

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

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

October 23, 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 September 25, 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 TBD

Dallas County Administration, 500 Elm Street, 7th Floor, Dallas Texas 75202
September 25, 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; Kimberly Rawls, DCCJ; Latoya Jenkins, Dallas County; Tzeggabhran Kidane, Dallas County; Janie Metzinger, NTBHA; Eric McCarty, NTBHA; Kendall Brown, Family Gateway; Doug Denton, Homeward Bound; Jim Mattingly, Lumacorp; Ikenna Mogbo, Metrocare; Traswell Livingston, AIDS Services of Dallas; Taylor Hurtado, AIDS Services of Dallas; Dominique Vincent, Sharing Life Mesquite

Dr. Daniel opened the meeting with some discussion about the state of homelessness in Dallas County 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
Commissioner Daniel reported that the Partnership meeting was not held in September, but the members are continuing their efforts in the housing space.

Dallas County Homeless Advisory Committee: Commissioner Theresa Daniel, Dallas County
Commissioner Daniel reported that a meeting was held on September 16th and the eviction diversion data was made available in the meeting packet. Doug Denton posed a question regarding the number of people assisted in correlation to the number of cases diverted. More clarity would be reported on this information at the next meeting.

There was also discussion on the eviction process and how tenants and landlords handle the evictions and diversion. Jim Mattingly stated that there are many ways to determine if an eviction is successfully diverted including but not limited to, a payment plan being established therefore diverting eviction, a technical issue that caused the case to be thrown out of court and the eviction to not be processed, and a case that was filed and the eviction was not granted. Traswell Livingston pointed out that are underlying issues that contribute to the cause and the cycle as well. Ikenna Mogbo cited that when Covid occurred, things got out of balance for the tenants due to the way the court system was operating. Due to the differences in operations, it put both the tenants and the small property owners in a bad situation. Hence the eviction diversion program became more robust and could help more people due to the injection of ARPA funding. Commissioner Daniel reported that as the ARPA funding is coming to an end, HHS must look at their budget and determine how the program can function in the future without the ARPA funding .

Jim Mattingly reported that their uncollectable rent has doubled post-pandemic from less than one percent to slightly more than two percent. He stated that most properties have their cash flow in the last 5-10% of rental income and that by not collecting those funds, it can be a significant issue to some companies.

Ikenna Mogbo reported that depending on when people first began renting, they may only be accustomed to receiving assistance and not having to work to pay for rent. Eric McCarty stated that many of the short term rental assistance programs are just rental assistance that is capped and not sustainable. He stated that some people have come into the TBRA program and have had their rent paid for two years. After their funding is finished, they don't have a sustainability plan that required them to make other arrangements to pay their rent. Therefore, they come back to TBRA seeking

assistance again and again because they have not developed a plan. Doug Denton asked if a case management component is linked to the TBRA program that could assist the client. Eric McCarty answered that it was not, but he does quarterly checks on his clients to see if any work has been done to progress towards making them independent of assistance. He's had about 15-20 people who have had success and have gained permanent housing, but others will recycle through the system. After they have received the assistance for 24-36 months, NTBHA gives them referrals to other agencies for assistance.

Jim Mattingly pointed out that on the diversion report, that the number of evictions filed in August of this year were 40% fewer than those filed this time last year and 50% fewer than those filed in April of this year, which is a significant amount.

Traswell Livingston pointed out that it would have been interesting to see if funding could have been invested in the root causes of the issues and to see what the sustainability would have been after the funding had been depleted. Doug Denton questioned that if people have an advocate and case management, what impact would it have on their situation.

Ikenna Mogbo reported that if a person has a housing choice voucher, that they may need to widen their search to live outside of Dallas and Dallas County. He expressed that Collin County and Garland housing frequently open their waitlist.

Eric McCarty mentioned that NTBHA now has a requirement that anyone who applies for TBRA has to sign up and take a supportive employment class. They are internally trying to bridge their program with others to provide support. Traswell Livingston stated that best practices for big picture planning can be ingrained into programs to leverage funding and help the client set goals to reach the desired results.

There was also some discussion about supporting legislation to increase the child tax credit that would aid many families with their income needs. Traswell Livingston stated that people are gravitating towards resources, and we need to look into making more positive resources available for people to seek. Commissioner Daniel states that she would commit to assess where Dallas County is at providing available resources to the needs of those within the county. Jim Mattingly reported that diversion is the most cost effective way to reduce homelessness, and it takes a number of resources to make it happen and prevent a reoccurring event.

Federal and State Legislative Update: Janie Metzinger, NTBHA

Janie Metzinger reported that the legislative appropriation requests for HHSC were published last week. The legislature has added \$60 million with the exceptional item to crisis services. They decided to combine three separate line items, adult community mental health services, children community mental health services, and crises services into community based mental health services over the next two years. Within home and community based services, a homelessness prevention program can be established to keep people in their home while receiving services. The amount for this program is \$73.7 million with the exceptional item. The budget alternates, and in this biennium, the Senate is leading it. Of the 18 recommendations of the BHAC (Behavioral Health Advisory Committee), five of the recommendations are directly related to housing.

RESOURCES

Family Housing: Kendall Brown, Family Gateway

Kendall Brown reported that they suffered storm damage at their shelter in far North Dallas at the end of May. They have filed a report with the city, but the progress has been slow. They incurred roof damage that turned into mold and water damage inside the facility. With that, their childcare wing has been closed for two months. It was brought before the Government Performance and Financial Committee within the City of Dallas, and they were advocated for on behalf of two Dallas city councilmembers. With that, things are started to progress faster, and they are now repairing the roof. Once that roof is repaired, they will move inside and start mold remediation. Hopefully within the month, they will have everything up and running. Some families are still living there and those that had mold were moved into hotel rooms. There has been no childcare for the families, so they are currently having to find other accommodations for the children.

In July and August due to students being out of school, there was an uptick in families living in the overflow hotel space

with about 60-70 families living there. In September there was a dip, so now there are only 20 families living in overflow.

NTBHA: Eric McCarty, NTBHA

Eric McCarty reported that he and Dr. Taylor were scheduled to meet in the next couple of days regarding their programs and waitlist. He reported that he will send their newsletter to staff to disseminate information regarding their waitlist opening.

Housing Navigator: Kimberly Rawls, Dallas County

Kimberly Rawls was present at the meeting and provided a report that is available in the meeting packet.

Homeless Jail Dashboard: Kimberly Rawls, Dallas County

Kimberly Rawls was present at the meeting and provided a report that is available in the meeting packet.

PROJECTS AND INDUSTRY UPDATES

Housing Forward Updates:

Ikenna Mogbo reported that Housing Forward's annual local grant renewal is in process, and they will be sending the application to HUD by mid-October. They awarded the Large Destination Homes Grant with Metrocare receiving two-thirds of it and AIDS Services of Dallas receiving the other third. They also awarded 50 supportive housing vouchers to AHF (AIDS Healthcare Foundations) and are currently soliciting applications for domestic violence rapid rehousing programs. HUD is also providing up to \$7 million in capital to build supportive housing. The Dallas area can potentially receive one award. Jim Mattingly also reported that 11 Navigators were lost and there was a dip in diversion. Ikenna Mogbo reported that NTBHA picked up six of the City Square Navigators which has closed.

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

Kimberly Rawls reported that the criminal justice department continues to assist with releases from jail to mental health services in partnership with NTBHA. In August, they facilitated 28 releases and at the time of the meeting, they facilitated 38 releases for September. In August, ADAPT completed 2,374 1622 Code of Criminal Procedural Mental Health Screenings. The CJD's Pre-Trial Diversion program completed 84 assessments.

Homeward Bound: Doug Denton, Homeward Bound

Doug Denton Reported that crisis residential continues to be full with referrals coming in from psych emergency rooms. The Deflection Center combined with Respite services had their second highest month of the year. The report is in the packet for review. They did analyze that of the 40 people that came in July, 10 left within the day. Five of those went back to their communities and five others were led to either their families or back to the shelters. The average length of stay of the 40 people were six days with a range from two days to a full month. NTBHA's MCOT is beginning to pick up engagement and NTBHA also provides an assessment to those with a higher level of care. Things are moving along well.

Federal Youth Housing: Josh Cogan, A Way Home

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

Mattingly Report: Jim Mattingly, Lumacorp

Jim Mattingly attended the meeting, and an update 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: October 25, 2024



DCHHS EVICTION DIVERSION PROGRAM (EDP)

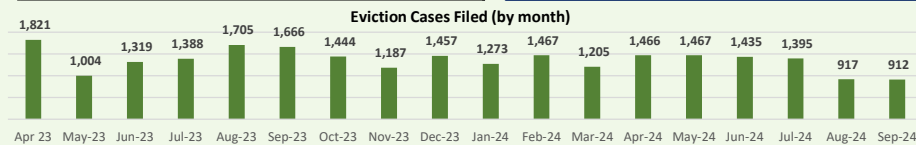
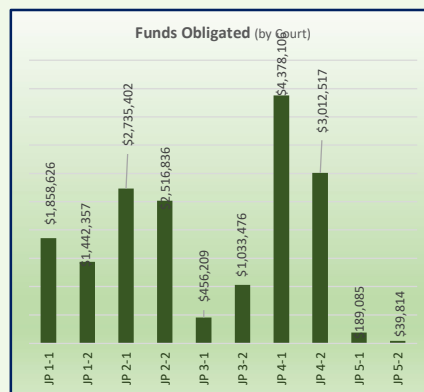
DATA ANALYSIS REPORT

(As of 09/27/2024)

	Cumulative Assistance
Pre-Eviction Diversion Interventions	806
Pre-Eviction Diversions Eligible/Approved	281
Funds Obligated (Pre-EDP)	\$1,743,999
Total Eviction Cases Filed	49,770
Interventions Provided by Navigators	13,727
Eviction Diversions Completed/In Process	2,816
Eviction Appeal Cash Bond Assistance	11
Funds Obligated (EDP)	\$17,676,724

Eviction Diversion Details					
JP Courts	Eviction Cases	Evictions Ordered	Persons Assisted by Navigators and Percent	Approved Cases	Eviction Diversions Pending/ Process
JP 1-1	6,082	data not available	1,719 (28.3%)	303	
JP 1-2	3,684		1,336 (36.3%)	240	
JP 2-1	7,915		1,330 (16.8%)	460	1
JP 2-2	9,096		2,258 (24.8%)	451	
JP 3-1	1,719		449 (26.1%)	66	
JP 3-2	1,848		811 (43.9%)	152	
JP 4-1	10,501		3,295 (31.4%)	616	2
JP 4-2	6,763		2,014 (29.8%)	483	
JP 5-1	2,092		478 (22.8%)	34	
JP 5-2	70		37	8	
TOTAL	49,770		13,727 (27.6%)	2,813	3

Funds Obligated and Clients Assisted Data			
JP Courts	Funds	Clients	Average
JP 1-1	\$ 1,858,626	303	\$ 6,134
JP 1-2	\$ 1,442,357	240	\$ 6,010
JP 2-1	\$ 2,735,402	460	\$ 5,947
JP 2-2	\$ 2,516,836	451	\$ 5,581
JP 3-1	\$ 456,209	66	\$ 6,912
JP 3-2	\$ 1,033,476	152	\$ 6,799
JP 4-1	\$ 4,378,106	616	\$ 7,107
JP 4-2	\$ 3,012,517	483	\$ 6,237
JP 5-1	\$ 189,085	34	\$ 5,561
JP 5-2	\$ 39,814	8	\$ 4,977
TOTAL	\$ 17,662,427	2813	\$ 6,279



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

FUSE Data

- I am working to complete the FUSE data.

St. Jude Project

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

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

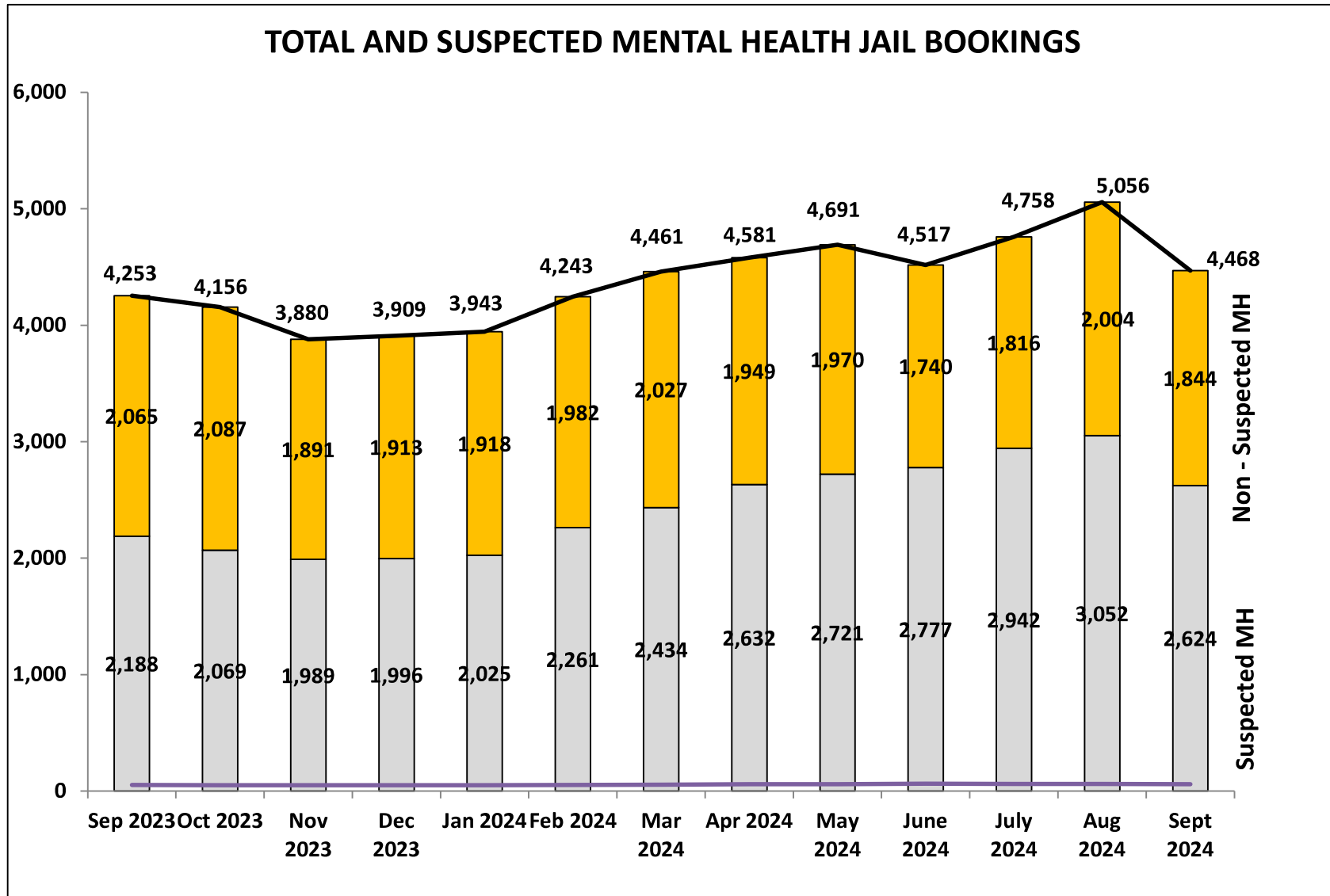
- We are working with the Purchasing department toward next steps of completing the Procurement Process.

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 September 2024 jail data.

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

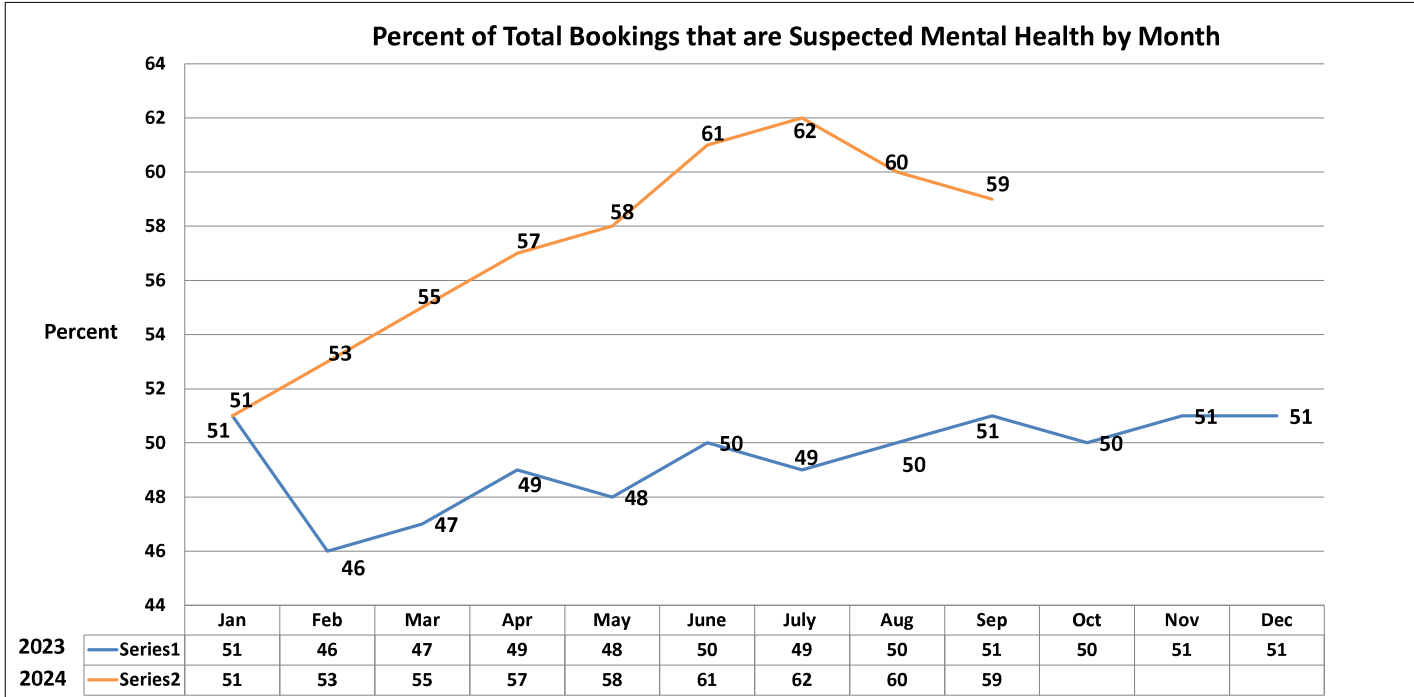
Sept 2024 Homeless Report Snapshot



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
Aug 2024 to Sept 2024	5056 to 4468 - Decrease 588	3052 to 2624- Increase 428



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Breakdown and Avg LOS - Aug 2024 to Sept 2024

Month/Yr	Category	Total Bookings	Percent	Percent Note
Aug 2024	Suspected MH	3,052	60%	% of total bookings [5056]
	Homeless	731	14%	% of total bookings [5056]
	Homeless w/Suspected MH flag	588	80%	% of total homeless [731]

Month/Yr	Category	Total Bookings	Percent	Percent Note
Sept 2024	Suspected MH	2,624	59%	% of total bookings [4468]
	Homeless	647	14%	% of total bookings [4468]
	Homeless w/Suspected MH flag	488	75%	% of total homeless [647]

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

Monthly Unsheltered Expense

- Count of Sept 2024 Unsheltered Bookins = **647** (647 of 4468 = 14% of total Sept Bookins)
- ALOS for all Sept unsheltered **647** bookins as of 10/15/24 = **16** ($16 * \$85.13$ (Daily Jail Bed rate) = \$1362.08 per Individual)
- As of 10/15/2024, Total number of Unsheltered Releases = **378**
- Average Length of Stay (ALOS) for the **378** releases = **7** ($7 * \$85.13$ (Daily Jail Bed rate) = \$595.91 per Individual)
- Below are the top 6 offense categories for the **647** Unsheltered.

Offenses	Count of BookInNo
CRIMINAL TRESPASS	103
POSS CS PG 1/1-B <1G	86
Holds	54
POSS CS PG 1/1-B >=1G<4G	22
THEFT PROP >=\$100<\$750	20
AGG ASSAULT W/DEADLY WEAPON	17

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Primary Offense Categories - Aug 2024 to Sept 2024

Offense Categories	Aug 2024 total	Aug 2024 %	Sept 2024 total	Sept 2024 %	MTD
Arson	1	0.1%	2	0.3%	
Assaultive	66	9.0%	62	9.6%	
Burglary	31	4.2%	25	3.9%	
Criminal Mischief	13	1.8%	13	2.0%	
Criminal Trespass	92	12.6%	113	17.5%	21 Increased
Drug/Alcohol	195	26.7%	172	26.6%	23 Decreased
Evading	34	4.7%	24	3.7%	10 Decreased
False Info/Fail to Identify	39	5.3%	29	4.5%	10 Decreased
Fraud	16	2.2%	5	0.8%	11 Decreased
HOLDS	66	9.0%	62	9.6%	
Murder	1	0.1%	0	0.0%	
Other	65	8.9%	52	8.0%	13 Decreased
Prostitution	1	0.1%	1	0.2%	
Resist	6	0.8%	9	1.4%	
Robbery	14	1.9%	9	1.4%	
Sexual Offense	6	0.8%	6	0.9%	
Theft	57	7.8%	51	7.9%	
UUMV	28	3.8%	12	1.9%	16 Decreased
TOTAL	731	100.0%	647	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

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October 2024 Update

Family Homelessness & Current Trends:

- As of end of September 2024, we have surpassed the total number of families served in all of 2023 with diversion services.
- **In all of 2023, we diverted 1,211 families.**
- **As of end of September 2024, we have diverted 1,425 families** across all projects.
 - This includes Assessment & Diversion + our Mobile Support Unit that was launched in April to maintain our presence in the Central Business District after returning our downtown shelter to the City.
- We now have very few families in overflow hotels after serving 60-70 families/month in overflow in July/August.

Update on Family Gateway North:

- The City of Dallas is now working hard to repair the damage from the May storm.
- A new roof has been installed on the building.
- The next areas of focus are the infant and toddler rooms so we can get that portion of our childcare program back up and running.
 - Vogel is working to enroll/re-enroll young children in the program.
 - The goal is to be back operating in these rooms in early November.
- Once the infant and toddler rooms are repaired, we will move on to the after-school program space for school-aged children.

DALLAS COUNTY BEHAVIORAL HEALTH & HOUSING WORK GROUP

DFW Multifamily Update, 3rd QTR, 2024

By Jim Mattingly, Principal, LUMA Residential

Average monthly asking rental rates, reported by ALN Apartment Data, remained virtually unchanged @ \$1,554, in the 3rd quarter and down 0.9% for the year. The number of apartment communities offering concessions, and the size of concessions increased, average effective rents fell 0.4% to \$1,511 and are down 2.2% over the last 12 months. The sub-markets with the largest rent increases during the quarter were Central Arlington up 3.4% to \$1,261, East Dallas/M Streets/White Rock West increased 2.1% to \$1,683, Carrollton North/Hebron increased 1.5% to \$1,689, Las Colinas/Valley Ranch increased 1.0% to \$1,711 and South Irving increased 1.0% to \$1,267. Several sub-markets saw declines in rental rates during the 3rd quarter, ranging from -2.4 % to – 2.0%. These markets are Grapevine/Roanoke/Keller at \$1,686, Mid-Cities at \$1,380, McKinney/Allen/Fairview at \$1,591, North Fort Worth at \$1,544 and East Fort Worth at \$1,127.

Average occupancy levels increased 0.4% to 87.4%. Unit absorption nearly doubled for the quarter at 10,977. New units delivered remained steady at 9,537. Unit absorption for the trailing 12 months came in at 18,083, while 37,212 new units were delivered during the same period. 4th quarter 2024 deliveries are forecast to come in at more than 15,000 units. The quarterly deliveries of new units are expected to fall next year. First quarter 2025 deliveries are expected to total slightly more than 8,000 units, the 2nd quarter 2025 forecast is for +7,000 units and the 3rd quarter 2025 forecast is for slightly more than 4,000 units. ALN reports there are currently 111,695 units in construction and/or lease up with an additional 118,966 units in pre-construction.

The top 5 submarkets with the most units in the pipeline are Frisco/The Colony/Little Elm at 26,754, McKinney/Allen/Fairview at 14,929, Denton/Corinth at 11,762, North Fort Worth at 11,400 and Central Plano East Richardson at 10,849.

Screening the ALN database for only Affordable Housing properties yields 347 properties in the DFW area totaling 69,363 units with an average effective rent of \$1,288 and an occupancy rate of 86%. Included in the above totals are 23 newly constructed properties totaling 5,554 units with average effective rents of \$1,423 and average occupancy of 26.1%. I note that average effective rents for the new properties ranged from a high of \$2,063 to a low of \$618.

Due to the forecast of +15,000 new apartments to be delivered in the 4th quarter of 2024 and assuming the usual seasonal slowdown in absorption I expect to see a slight decline in occupancy levels for the period. I also expect to see concessions continue to increase even though asking rents may remain relatively unchanged.