fees in connection with each voucher for assistance provided, while centering the choice of the voucher holder and removing restrictions based on immigration/migratory status;
- Amend the United States Housing Act of 1937 to include a definition of “youth and young adults”, as well as amend the definition(s) of “family,” under [42 U.S.C. 1437u](#), to include those who may be: (1) single, between the ages of 18-30; (2) parenting, between the ages of 18-30 and emancipated minors; (3) aging out of foster care and/or other youth-serving systems; and (4) unaccompanied emancipated minors, under applicable state law; and
- Establish an allowance for an Ombudsman to mediate between a landlord and a YYA tenant should discriminatory issues arise, as well as an appeal process as necessary.

###

*For more information or to sign your organization on to support this legislation, please contact Josh Cogan, Director of Public Policy at: [josh@awayhomeamerica.org](mailto:josh@awayhomeamerica.org).*



## Fact Sheet

# Youth Homelessness Guaranteed Income Pilot Program Act – Rep. Tlaib (MI-12)

### Background

Youth and young adults (YYA) face a variety of barriers to accessing safe and stable housing: institutional racism, adultism, and scarcity, to name a few. Additionally, Black, Indigenous, and other youth of color have been systematically excluded from employment opportunities and income access. This legislation, if enacted, would:

- Establish a 2-year pilot program providing homeless young adults with a guaranteed monthly income of no less than \$1,400;
- Provide access to a wide-range of wraparound services, with the ability to opt-in at any time throughout the pilot;
- Establish a National Youth Economic Advisory Council, to guide the selection of participating individuals and overall performance of the pilot program; and
- Study the long-lasting impact(s) and feasibility of expanding a guaranteed monthly income, with particular interest around: housing and micro-economic outcomes, physical and mental health and well-being, as well as the social costs on income volatility.

### Tell Your Legislators and Networks This Legislation Would:

**1. Enable the federal government to prioritize specific needs for YYA surrounding homelessness, in turn, investing in the future of the country.**

Prior to the COVID-19 pandemic, 1 in 5 young people of color were living in poverty as opposed to 1 in 9 young white people.<sup>1</sup> Furthermore, the impact of the pandemic has exponentially widened the inequity faced by Black, Indigenous, and other youth of color when seeking safe housing and a career of their choice.<sup>2</sup> The goal of this program is to provide security, to ultimately lead to safe and stable housing as well as pursuing a career/living wage. By doing so, there will be more folx thriving and ultimately contributing to our economy.

**2. Provide YYA with critical support to level their odds in pursuing a career and living wage.**

With an 8.7% cost-of-living increase effective December 2022,<sup>3</sup> access to a stable and livable income grows more critical for young people to ultimately access safe housing. A living wage and access to safe and stable housing are connected, as

<sup>1</sup> [Community Population Survey, Annual Social and Economic Supplement, 2019.](#)

<sup>2</sup> [U.S. Census Bureau, 2020 Household Pulse Survey.](#)

<sup>3</sup> [Cost-of-Living Increase and Other Determinations for 2023, Social Security Administration, October 24, 2022.](#)



living wages are necessary to afford rent, and can help some prevent experiencing homelessness, either again or for the first time.

**3. Enable easier access to safe and stable housing.**

A living wage and access to safe and stable housing are connected, as living wages are necessary to afford rent. Furthermore, housing price inflation has marginalized those who are low income and, as we saw early on in the COVID-19 pandemic, cash transfers can make it so that low income communities do not have to decide between basic living needs, such as food and housing. Simply, housing instability comes from a lack of *resources* and *inequities*.

###

*For more information or to sign your organization on to support this legislation, please contact Josh Cogan, Director of Public Policy at: [josh@awayhomeamerica.org](mailto:josh@awayhomeamerica.org).*

## DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

### DFW Multifamily Update, 4th QTR, 2023

By Jim Mattingly, Principal, LUMA Residential

Average monthly rental rates, reported by ALN Apartment Data, were \$1,548, down 1.3% in the 4th quarter and down 0.4% for the year. The increase in the number of apartment communities offering concessions and the size of concessions resulted in a decline in average effective rents, down 1.7% at \$1,519. Only 2 sub-markets experienced significant rent increases during the quarter, White Rock East/Buckner/Ferguson Road up 1.6% (\$1,278) and South Irving up 0.3% (\$1,270) Several sub-markets saw declines in rental rates during the 4th quarter, ranging from -3.6% to -2.9%. These markets are North Dallas/Mid Town West (\$1,709), Oak Lawn/River Front/Medical Dist. (\$1,599), Frisco/The Colony/Little Elm (\$1,732), Central Fort Worth (\$1,519) and Southwest Dallas/Oak Cliff/Sunset (\$1,478).

Occupancy levels continued to decline, down 0.9% to 88.3% and unit absorption turned negative for the quarter at (-287), compared to the prior quarter (+4,146). 7,212 new units were delivered. Unit absorption for the trailing 12 months came in 8,093, while 32,340 new units were delivered during the same period. 1<sup>st</sup> quarter 2024 deliveries are forecast to reach 13,000 units and deliveries in the following 3 quarters are expected to total 39,000 units, with peak delivery arriving in the 4<sup>th</sup> quarter.

The top 5 submarkets with the most units in the pipeline are Frisco/The Colony/Little Elm at 24,562, North Fort Worth at 13,014, McKinney/Allen/Fairview at 12,075, Denton/Corinth at 11,492 and Central Fort Worth at 9,663.

Screening the ALN database for only Affordable Housing properties yields 330 properties in the DFW area totaling 64,878 units with an average effective rent of \$1,242 and an occupancy rate of 91.2%. Included in the above totals are 8 newly constructed properties totaling 1,850 units with average effective rents of \$1,389 and average occupancy of 28.6%. I note that average effective rents for the new properties ranged from a high of \$1,602 to a low of \$980.

With new apartment deliveries expected to continue at or above 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. If the economy falters and enters a recession, this expected trend will be amplified. How much will depend on the length and depth of the recession. The consensus forecast appears to be for no recession in 2024, but if one occurs it is expected to be mild and short lived.