

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

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

June 25, 2025, 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 May 28, 2025, minutes
- Homeless Advisory Committee Meeting
- 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
- Metrocare Services
- AIDS Services of Dallas (ASD)

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

3. Next Meeting July 23, 2025

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

May 23, 2025 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: Commissioner Theresa Daniel, Dallas County; Latoya Jenkins, Dallas County; Tzeggabhran Kidane, Dallas County; Laura Edmonds, DCCJ; Quincy Hogan, Metrocare; Larry Gordon, Downton Dallas Inc.; Raven Carr, Sharing Life; Kelvin Brown, Homepoint; Doug Denton, Homeward Bound

Dr. Daniel opened the meeting by having the members at the table to introduce themselves.

CALL TO ORDER: Commissioner and the committee approved the minutes from the April 23rd meeting.

GOVERNANCE

Homeless Advisory Committee: Commissioner Theresa Daniel, Dallas County

The Homeless Advisory Committee meeting was held on Monday, April 21st and the eviction data is in the report. Commissioner Daniel reported about the eviction data from month to month to which Doug Denton pointed out that there was a significant change due to the holidays. Commissioner Daniel pointed out that the evictions are not decreasing.

RESOURCES

Housing Navigator: Laura Edmonds, Dallas County

Laura Edmonds stated that the reports are in the packets. She stated that Kimberley Rawls is working closely with the partners to get the FUSE data and will hopefully have a report for next month. She applied for the State Housing Crisis Service Grant but will probably not have any feedback until the fall. There was a decrease in the monthly jail book-ins in April, but those who were identified as Suspected Mental Health book-ins slightly increased. Commissioner Daniel asked what the percentage of mental health book-ins are, to which Laura stated about 50 percent. She stated that for those experiencing homelessness the numbers were 73 percent, and that information could be found in the report. She also reported that the Dallas Connector is running well on our end.

Commissioner Daniel asked if the mental health numbers we are experiencing in the jail is comparable to what is being seen on the streets downtown. Larry Gordon of Downtown Dallas Inc. stated that they are seeing an increase in those with complex needs on the streets downtown. He stated that the City of Dallas City Manager Kim Tolbert is taking an aggressive stance and looking to increase enforcement to secure public safety. He reported that they have about 27 known assailants that have been identified. Doug Denton stated that of the 27 reported, they see about 4 or 5 at the Deflection Center. Mr. Denton also stated that one issue is that the assailants has a choice as to whether or not they receive treatment and if they want treatment, some of the facilities may not have a bed available. Larry Gordon stated that the City of Dallas Community Court and the South Dallas Drug Court are trying to give the choice between treatment or jail, but bed availability needs to be addressed.

There was also some discussion on how to address the concerns after hours from 6:00 pm-6:00 am. Larry Gordon stated that he has his field operations out in the field until 11:00 pm. DPD is supposed to have staff that are there for those with mental health issues, but they are not responding all the time. Doug Denton stated that the Deflection Center is available 24/7, but they have to have someone to transport. The Connector does not run during that time. Doug Denton pointed out that the City of Dallas doesn't allow halfway houses within the city so there are limitations on where these individuals can go.

Housing Authority: Dallas County Housing

Thomas Lewis was not available for the meeting but submitted a report that was available in the meeting packet. Commissioner Daniel noted that the numbers have not changed much in the past few years, and she noted that it would be good to see what the City of Dallas Housing Authority is doing and what their numbers look like.

MetroCare: Quincy Hogan, Metrocare

Quincy Hogan reported that they are having some struggles in the permanent supportive housing area. They are having a high turnover rate and are struggling to keep some of the people in the program. He stated those that are being housed are bringing along others that were in the encampments with them and it has brought about security concerns. They had to hire 24 hour security to monitor the entryways and discourage loitering. He states they are now looking into different designs for their future housing projects. Commissioner Daniel mentioned the veteran housing that Gary Hasty provides in Pleasant Grove and suggested that Metrocare and Gary Hasty connect to view his housing model.

AIDS Services of Dallas: Traswell Livingston, AIDS Services of Dallas

Traswell Livingston was not able to attend the meeting but provided a report in the meeting packet. A point was made about their wait list with no available beds. Commissioner Daniel also mentioned their resource partnerships and agreements with healthcare providers including Parkland. She also noted that within the report, that over half of the residents in the AIDS housing are over 55 years old.

Pre-Trial Diversion and Mental Health Screenings: Laura Edmonds, Dallas County

Laura Edmonds reported that the Criminal Justice Department continues to work with NTBHA to facilitate releases from the Dallas County Jail through community mental health services. In April, they facilitated 42 releases. There was a question about whether defendants are aware of all of their options. Laura stated that their department does legal education in collaboration with the Defense Bar and their class for next month is about Parkland's Medicated Assisted Treatment. Commissioner Daniel asked if Ms. Edmonds would look at the system and ensure that it is working properly.

PROJECTS AND INDUSTRY UPDATES

Homeward Bound: Doug Denton, Homeward Bound

Doug Denton reported they had a banner month with 102 people visiting the Deflection Center in April. In April to accommodate those coming in, the average length of stay was five days. This was due to increased case management staffing. By instituting the Rapid Response from the foundation grant, the Rapid Response Mobile Crisis Team facilitated 28 direct diversion connections. Their average response time to the community is 30 minutes and they offer services to the individual. They are receiving quite a few walk-ins, people from the MCOT, and DART. They are moving people through their crisis residential services to make the eventual connection with the psychiatrist.

Commissioner Daniel talked about recent affordable housing articles that highlighted options that may be available to solve some of the housing shortages. These strategies included smart outward expansion, the cities' permitting infield development, the cities' encouraging innovative technologies for housing such as 3D printed housing, and cities getting intentional about their housing make-up.

She also reported that Jim Mattingly supplied some information regarding rental properties. She stated there is a downward trend in new unit deliveries for next year with fewer units coming online because the area is experiencing more vacancies within the units.

Commissioner Daniel thanked everyone for their work and encouraged them to continue to keep on .

Next Meeting: June 25, 2025



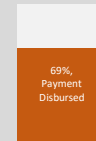
DALLAS EVICTION ADVOCACY CENTER (DEAC)

ADVANCING LEGAL SUPPORT TO INDIGENT RESIDENTS FACING WRONGFUL EVICTION WRONGFUL EVICTION PREVENTION PROGRAM (WEPP) - DATA ANALYSIS REPORT

REPORT FOR THE MONTH OF MAY 2025

Description	For May 2025	Cumulative (from Nov 2024)	% (May 2025)
Total Eviction Cases Filed (from Nov 2024)	4,031	23,819	16.9%
Total Represented Cases	598	3,516	17.0%
Total Eviction Prevention Completed	324	2,092	15.5%
Funds Obligated	\$1,300,000		
Payment Disbursed to DEAC	\$100,000	\$900,000	11.1%

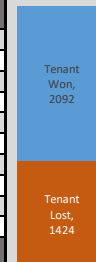
Disbursed
V/s
Obligated



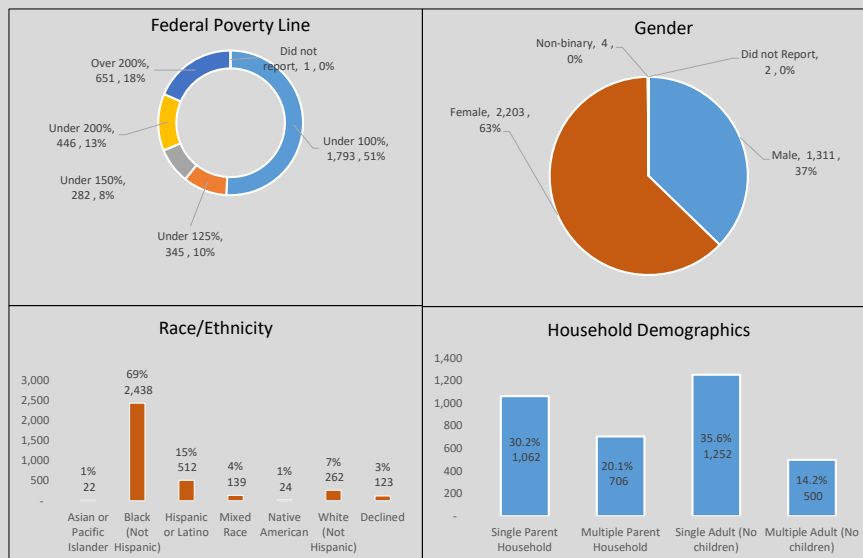
Cases (Lost and Won)

JP Court	Cases for May 2025					Cumulative cases (from Nov 2025)				
	Eviction Cases Filed	Represented Cases	Tenant Won	Tenant Lost	Win Rate (Rep. cases)	Eviction Cases Filed	Represented Cases	Tenant Won	Tenant Lost	Win Rate (Rep. cases)
JP 1-1	836	125	82	43	66%	4,585	886	578	308	65%
JP 1-2	234	45	23	22	51%	1,674	246	117	129	48%
JP 2-1	539	67	28	39	42%	2,657	185	88	97	48%
JP 2-2	239	39	13	26	33%	1,918	418	200	218	48%
JP 3-1	536	92	55	37	60%	2,743	323	230	93	71%
JP 3-2	321	40	18	22	45%	2,227	52	26	26	50%
JP 4-1	451	44	23	21	52%	2,461	418	263	155	63%
JP 4-2	202	33	17	16	52%	1,420	98	68	30	69%
JP 5-1	473	43	29	14	67%	2,790	465	283	182	61%
JP 5-2	200	70	36	34	51%	1,344	425	239	186	56%
Total	4,031	598	324	274	54%	23,819	3,516	2,092	1,424	59%

Cumulative Cases

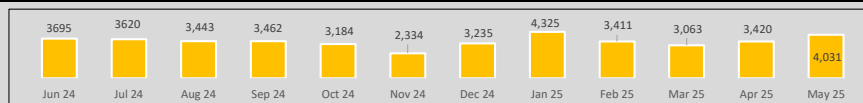


Cumulative Represented Cases (from Nov 2024)



Eviction Cases Filed in Dallas County for the month of May 2025

(Source: CPAL)

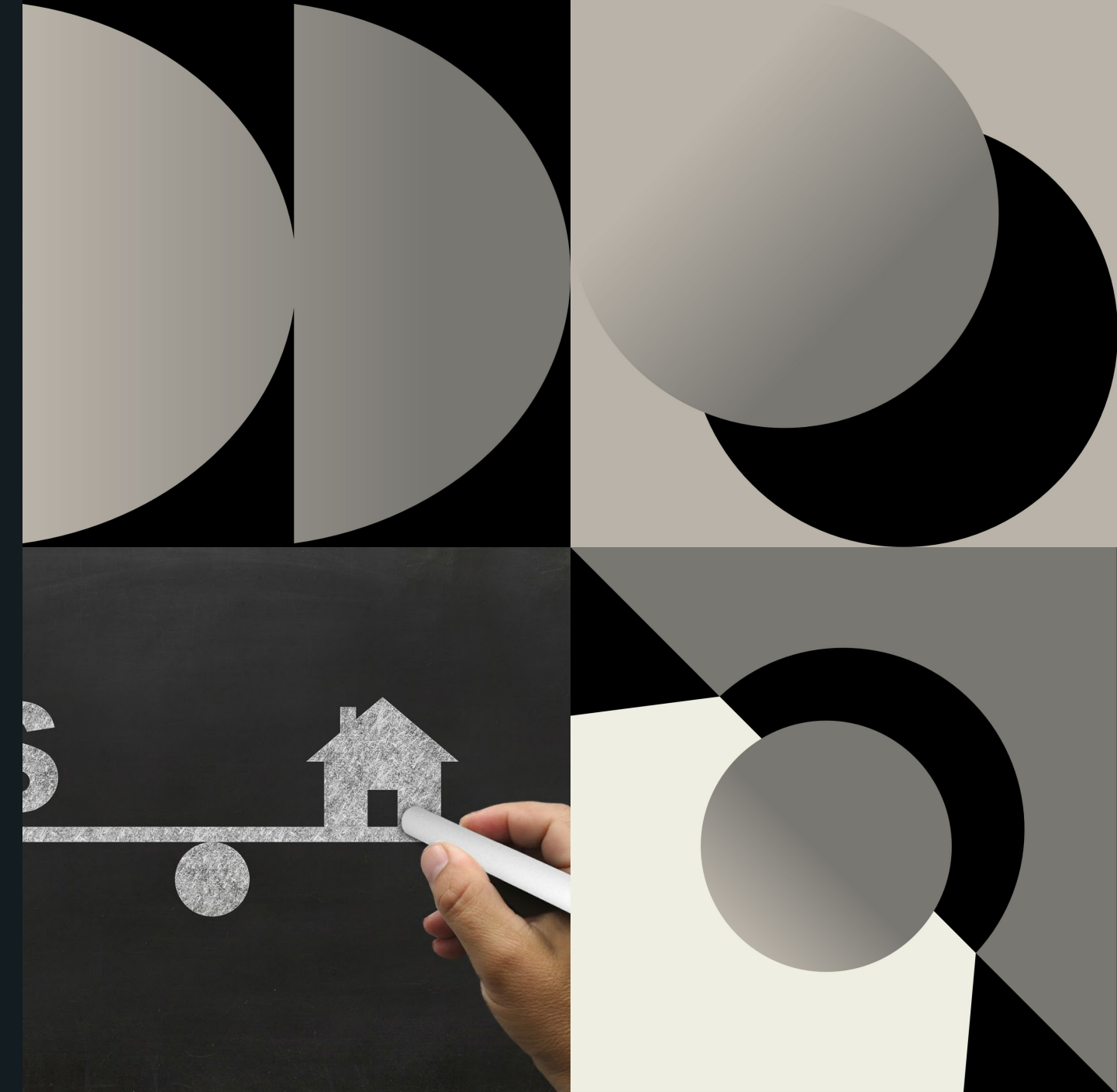


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Sources: CPAL (record level data), DEAC & DC

Comparative Analysis of Housing Eviction Prevention Programs

Exploring the effectiveness of different housing programs in preventing evictions and supporting stability



Presented by:

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Data analysis by:

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Senior Technical Analyst/Trainer

June 16, 2025





Introduction to Eviction Prevention

The analysis focuses on comparing **two key programs** , WEPP and EDP, to evaluate their performance. The objective is to assess their **efficiency**, **impact** , and overall effectiveness in preventing evictions. By analyzing data from various sources, we aim to identify best practices that could enhance future eviction prevention efforts.

The DEAC - Wrongful Eviction Prevention Program (WEPP)

WEPP was established by the Dallas County Commissioners Court in partnership with the Dallas Eviction Advocacy Center to support indigent residents facing wrongful evictions. This program provides essential legal aid and resources to ensure compliance with Texas eviction laws and protect vulnerable tenants from unjust removal. By preventing unnecessary homelessness, the program fosters a safer, more stable environment and enhances Dallas County's appeal as a desirable place to live and do business. Together, Dallas County and DEAC are committed to safeguarding the rights of residents and strengthening the community.

Eviction Diversion Program (EDP)

EDP administered by DCHHS was a special program/court process that allowed courts to place eviction lawsuits on hold and divert eviction proceedings. Under the EDP, payments were provided to landlords for rental arrears in exchange for allowing tenants to remain in their homes and forgiving late fees. Housing Navigators (HN), stationed in the respective Justice of the Peace (JP) courts worked closely with the respective JP courts, tenant eviction cases as well as the respective property owners and managers towards resolving the eviction cases through the Dallas County's EDP. The HN also worked to promote housing opportunities by linking individuals and families facing eviction to property owners and managers.

Data Source: DEAC, CPAL, Program Team, Kinetech



WEPP Snapshot

2,918

Total Applications (WEPP)

1,768

Evictions Prevented (WEPP)

61%

Success Rate (WEPP)

\$452

Cost per Eviction Prevented

1 D a y

Time Taken to Process Application

“Effective eviction prevention requires not just resources but also **smart strategies** that yield real results for communities.”

– Program Insight



Comparative Analysis of
Housing Eviction Programs



EDP Snapshot

13,728

Total Applications (EDP)

2,817

Evictions Prevented (EDP)

21 %

Success Rate (EDP)

\$6,284

Cost per Eviction Diverted

30 Days

Average Time Taken to Process Application

Strengthening our community by keeping families in their homes and offering a path to stability.



Comparative Analysis of Housing Eviction Programs

Understanding the Outcomes

WEPP

1,768 Evictions Prevented

- Significant impact on housing stability
- Helps families remain in their homes

20% recidivism rate

- Estimate provided by DEAC
- Indicates success of intervention programs

EDP

2,817 Evictions Prevented

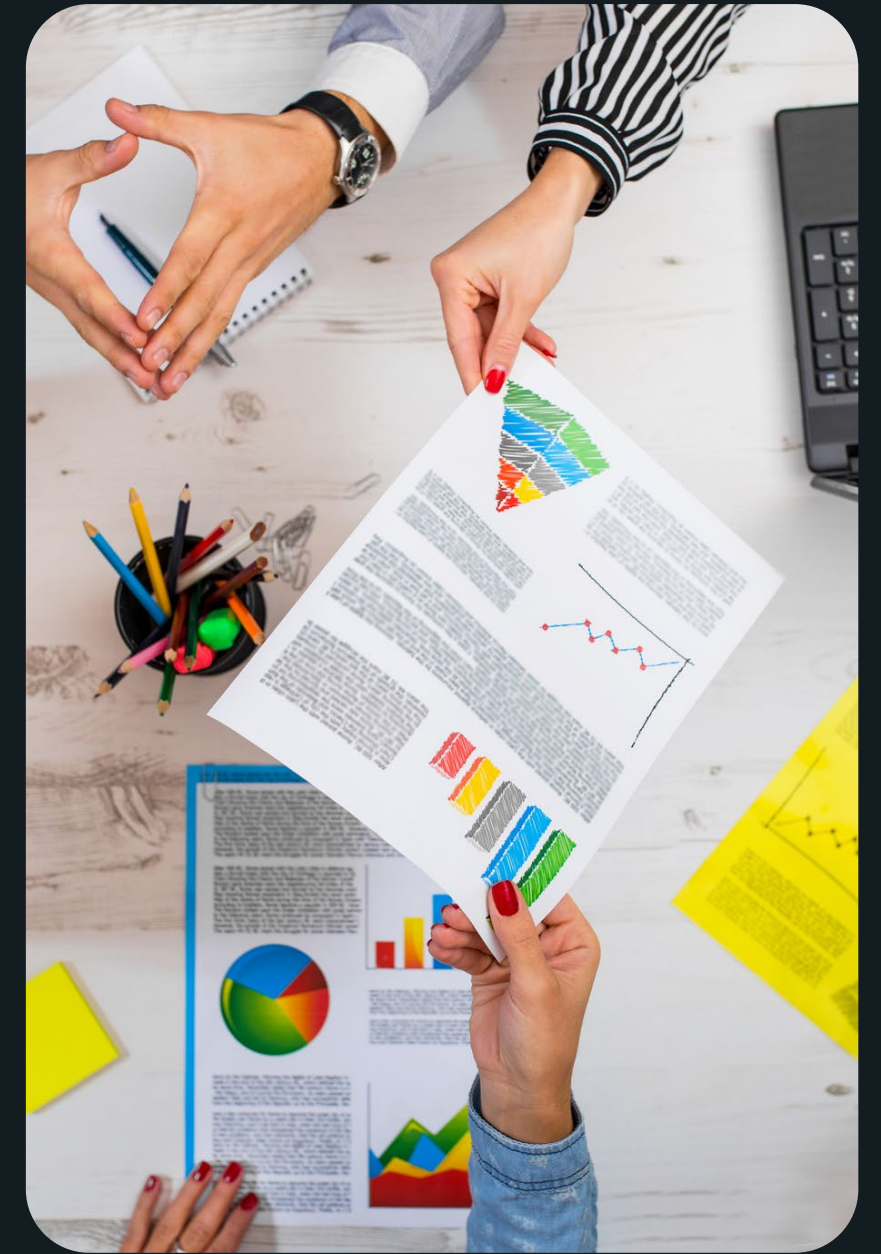
- Significant impact on housing stability
- Helps families remain in their homes

**Stability After Intervention
5 Months**

- Indicates success of intervention programs

Key Insights & Takeaways

- WEPP is significantly more cost-effective (\$452 vs. \$6,284 per eviction prevented)
- Faster turnaround (1 day vs. 30day average) enables timely intervention
- Higher success rate despite lower volume
- EDP covers a broader population, provides rental payment, but with a lengthier processing time and a higher per capita cost
- Both programs show positive housing stability outcomes





Thank You for Attending!

Let's create stable housing solutions together!



Dallas County Criminal Justice (DCCJ) Housing Navigator May 2025 Report

FUSE Data

Category Item	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Total Clients Screened for FUSE	120	171	107	134	164	209	195	84	94	127	132	141	106
Referral Source													
Jail FUSE Navigator Screening	0	3	0	0	42	29	20	22	8	1	10	8	2
Pretrial Referral	15	13	23	26	12	12	17	15	12	12	24	29	12
Defense Attorney Referral	11	21	14	33	22	27	6	6	3	7	12	6	4
Shelter/Parkland Hospital Street FUSE Navigator Referral	7	5	6	0	0	0	0	0	0	0	1	0	2
NTBHA Living Room Referral	4	4	0	1	0	0	3	0	0	10	9	3	0
Dallas Deflection Center	40	9	0	0	0	0	0	0	0	0	0	9	6
Probation/CSCD	3	1	1	1	0	0	0	0	0	0	1	0	0
Other Referral Source (Adapt, Community Partners, etc.)	40	115	63	73	88	141	149	41	71	97	75	86	80
Interview Outcomes													
Client Refused to be interviewed or Participate	5	1	2	1	7	3	3	5	2	2	4	2	0
Client reported not being Unsheltered	3	3	2	0	1	0	0	0	2	1	4	0	0
Unavailable to Interview	25	0	10	1	2	0	0	0	0	0	0	0	0
Pending Interview	0	0	0	8	16	27	20	0	0	0	37	39	38
Other Outcome Categories (*See Below)	72	145	74	107	125	158	158	67	73	103	74	80	56
Total Released from Jail to FUSE	15	22	19	17	13	21	14	12	17	22	13	20	12
Shelter Connection Rate													
Austin Street Center	3	4	3	8	4	12	5	6	3	5	4	11	6
The Bridge	5	5	2	6	7	6	7	4	4	4	4	5	5
Salvation Army	3	3	3	3	2	3	2	2	5	2	4	2	1
Other Local Shelter, Boarding Homes, & Shelter Ref's	3	0	0	1	1	0	0	0	0	1	1	2	0
No Response	0	0	0	0	0	0	0	0	0	0	0	0	0
Left Before Entering Program/Did Not Connect	4	10	11	11	10	10	7	6	5	10	8	14	10
Housed	0	0	0	0	0	0	1	0	0	0	0	0	0
Housing Priority List, Info sent to Housing Forward, or Reunited w/Family	2	0	2	1	1	0	0	0	0	0	0	0	0

*** 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 are full.

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

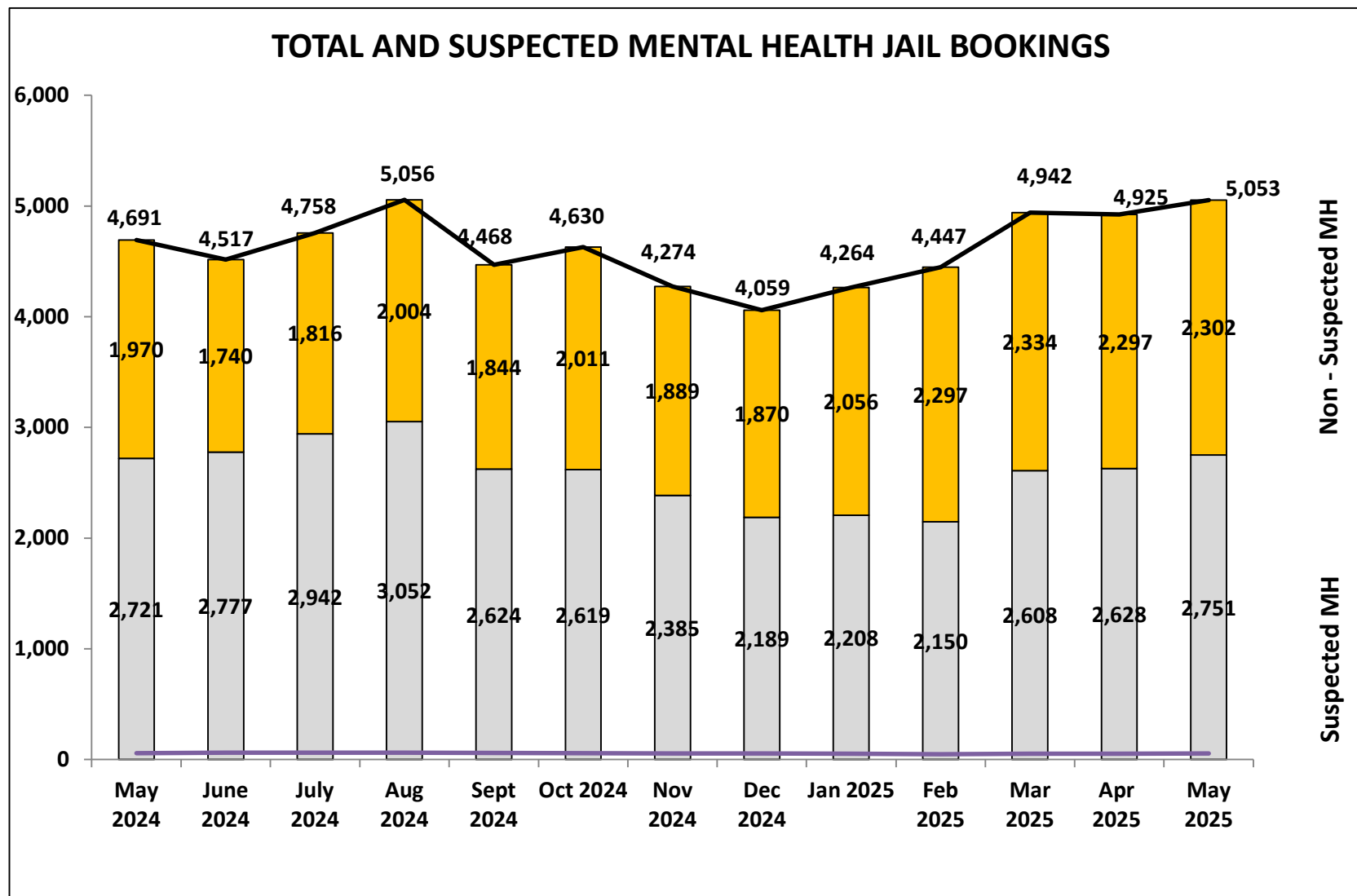
- We are working with the Purchasing department toward next steps of completing the Procurement Process.

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 May 2025 jail data.

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

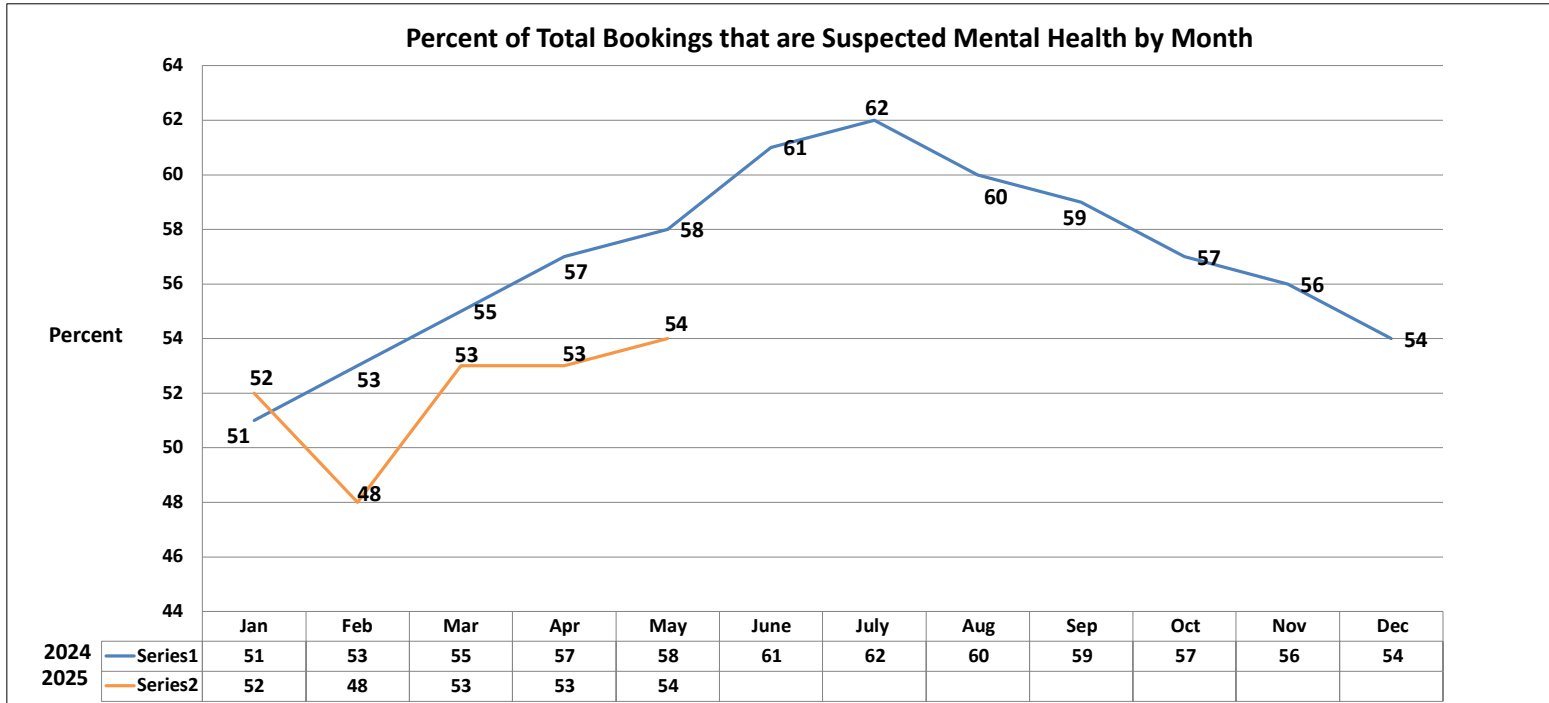
May 2025 Homeless Report Snapshot



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Month-to-Month Category Total Differences

Months	Total Monthly Bookins	Total Suspected MH Bookins
Apr 2025 to May 2025	4925 to 5053 - Increase 128	2628 to 2751 - Increase 123



DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Breakdown and Avg LOS - Apr 2025 to May 2025

Month/Yr	Category	Total Bookings	Percent	Percent Note
Apr 2025	Suspected MH	2,628	53%	% of total bookings [4925]
	Homeless	723	15%	% of total bookings [4925]
	Homeless w/Suspected MH flag	525	73%	% of total homeless [723]

Month/Yr	Category	Total Bookings	Percent	Percent Note
May 2025	Suspected MH	2,751	54%	% of total bookings [5053]
	Homeless	772	15%	% of total bookings [5053]
	Homeless w/Suspected MH flag	570	74%	% of total homeless [772]

Month/Yr	Avg LOS Total Bookings [days]	Avg LOS Homeless Bookings [days]
Apr 2025	7	10
May 2025	7	10

Monthly Unsheltered Expense

- Count of May 2025 Unsheltered Bookings = 772 (772 of 5053 = 15% of total May Bookings)
- ALOS for all May unsheltered 772 bookings as of 6/9/25 = 15 (14*\$88.47/Daily Jail Bed rate) = \$1327.05 per Individual)
- As of 6/9/2025, Total number of Unsheltered Releases = 379
- Average Length of Stay (ALOS) for the 379 releases = 7 (7*\$88.47/Daily Jail Bed rate) = \$619.29 per Individual)

Below are the top 6 offense categories for the 772 Unsheltered

Offenses	Count of BookInNo	LEA	Count of BookInNo
CRIMINAL TRESPASS	150	DALLAS POLICE	433
POSS CS PG 1/1-B <1G	102	DART Police	99
Holds	61	Dallas County Sheriff	57
POSS CS PG 1/1-B >=1G<4G	29	Irving Police	56
AGG ASSAULT W/DEADLY WEAPON	18	Garland Police	22
RESIST ARREST SEARCH OR TRANSPORT	18	Richardson Police	18

DALLAS COUNTY BEHAVIORAL HEALTH HOUSING WORK GROUP

Homeless Primary Offense Categories - Apr 2025 to May 2025

Offense Categories	Apr 2025 total	Apr 2025 %	May 2025 total	May 2025 %	MTD
Arson	3	0.4%	1	0.1%	
Assaultive	56	7.7%	58	7.5%	
Burglary	22	3.0%	32	4.1%	10 Increased
Criminal Mischief	16	2.2%	16	2.1%	
Criminal Trespass	121	16.7%	154	19.9%	33 Increased
Drug/Alcohol	189	26.1%	192	24.9%	
Evading	26	3.6%	29	3.8%	
False Info/Fail to Identify	39	5.4%	31	4.0%	
Fraud	9	1.2%	10	1.3%	
HOLDS	66	9.1%	64	8.3%	
Murder	0	0.0%	0	0.0%	
Other	61	8.4%	63	8.2%	
Prostitution	0	0.0%	11	1.4%	11 Increased
Resist	12	1.7%	19	2.5%	
Robbery	17	2.4%	12	1.6%	
Sexual Offense	12	1.7%	18	2.3%	
Theft	58	8.0%	50	6.5%	
UUMV	16	2.2%	12	1.6%	
TOTAL	723	100.0%	772	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

DALLAS COUNTY DEFLECTION CENTER

2024-2025	24-Sep	24-Oct	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	TOTAL
TOTAL TRIAGED	32	36	53	65	65	65	88	102	101	604
<i>Referral Source</i>										
Dallas PD										
SC Div	2		2	3		3	2	5	1	18
SW Div	4	1	1							6
SE Div				1		1			1	3
NC Div	1		2						1	4
NE Div	1	2	2	2					2	9
NW Div		2		1			1	1	1	6
CEN Div			1	1	4	2	1	1	4	14
Right Care			3	2	1		1	1		8
Dallas Marshal - CDC							1			1
College Campus PD										0
Great SW Coalition	1									1
SE Coalition	1									1
NTBHA MCOT/CTI	10		2		8	2	4	4	8	38
Garland PD		2	1		1			1	1	6
Irving PD		3	1							4
Lancaster PD							1			
Duncanville PD								1		
Mesquite PD									1	
DART PD	11	13	11	13	11	12	21	18	20	130
Parkland-Baylor PD	1	1				1		1	1	5
Walk-In		4	6	17	17	25	35	38	28	170
Rapid Response		4	17	22	20	15	18	28	27	151
Crisis stepdown		4	4	1	3	2	3	1	1	19
Other				2		2		2	4	10
TRIAGE OUTCOME	32	38	46	65	65	65	98	114	117	
Psych Crisis Residential					6	3	2	5		16
Detox-Withdrawal Mgmt					1		2	2	2	7
Living Room-NTBHA*	2		1					1		4
CMHP Services										0
ACT Team										0
OTHER SUD Services	2	2		6	6	7	11	9	9	52
Shelter										0
Austin Street	2	1		1	1	3	4	4	8	24
Bridge	3	2	3	5	2	3	5	1	4	28
Salvation Army			2	1	4		3	4	1	15
Union Gospel Mission		1		1	3			1	1	7
Other		4		3			4	2	1	14
Home-Family-Friends	12	17	27	22	19	23	37	51	68	276
Boarding Home/PSH	2	1	1	2	4	7	1	10	5	33
Higher Level of Care										0
Behavioral Health	2		4	2	2		3	3	3	19
Physical Health	2	1	2	3	4	1	7	3		23
Veterans Administration										0
APOWW or										
Arrest/Security										
Intervention						5				5
LEA Maintained Custody		2		1						3
Still in Service	4	6	6	12	12	10	12	16	15	93
Refused Services	1	1		6	1	3	7	2		21
TOTAL TRIAGED										640
0 Refused Services, Avg Length of Stay 7.3 Days										