



**Thursday, December 14, 2017 | 8:00 a.m. to 9:30 a.m.**  
**United Way of Denton County, Inc. (1314 Teasley Lane, Denton, TX 76205)**

**Agenda**

I.	Welcome & Consideration of October Minutes	C. Watts	2 min.
II.	Innovative Housing Solutions Palm Tree Apartments, Permanent Supportive Housing Model (Fort Worth, TX)	F. Brewer	20 min.
III.	Ad Hoc Exploratory Committee – Housing Solutions	C. Watts	5 min.
IV.	Workgroup Updates		30 min.
	• Data Workgroup	S. Coffey	
	• Housing Workgroup	T. Widmer	
	• Workforce Development	C. Cross	
	• Community Conversations Workgroup	C. Cross	
V.	Denton County Homeless Coalition Update	C. Cross	10 min.
	• Point-In-Time Count 2018		
VI.	Backbone Support Update	C. Cross	15 min.
	• THN Video		
	• Speaker’s Bureau		
	• Appointee Terms in February		
VII.	New Business	C. Watts	
VIII.	Adjourn	C. Watts	

**Next Meeting Date:**  
**Thursday, February 8, 2018 | 8:00 a.m. to 9:30 a.m. |**  
**United Way of Denton County, Inc. (1314 Teasley Lane, Denton, TX 76205)**





**Denton County Homelessness Leadership Team  
Meeting Minutes | Thursday, October 12, 2017**

**Appointees/Ex-Officios Present:** Alice Mankoff, Barton Duffy, Commissioner Bobbie Mitchell, Councilman TJ Gilmore, Councilwoman Keely Briggs, Courtney Cross (Ex-Officio), Cynthia Harris, Dani Shaw (Ex-Officio), Gary Henderson (Ex-Officio), Isabel Rodriguez, Jessica DeRoche, Kathy Srokosz, Mayor Chris Watts, Monica Glenn, Roy Metzler, Sandra Robinson, Sherri McDade, Terry Widmer, Thomas Muir

**Appointees Absent:** Chasz Parker, Chief Lee Howell (regrets), Herman Oosterwijk, Jessica Pool (Ex-Officio) (regrets), Stephen Coffey, Valerie Foster (regrets)

**Guests:** Stephen Thomas (Salvation Army Lewisville), Sonia Redwine (United Way of Denton County), Frank Padgett (Denton Police Department on behalf of Chief Howell), Cathy Brown (Monsignor King Outreach Center), Betty Kay (Monsignor King Outreach Center), Jon Rich (Salvation Army DFW Command), Linda Choi (Salvation Army Denton), Katherine Gonzales (United Way of Denton County)

**Welcome & Consideration of June Minutes**

Chair Mayor Watts called the meeting to order at 8:02 a.m. He requested a motion to approve August meeting minutes.

Motion: Sherri McDade

2<sup>nd</sup>: Councilwoman Keely Briggs

Motion was approved.

**Emergency Solutions Grant (ESG) Update & Housing Funding 101**

Mayor Watts invited Dani Shaw to provide an update of the Denton ESG Collaborative application, and to review the commitments our community has made to housing people using ESG funding.

Dani informed the group that the Denton ESG Collaborative was awarded full funding requested for the 2017-2019 grant term in the amount of \$1.2 million (\$600,000 annually for two years). The breakdown of funding and projected annual outcomes for a single year are as follows (numbers of individuals/households served may be duplicated across programs):

- \$12,500 – Street Outreach (Giving HOPE, Inc.)
  - o Serve 121 Individuals; Connect 70 % to Housing (40% Temporary; 30% Permanent)
- \$193,081 – Emergency Shelter (Denton County Friends of the Family & The Salvation Army Denton Shelter):
  - o Connect 265 to Housing (35% Temporary; 40% Permanent)
- \$133,141 – Rapid Re-Housing (Denton County Friends of the Family; Giving HOPE, Inc.):
  - o Provide Services to 188 Individuals; Permanently House 85% (Ensure 70% of the 85% Maintain Housing After 3 Months)



- \$222,609 – Homeless Prevention (Christian Community Action, Denton County Friends of the Family, Giving HOPE, Inc.)
  - o Serve 189 Individuals; Permanently House 85% (Ensure 75% of the 85% Maintain Housing After 3 Months)

*NOTE: Using previous ESG data, estimated the 188 individuals is about 84 households therefore 84 UNITS NEEDED. 84 Households = 84 x \$700 x 3 months === \$176,400 – TOTAL ESG REQUEST \$133,141  
3mo of assistance - DEFICIT=\$43,259  
4mo of assistance - DEFICIT=\$102,059  
6mo of assistance - DEFICIT=\$219,659*

Additional outcome measures include increases in both cash and non-cash income for individuals and households receiving ESG services. Based on a conservative estimate of \$700 monthly rent and utility expenses (for three months), the ESG Collaborative estimates a \$43,000 deficit for Rapid Re-Housing needs. Funding to support the utilization of the Homeless Management Information System (HMIS) or a comparable database make up \$20,300 (typically staff salaries for data entry) of ESG funding across the collaborative; administrative costs total \$18,369.

Mayor Watts inquired about the goal to connect 70% of individuals served through Street Outreach to housing, and the need to address the lack of available units in the county to reach this goal. Dani stated that the housing solution conversation is taking place within the DCHLT Housing Workgroup, and includes efforts to better network with landlords. The Mayor asked if the 265 housing metric regarding Emergency Shelter indicated 265 individual units, and Dani stated that this number is in regards to individuals and not households.

Gary Henderson asked if the community had enough funding to support sufficient case management to house people, and Dani answered no. Courtney Cross noted the adjustment for all ESG partners to engage in best practices and provide sufficient case management support to get and keep people housed. Mayor Thomas Muir asked if case management was realistic, especially regarding Homeless Prevention, in coaching individuals and families to the result of staying housed. Dani stated that while every case manager is different, the DCHLT Housing Workgroup is looking at potential training opportunities to assist case managers in their abilities to deliver housing-focused support.

Mayor Watts congratulated Dani Shaw and the ESG Collaborative on winning the grant, and thanked Denton County Commissioners Court, the City of Lewisville and the City of Denton for the crucial stopgap funding, and for the joint efforts to improve goals and commitments related to ESG performance.

Dani Shaw stated the need stop exiting people to homelessness, as it will adversely affect our grant metrics. Alice Mankoff stated it was evident that groups have been working together to achieve goals, something she has not seen in forty years in Denton. Mayor Watts agreed with Alice stating that the collaboration has been what is missing.



**Salvation Army DFW Command**

Mayor Watts invited Major Jon Rich to present on the Salvation Army DFW Command’s vision for their organization in Denton County. Major Rich introduced Lt. Linda Choi who oversees the Denton Shelter, and Steve Thomas, who oversees the Lewisville location and provides support to Denton.

The Salvation Army has twenty locations throughout the Dallas Fort Worth area, and they continue to plan strategically for their organization in the metroplex. Major Rich acknowledged the growing amount of need, and noted the poverty line is growing faster than the population. He stated that the dark side of a booming economy is that people are often left behind or fall through the cracks.

Major Rich stated that the Salvation Army wants to scale their Emergency Shelter and Transitional Shelter capacity significantly over the next five to ten years in the DFW metroplex, with a specific desire to scale Permanent Supportive Housing and Transitional Housing capacity in Denton County.

Salvation Army DFW Command plans to complete a feasibility study by December 2017, and hopes to begin new projects sometime next year (2018). Mayor Watts asked if the supportive housing case management will be provided by the Salvation Army or a combination of internal and external providers. Major Rich stated that it would likely be a collaborative case management model combining internal and external efforts.

Commissioner Bobbie Mitchell asked if the Salvation Army planned to develop Transitional Housing in Lewisville, and Major Rich stated that there were no current plans to do so. Commissioner Mitchell stated a concern that transportation would be a barrier for getting people from Lewisville to Denton.

Terry Widmer asked if there were any plans to establish a community center in outlying or smaller communities such as Sanger or Krum. Major Rich indicated it was a desire to do so over time, and recognized that the Salvation Army has not scaled their services in Denton County in over twenty years. He stated their goal is to strengthen current programs, and assess opportunities for expansion after that.

Sherri McDade asked if they had an idea of the amount or location of land needed to execute potential new projects. Major Rich stated that the Salvation Army DFW Command has looked at potential sites, and predicts they need an approximate total of ten acres in Denton and Lewisville.

**Workgroup Updates**

Chair Mayor Watts excused himself from the meeting, and DCHLT Secretary Council TJ Gilmore took over direction of the meeting.

*Data Workgroup*

Courtney Cross provided an update on Coordinated Entry and the most recent homelessness data (see below).



Category	Metric	HMIS Need YTD	Source
<b>Assessments Completed</b> (As of 9/30/17)	Individual	490	VI-SPDAT
	Families	27	F-VI-SPDAT
	<b>Total</b>	<b>517</b>	VI-SPDAT & F-VI-SPDAT
<b>Veteran Status</b>	<b>Total</b>	<b>64</b>	VI-SPDAT & F-VI-SPDAT
<b>Housing Need</b> (As of 9/30/17)	Diversion	109	VI-SPDAT & F-VI-SPDAT
	RRH	289	VI-SPDAT & F-VI-SPDAT
	PSH	119	VI-SPDAT & F-VI-SPDAT
	<b>Total</b>	<b>517</b>	VI-SPDAT & F-VI-SPDAT
<b>Housing Referrals Made to Receiving Agencies</b> (As of 8/31/17)	Giving HOPE: HP; TH; RRH;PSH	179	Provider HPL
	Catholic Charities: RRH	25	Provider HPL
	Salvation Army: ES	1	Provider HPL
	Journey to Dream: ES; TH	1	Provider HPL
	MKOC: ES	0	Provider HPL
	DSP: PSH	1	Provider HPL
	Denton County MHMR: PSH	26	Provider HPL
	<b>Total</b>	<b>233</b>	Provider HPL
*Next steps include tracking referrals made and those resulting in housing placement.			

Completed assessments in HMIS have increase significantly this year due to the implementation of Coordinated Entry, and the resulting data has allowed for initial analysis of varied levels of housing needs. The data also indicate the need to increase case management diversion training opportunities, and that the majority of people experiencing literal homelessness in Denton County are in need of Rapid Re-Housing.

The following data illustrate housing needs, capacity and gaps for Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH).

HMIS RRH Need YTD	HMIS RRH Need Monthly Average	ESG RRH Annual Served	ESG RRH Monthly Average Served
289	32	161	13
<b>Projected Unmet RRH Need Annual</b>	<b>Projected Unmet RRH Need Monthly</b>		
128	19		

MHMR Capacity	Households Currently Serving
19 Singles; 1 Famil	20 Singles; 1 Family
Over serving by 1; No availability	
Giving Hope Capacity	Households Currently Serving
20 cases; 28 clients	18 cases; 26 clients
2 Individual households available <b>Only available to Chronically homeless households living with HIV/AIDS</b>	

HMIS PSH Need YTD	MHMR Connections PSH Program Availability	Giving Hope PSH Program Availability
119	At Capacity	2

The workgroup finalized both the Eligibility and Prioritization Matrices – tools intended to assist providers in housing referrals and placements, respectively. Both tools are part of the Denton County Coordinated Entry Policies and Procedures, which the group approved for submission to the Texas Homeless Network (the lead agency for the Texas Balance of State Continuum of Care).

### Housing Workgroup

Terry Widmer provided an update on the Housing Workgroup. The workgroup has been developing a landlord outreach initiative, 'Doors for Denton County', to increase nonprofit housing providers' competitive edge in the housing market. The model includes aspects such as landlord risk mitigation,

occasional buy-downs, formal partnerships which include advanced pre-screenings of potential tenants, and possibly even options such as leasing bonuses that would go directly to leasing agents after signing clients from one of our nonprofit housing providers. The workgroup will debut the initiative at a Denton County Landlord Forum October 19<sup>th</sup>. The agenda for the forum will include a fair housing discussion, a review of existing housing programs, and a soft launch of the Doors for Denton County program which will include an overview of the program and a survey of landlords in attendance.

Moving forward, the workgroup plans to utilize Coordinated Entry data to inform efforts to influence Housing Policy, and conduct an in-depth assessment of case management.

#### *Workforce Development Workgroup*

Courtney informed the group that the workgroup conducted its first meeting in September. The group reviewed the need for a tool to streamline referrals to workforce development opportunities by case managers working with individuals experiencing or at-risk of homelessness. Backbone support presented a table of background research on existing workforce development opportunities, along with a Coordinated Entry Eligibility Matrix intended to assist case managers making referrals to housing. The group provided feedback on ways to utilize the research conducted to compose a helpful tool.

Attendees primarily consisted of organizations on the receiving end of referrals, and the group agreed the need to engage referring agencies in future development and feedback meetings. See below for additional feedback regarding improvement of future tools:

- Categorize workforce development opportunities by barriers clients may be facing (education level, criminal background, immigration status, immediacy of need, etc.)
- Elaborate on Program/Resource descriptions to include as much information as possible to ensure appropriate referrals
- Include supplemental materials detailing access to supportive services that would contribute to an individual or family's ability to maintain or increase their income (childcare, transportation, etc.)

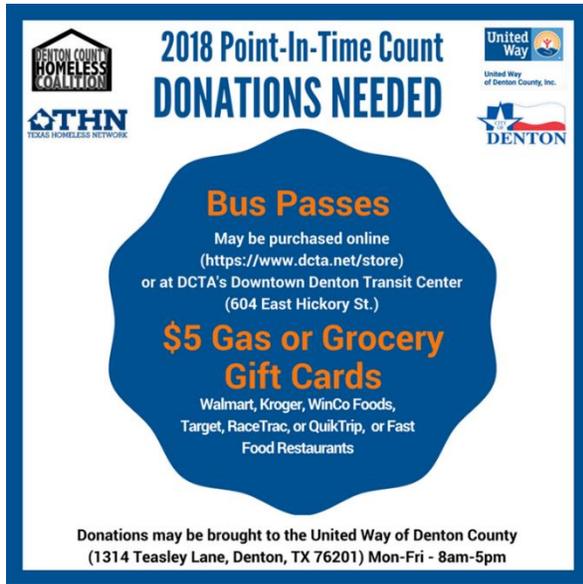
Next steps are to engage agencies making workforce related referrals, connect with the Texas Workforce Commission and build out the tool with initial feedback.

#### *Community Conversations Workgroup*

Courtney informed the group that backbone support continues to meet with interns and volunteers to develop information and conduct feedback sessions throughout the community.

#### **Denton County Homeless Coalition Update**

Courtney Cross provided the Denton County Homeless Coalition update. The coalition is preparing for the 2018 Point-In-Time Count happening Thursday, January 25<sup>th</sup>. The group has begun recruiting volunteers and collecting incentives for the count.



### Backbone Support Update

Courtney provided an update of the Denton County Barriers Fund. The fund has three functions: client assistance, landlord outreach assistance and special projects for the Denton County Homeless Coalition. The coalition has appointed a steering committee to develop an overview for the fund, including functionality, processes for requesting and approving use of funds, and tracking outcomes. The United Way of Denton County will act as fiscal agent for this fund on behalf of the Denton County Homeless Coalition, and funds will allow for homeless and housing service agencies to meet client needs that promote housing stability, but fall outside the restrictive use of many existing grants.

Monica and Zach Glenn have made an inaugural donation to the Denton County Barriers Fund of \$3,500. Next steps include finalizing the fund overview, developing a streamlined way of donating to the fund, and a targeted marketing campaign to build the fund.

Courtney updated the group of recent DCHLT presentations throughout the county, and informed appointees of her availability to present at any other groups with which they may be affiliated.

Date	Audience	Speaker
6/21/2016	Denton Breakfast Kiwanis	Courtney Cross
4/20/2016	State of Homelessness 2016	Courtney Cross
10/18/2016	Denton City Council	Courtney Cross
1/12/2017	Denton Noon Rotary	Courtney Cross
1/19/2017	UWDC Board Presentation	Courtney Cross
2/6/2017	Denton Evening Rotary	Gary Henderson
7/25/2017	Denton City Council Work Session	Courtney Cross
8/28/2017	Denton Main Street Association	Courtney Cross & Dani Shaw
9/8/2017	Denton Chamber Networking Lunch	Courtney Cross
9/17/2017	Denton District 2 Community Conversation	Dani Shaw
9/18/2017	Lewisville City Council	Courtney Cross
9/21/2017	Leadership Denton Class of 2017-2018	Courtney Cross
9/21/2017	UWDC Board Meeting	Courtney Cross & Dani Shaw
10/10/2017	National Association of Social Workers (Denton Chapter)	Courtney Cross
Upcoming Presentations		
10/26/2017	Lewisville Morning Rotary	Courtney Cross
11/8/2017	UWDC Project Blueprint	Courtney Cross & Dani Shaw



**New Business/Public Comments**

The Secretary made a request for any new business. Upon hearing no requests for new business, the meeting was adjourned by consent at 9:24 a.m.

**Next Meeting:**

**Thursday, December 14, 2017 | 8:00 a.m. to 9:30 a.m. | United Way of Denton County**

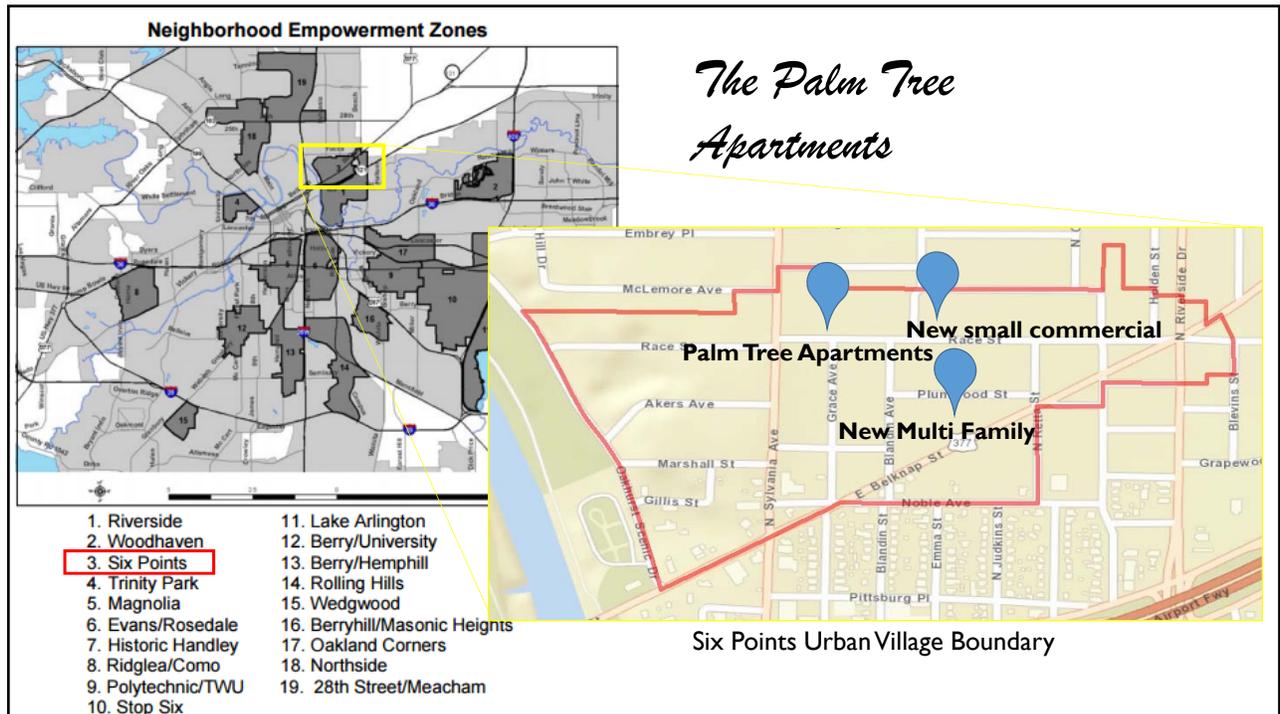
\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



## Mission: Palm Tree Apartments PSH

- To provide safe, clean, attractive, supportive, and well-managed permanent housing for those who have the most difficulty finding and maintaining housing.



# Palm Tree Apartments Partnership

Paulos Foundation/PF Residential LLC  
*Physical Capital/Overall Management*

QuadCo  
*Property Management*

DRC Solutions  
*On-site Case Management*

Fort Worth Housing Authority  
Project Based Vouchers  
*Subsidies for Occupancy/Operating Expense*

## What's makes this model work?

Target  
Community  
Problem



Improve bad property



No Rezoning



**NON**  
**PROFIT**

No Debt  
No Gov't Capital



Rental  
Subsidies



Housing First



On-site Support





## Palm Tree: \$1.4m for 24 Units No Debt – No Government Capital

Acquisition	The Paulos Foundation/PF Residential, LLC	\$685,000	\$27k per unit
Rehab	The Paulos Foundation/PF Residential, LLC	\$679,617	\$29k per unit
Furnishings	MHMR Healthy Community Collaborative (1115 Waiver)	\$15,000	\$625/unit
Occupancy	Fort Worth Housing Solutions Rental Subsidies	\$167,522/year	\$11.51/leased sqft
Occupancy	Tenant Rent Contributions	\$45,989/ year	\$3.16/leased sqft

## Exceeding expectations for financial sustainability

Revenue (discounted)	\$204,563	\$8,523 per unit
Median rent (450 sft)	\$750	\$1.67/sft/month
Expense (Property Operating)	\$94,800	\$3,950 per unit
Expense (Case Management)	\$79,404	\$2,941 per resident
Capital Replacements	\$5,596	per year
Net Income	\$24,763	12% per year

***Cash flow and net income positive second month of occupancy***

## Financing Challenges Facing Replication

- Skyrocketing market for apartment properties
  - Driving up valuations that impact expenses
  - Typically 45 to 60 days from offer to closing
  - HUD projects require “high opportunity” locations
- Cost of rehab
  - Address deferred maintenance and modern codes
  - Meet HUD requirements for PBVs and security (ADA units & public areas, Phase 1 env., fire alarms, cameras)
- Availability of PBVs uncertain
- City funding can face community opposition
- Debt service eliminates ability to pay for case management out of revenue
- Developers can’t take on risk of post acquisition funding and vouchers falling through

## Incentives and Municipal Tools

- Land banks and trusts – government ownership
- Density bonuses – increased density permitted in exchange for 10-20% PSH units
- Financial incentives – fee waivers, property tax abatements in exchange for PSH units
- Financing districts – tax revenue over baseline goes to finance housing projects
- HOME and CDBG grants
- Low Income Housing Tax Credits
  - Very lengthy process
  - High transaction costs
  - Tax credit market will soften with lower corporate tax rate
- Low interest loans, grants from general obligation bonds



Palm Tree Apartments: “Not Homeless Anymore”

## Community Impact: Since 2015

- **Crimes against persons 58% below city-wide rates**
- Crimes against property down 4%
- Crimes against society (Drugs/Narcotics violation, disorderly conduct, etc.) down 26%
- **Positive feedback** from local business community
- Average market rent up 12%
- Median home value up 16%
- Welcome **participant in Scenic Bluff NA** meetings and activities

Our most important outcomes:  
Our Residents

- Active participation in **job training, education programs**
- **80% of original cohort still housed**
- **91% of residents Oct 2016 to September 2017 remained housed or exited to permanent situations**
- **Reductions in alcohol consumption, emergency medical services, pan-handling**
- Residents **obtaining employment**
- **Renewing family relationships**
- **Growing sense of comfort in the community**





# DCHLT 2017 PROGRESS UPDATE

## GOAL

### Continuous Improvement of Homelessness Data Management

#### Implement Coordinated Entry in Denton County

- Created Logic Model to track Coordinated Entry inputs, outputs, and outcomes
- Created Coordinated Entry Policies and Procedures
- Established and Implemented a Coordinated Entry Process across 7 Front Doors and Receiving Agencies (Denton County Friends of the Family, Giving HOPE Inc., Journey to Dream, Monsignor King Outreach Center, Our Daily Bread, Salvation Army Denton)
- Identified agencies joining the Denton County CE Process in 2018 (Good Will Career Center, Denton Housing Authority)
- Real-time data entry at all Front Doors
- Created Eligibility and Priority Matrices
- Working Denton County Housing Priority List, Including a Veteran By-Name List

#### Determine Housing Need

- Ability to determine growing housing needs based on information gathered by Coordinated Entry assessments administered
  - \*Rapid Re-housing (RRH) and Transitional Housing (TH) - **359 households**
  - \*Permanent Supportive Housing (PSH) - **149 Households**

#### Determine and Maintain Denton County Homelessness Dashboard

- Created Master template for consistent reporting of data from multiple data sources
- Established timeline for data-clean up to pull initial baseline measurements

#### Seek Funding to support Strategic Objectives

- \$18,000 allocated for Homeless Management Information System license and support costs via the City of Denton Human Services Grant
- \$4,000 allocated by the City of Lewisville to support CE initiatives
- \$40,000 allocated by the City of Denton to support Homeless Initiatives Coordinator/HMIS Administrator
- \$40,000 allocated by the City of Denton to support the Director of Homelessness Initiatives

## GOAL

### Increase Access to Housing

#### Identify Unmet Housing Needs in Denton County

- Developed Housing Priority List
- Identifies Occupancy Rates

#### Expand Housing Capacity in Denton County

- Added 2 units of supportive housing for Veterans
- Generated Program Overview for replicable housing pilot
- Researched Landlord Risk Mitigation funds
- Developed framework for collaborative, county-wide Landlord Outreach initiative

#### Foster Housing Stability in Denton County

- Collaboratively established a Denton County Barriers Fund to promote housing stability through Client Assistance, Landlord Outreach and Special Projects of the Denton County Homeless Coalition

## GOAL

### Support the Mission & Vision of the DCHLT

#### Increase Community Awareness & Connection

- Conducted 17 DCHLT Presentations across Denton County
- Conducted 1 work session with Denton City Council
- Conducted 1 presentation to Lewisville City Council
- Provided 9 Workgroup Reports per workgroup to DCHLT Appointees

# DCHLT Workgroup Reports

October/November 2017

## DCHLT DATA WORKGROUP | CHAIR: STEPHEN COFFEY

### Meeting Summary: Friday, October 27<sup>th</sup> & November 17, 2017

Members Present: Stephen Coffee (Chair), Courtney Cross, Danielle Shaw, Katherine Gonzales, Keith Henderson, David Mays, Tyheshia Scott, Rebekah Woodland, Jordan McCarty

Guests: Katie Chapman, Daisy Martinez, Myles Wood, Melody Trevino, Renee Grayson, Izell Bennett, Wendy Noble, Damita Harris, Faye Hudson

#### **October 27<sup>th</sup>**

The workgroup also reviewed the Denton County Data Improvement Plan. This plan aims to assist HMIS users create the most accurate and reliable data possible. This is done by creating HMIS records and completing CE when a household presents as homeless, recording all required information from households in real-time, exiting clients from programs as they secure housing through assistance or Diversion, and updating client information and assessments when necessary. This data informs our Continuum of Care of the people experiencing literally homelessness at any given time, and the number of households that we have successfully connected to housing.

The group discussed creating a stronger Coordinated Entry referral and housing process. This led the group to the idea of program documentation should be added to the Denton County Eligibility Matrix, This will help Assessors at Front Doors (FD) agencies prepare households in obtaining required documentation before reaching the Receiving Agencies (RA) they are referred to. This will reduce the amount of time RAs spend on obtaining household documentation, and allow RAs to focus on housing. This will overall reduce the amount of time a household spends homeless.

#### **November 17<sup>th</sup>**

The group also reviewed the updated Eligibility Matrix that assists Front Door Agency assessors with making appropriate housing referrals. The Eligibility Matrix has been updated to include direct points of contact to the resources provided, and required documentation clients should have ready or assistance securing before receiving assistance. This may help cut down time on the housing process, if clients have required documentation ready when receiving agency is able to provide housing.

The group also discussed the development of the Denton County System Performance Measures (SPMs). Currently, there is no existing report within the HMIS that pulls Denton County homelessness data from to create the SPMs. The data workgroup is utilizing a work-around created by THN to produce SPMs at the Denton County level. The SPM work-around utilizes Annual Performance Reports informed by emergency shelter and housing program enrollments, however, to produce the first system performance measure – Number of people experiencing homelessness only takes into account households experiencing literal homelessness at the time of emergency shelter or housing program enrollment. This number does not include all the literally homeless households that complete the Coordinated Entry process. For the purpose of the Denton County Homelessness Data Dashboard, the first SPM – Number of people experiencing homelessness – will include all people completing the Coordinated Entry process. This number will be produced by pulling VI-SPDAT and F-VI-SDAT reports within the HMIS.

The group also discussed establishing baseline data by the beginning of next year to start identifying Denton County System Performance Measures and other measurements for the Data Dashboard. This requires Front Door and Receiving Agencies to update old VI-SPDATs, update housing status for clients that have been housed or relocated to another area, and exit clients from programs that have not returned for services within the last 90 days. Updating this information will ensure that the workgroup has the best data quality possible to identify System Performance Measures.

### Short-term action items

Establish baseline data for system performance measures

## Complete Data Improvement Plan

### Accomplishments

Updated Eligibility Matrix with program documentation requirements

Veteran Community Navigator Program on HMIS

Denton Housing Authority, Goodwill, and Interfaith Ministries joining HMIS in 2018

DV Work-Around Implementation

### Concerns

Collecting quality data within the HMIS as it pertains to ESG

### Next Meeting Dates

January 26, 2018

## DENTON COUNTY HOMELESSNESS DATA REPORT

Category	Metric	HMIS Need YTD	Source
<b>Assessments Completed (As of 12/06/17)</b>	Individual	597	VI-SPDAT
	Families	38	F-VI-SPDAT
	<b>Total</b>	<b>635</b>	VI-SPDAT & F-VI-SPDAT
<b>Veteran Status</b>	<b>Total</b>	<b>45</b>	VI-SPDAT & F-VI-SPDAT
<b>Housing Need (As of 12/06/17)</b>	Diversion - Individuals	123	VI-SPDAT & F-VI-SPDAT
	Diversion- Families	3	
	<b>Diversion Total</b>	<b>126</b>	
	RRH - Individauls	345	VI-SPDAT & F-VI-SPDAT
	RRH - Families	14	
	<b>RRH Total</b>	<b>359</b>	
	PSH - Individuals	128	VI-SPDAT & F-VI-SPDAT
	PSH - Families	21	
	<b>PSH Total</b>	<b>149</b>	
<b>Total Housing Need</b>	<b>508</b>	VI-SPDAT & F-VI-SPDAT	
<b>Housing Referrals Made to Receiving Agencies (As of 12/06/17)</b>	Giving HOPE: HP; TH; RRH;PSH	295	Provider HPL
	Catholic Charities: RRH	29	Provider HPL
	Salvation Army: ES	3	Provider HPL
	Journey to Dream: ES; TH	3	Provider HPL
	MKOC: ES	6	Provider HPL
	Denton County MHMR: PSH	43	Provider HPL
	<b>Total</b>	<b>379</b>	Provider HPL
<b>People Housed</b>	HP		HPL CE Status
	TH & RRH	3	HPL CE Status
	PSH		HPL CE Status
	<b>Total</b>	<b>3</b>	

# DENTON COUNTY HOMELESSNESS DATA REPORT

## Gaps in Housing Assistance

Housing Type	Need	Capacity*	Gap	Estimated Cost to fill Gap**
Rapid Re-Housing (3-6 months rent on average)	359 units/yr 33 units/mo	84 units/yr 7 units/mo	275 units/yr 14 units/mo	\$1,047,475.00 - \$1,957,450.00
Permanent Supportive Housing (long-term rental assistance & case management support)	149 units/yr	41 units/yr	108 units/yr	\$1,483,488.00

\*Capacity based on funding availability to provide support; does not include availability of units throughout the county; capacity estimate for 84 units based on 188 projected individuals served by Rapid Rehousing programming through the Emergency Solutions Grant

\*\*Estimated Cost to fill Gap based on \$903 average monthly rent of a one-bedroom apartment in Denton County, monthly utility cost of \$200 and a one-time security deposit of \$500; does not include cost of supportive staff or additional wrap-around services; Estimate for Rapid Re-Housing is for a one-time cost of 3 months of assistance; Estimate for Permanent Supportive Housing is for an annual cost of 12 months of assistance

## AVERAGE COSTS OF APARTMENT RENTALS IN DENTON COUNTY

City	Apartment Complex	Studio/Efficiency	One Bedroom	Two Bedroom
Denton	Salem Ridge Apartments	\$715	\$875	\$1,150
	Oaks of Denton	\$695	\$785	\$1,077
	Denton North	\$600	\$750	\$875
	The Adagio	\$859	\$1,109	\$1,504
	Victoria Village	\$899	\$949	\$1,099
	19Twenty	-	\$715	\$845
	The Conventry	-	\$902	\$1,069
	Timberlinks	-	\$969	\$1,135
	Victoria Heights	\$829	-	-
	Greenlee	\$829	-	-
	The Warehouses	\$869	-	-
<b>DENTON AVERAGE</b>		<b>\$787</b>	<b>\$882</b>	<b>\$1,094</b>
Lewisville	St. Charles Place	\$534	\$734	\$879
	Rose Ridge Apartments	\$680	\$860	\$990
	Discovery at the Realm	\$985	\$1,061	\$2,135
	75067 Properties	\$525	\$875	\$1,100
	Windsor Court	\$734	\$786	\$957
	Fox Hollow	\$735	\$810	\$1,135
	Lone Oak Apartments	\$710	-	-
	Emery Bay	-	\$1,106	\$1,289
	Oak Forest	-	\$897	\$1,091
	<b>LEWISVILLE AVERAGE</b>		<b>\$700</b>	<b>\$891</b>
Rural Areas (Sanger/Krum)	Estate Villas - Krum	-	\$999	\$1,270
	The Trails of Sanger	-	\$1,000	\$1,222
	Krum Apartments	-	-	\$825
	<b>RURAL AVERAGE</b>		<b>-</b>	<b>\$1,000</b>
<b>FAIR MARKET RENT*</b>		<b>689</b>	<b>\$837</b>	<b>\$1,031</b>
<b>AVG MONTHLY RENT IN DENTON COUNTY</b>		<b>\$752</b>	<b>\$903</b>	<b>\$1,138</b>
<b>INCLUDING AVG MONTHLY UTILITIES OF \$200</b>		<b>\$952</b>	<b>\$1,103</b>	<b>\$1,338</b>

\*Fair Market Rents (FMRs) are used to determine payment amounts for the Housing Choice Voucher program, rent ceilings in the Emergency Solutions Grant (ESG) program, calculation of maximum award amounts for Continuum of Care (CoCo) recipients and many other HUD programs. (Source: [www.huduser.gov](http://www.huduser.gov))

<b>3 MONTHS RENT W/ ONE-TIME SECURITY DEPOSIT OF \$500</b>	\$3,357	\$3,808	\$4,515
<b>6 MONTHS RENT W/ ONE-TIME SECURITY DEPOSIT OF \$500</b>	\$6,215	\$7,116	\$8,530
<b>12 MONTHS RENT W/ ONE-TIME SECURITY DEPOSIT OF \$500</b>	\$11,930	\$13,731	\$16,560

### Income and Housing Affordability in Denton County

	<b>Zero- Bedroom</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<b>Annual Income Needed to Afford:</b>	\$27,560	\$33,480	\$41,240	\$55,600	\$70,960
<b>Work Hours/ Week at Minimum Wage</b>	73 Hours	89 Hours	109 Hours	147 Hours	188 Hours

\* Minimum wage at \$7.25 an hour according to U.S. Department of Labor & Statistics: <https://www.dol.gov/whd/minwage/america.htm#Texas>

\* Annual Income figures gathered from National Low Income Housing Coalition: <http://nlihc.org/oor/texas>

### Occupancy Rates\* in Denton County

Location	Homeowner Occupancy Rate	Rental Occupancy Rate
Denton	99.6%	93.5%
Lewisville	99.4%	95.1%
Sanger	97.9%	97.8%
Denton County	99.3%	95.2%

\*Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates

# DCHLT Workgroup Reports

October/November 2017

## DCHLT HOUSING WORKGROUP | CHAIR: TERRY WIDMER

### Meeting Summary – Monday, November 27, 2017

Attendees: Courtney Cross, Daisy Martinez, Dani Shaw, Daphne Adams, Hope Nordon, Izell Bennett, Jeff Coffey, Katherine Gonzales, Katie Chapman, Kristin English, Melanie Torres, Nicole Roberts, Terry Widmer (Chair)

The Housing Workgroup hosted a Denton County Landlord Forum at CoServ in Corinth, TX, October 19<sup>th</sup>. The agenda of the forum included a fair housing discussion, a review of existing housing programs, and a soft launch of the Doors for Denton County program, which included an overview of the program and a survey of landlords in attendance.

The workgroup convened again in November to discuss next steps for the landlord outreach initiative known as Doors for Denton County. Members discussed the logistics of coordination between housing case managers and an eventual Housing Navigator, who will act as a liaison between the nonprofit and real estate communities.

Case managers stated that it can take anywhere from 30 days to 6 months to contact an individual on the Housing Priority List, which makes placing them in a unit as they become available challenging. Additional barriers case managers face include assisting clients in obtaining or maintaining consistent employment or income, and determining the appropriate time to refer to mental health or substance use counseling prior to housing (if it is the client's choice).

Upon discussion of the tools available through the Doors for Denton County initiative, the workgroup discussed the differentiation of roles between case managers and a Housing Navigator. It will be primarily the role of case managers to obtain documentation and communicate key information, so that a Housing Navigator can create a client profile for distribution to potential landlords. Additionally, the Housing Navigator will (with consent from the client), perform extensive screenings (criminal and credit history, etc.), and make recommendations to case managers of ways in which the client may make themselves more marketable to landlords. Opportunities to do so may include tenant training classes or credit counseling.

Workgroup members voiced concern of ensuring the Doors for Denton County initiative maintained close alignment with the Denton County Barriers Fund, being developed and overseen by the Denton County Homeless Coalition. Moving forward, backbone support will ensure that both components are presented, developed and implemented congruently.

Workgroup members are collaborating with the Data Workgroup to develop information to add to the Eligibility Matrix, which would outline documentation needed to make the best possible referral to a housing provider. Backbone support will develop a stand-alone list for wider distribution as well.

The workgroup is scheduling a visit to the Palm Tree Apartments in January, to view the Permanent Supportive Housing development that was achieved largely through the acquisition of private foundation funds.

### Short-term action items

Finalize Doors for Denton County process flow and policy documentation

Ensure Doors for Denton County implementation is aligned with efforts to build and operate the Denton County Barriers Fund

### Accomplishments

Hosted county-wide landlord forum

Connected with Denton satellite chapter of the Apartment Association of Greater Dallas

## Concerns

Funding to Implement Doors for Denton County

Offering opportunities such as Good Tenant training without violating client rights to housing

Ensure minimal friction between housing Case Managers and Housing Navigator

## Next Meeting Dates

TBD (January 2018)



# 2018 Point-In-Time Count DONATIONS NEEDED



United Way  
of Denton County, Inc.



## WHAT is the Point-In-Time Count?

The Point-In-Time Count is an annual census of people experiencing literal homelessness, and it helps our community identify and understand the extent and nature of homelessness. Data from the count allows us to apply for funding and advocate for increased resources in our community.

## HOW can you help?

The Denton County Homeless Coalition needs **VOLUNTEERS** to conduct surveys 1/25/18, and small **INCENTIVES** to encourage people experiencing homelessness to respond to our survey. We are collecting \$5 gas or grocery gift cards and bus passes between now and January to assist with our efforts.

### Donate \$5 Gift Cards

Walmart, Kroger, WinCo Foods,  
Target, RaceTrac, or QuikTrip, or Fast Food Restaurants

### Volunteer

<https://tinyurl.com/DentonCounts18>

Donations may be brought to the United Way of Denton County  
(1314 Teasley Lane, Denton, TX 76201) Mon-Fri - 8am-5pm