

To the Mayor and Members of the City Council

October 18, 2022

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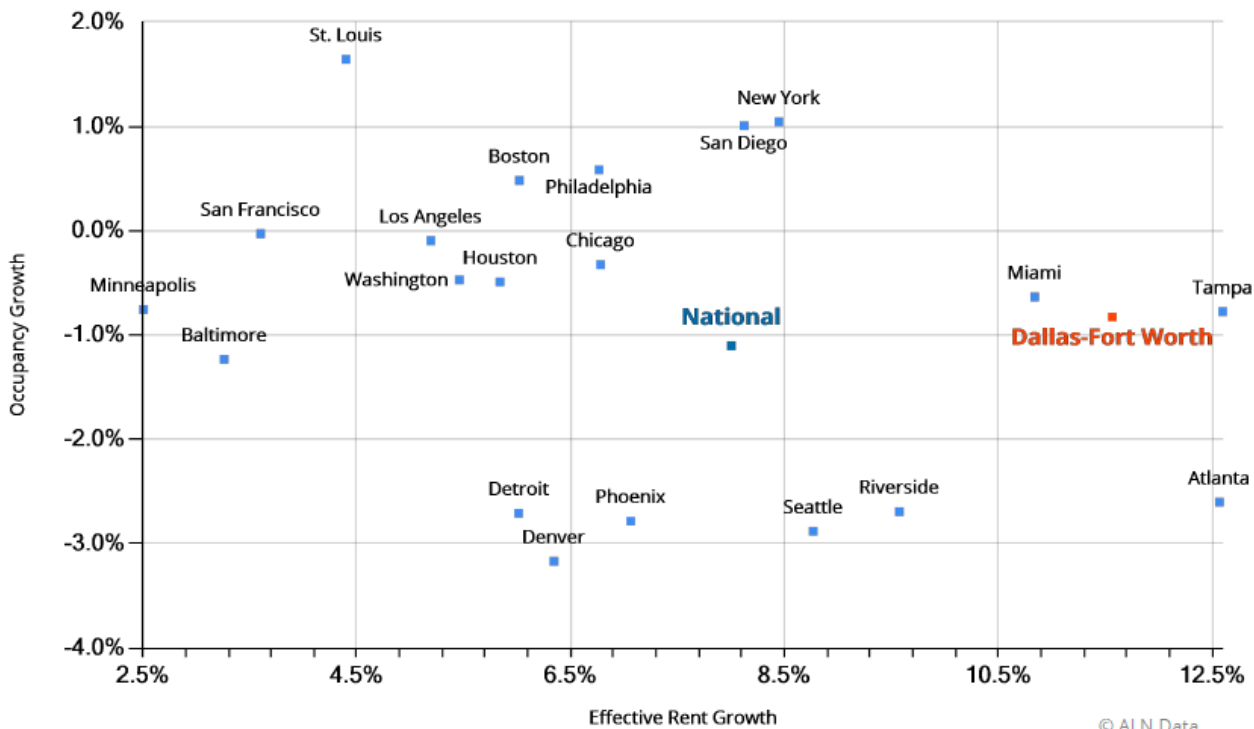


**SUBJECT: FAMILY HOMELESSNESS TRENDS**

Fort Worth is experiencing a significant increase in family homelessness. For purposes of this report, the term “family” means households with at least one adult and one minor. The Tarrant County Homeless Coalition (TCHC) has interviewed families staying at Salvation Army family shelter to better understand the influx. A significant majority of families are local, although some are from other areas. A convergence of factors seem to be driving the increase: 1) expiration of the eviction moratorium, 2) end of federal rental assistance, 3) rent increases/inflation and 4) friends/family allowing others to double up have been hit with economic pressures and are no longer able to allow these families to share housing. After leaving family and friends, some families have paid for motels themselves but are no longer able to do so.

Rent growth in the Dallas – Fort Worth metropolitan area outpaced that of most metro areas in the third quarter of 2022. Rents for both conventional (market rate) and affordable units are increasing.

Price Class D Effective Rent vs Occupancy Growth



1 Bedroom – Effective Rent	January 2022	September 2022
Conventional	\$1,323	\$1,434
Affordable	\$986	\$1,081

Source: ALN Apartment Data

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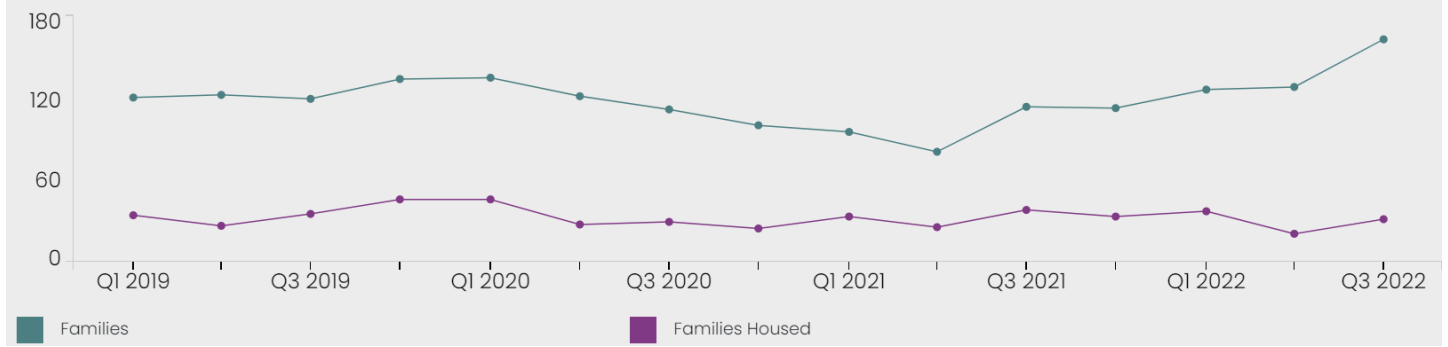
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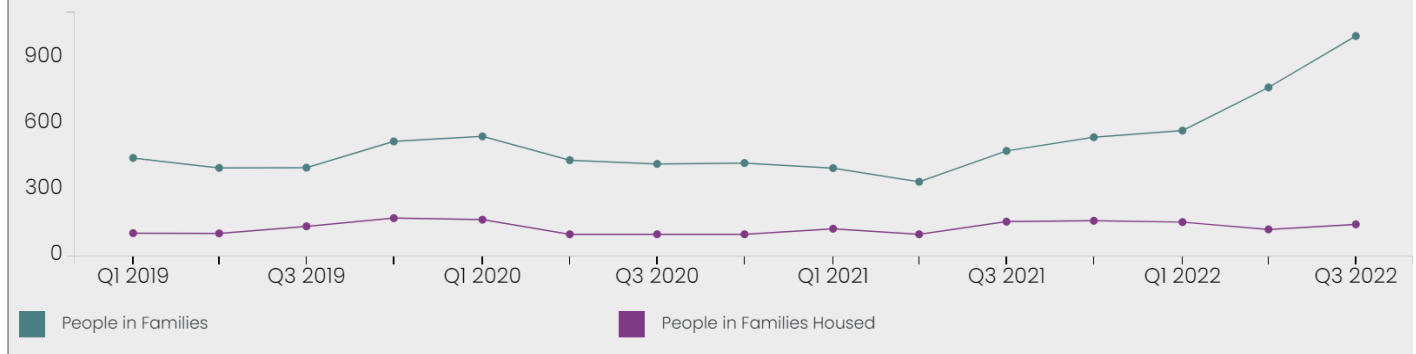
From January 2019 through July 2020, there were approximately 120-140 families experiencing homelessness at any given time in Tarrant and Parker counties. The number decreased below 120 from July 2020 through September 2021, dropping as low as 83 households at one point. During the third quarter of 2022, however, there was an average of 162 households experiencing homelessness at any given time. Typically, 85 percent of the system numbers are from Fort Worth.

**Families**



One factor contributing to the increase is a jump in family size. Families now are averaging 5.9 persons per family, whereas it is usually around four. This factor accounts for a much larger increase of “persons in families” than just looking at households. There are now nearly 1,000 persons in families experiencing homelessness.

**People in Families**



The Salvation Army family shelter currently has 60 beds for family members. However, during the week of October 1, the organization served approximately 300 persons. During this period, they have been accommodating extra people by providing cots set up on the gym floor and renting motel rooms, but the organization does not have adequate funding to continue renting motel rooms. As a result, they have temporarily discontinued accepting new families.

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Presbyterian Night Shelter is now allowing two small families to share a single room and bathroom in order to accommodate more households. However, due to facility design and safety needs (separating other adults from families), there are limits on how many additional families the system can shelter. Also, the number of individuals in shelters has increased with women's beds usually being full and very few beds left for men. Because of the lack of family shelter beds, street outreach workers are seeing significant numbers of unsheltered families in our system for the first time as families are sleeping in cars.

The City of Fort Worth has allocated \$75,000 to the Salvation Army family shelter to continue supporting its operations. The City also reallocated some federal funds focused solely on rapidly rehousing families. The City Council is currently considering funding for Tobias Place, which will dedicate 53 very low-income units to homeless households who will be referred by TCHC based on then-current system priority. At this time, that priority would be given to families to help address the dramatic increase in homeless families. The City is preparing for general cold-weather overflow shelter operations. Motel rooms for families on cold weather trigger nights will be funded by the City. TCHC has drafted some system-wide options to avert a crisis of unsheltered families and is currently discussing these options with elected officials.

For more information, please contact Directions Home Manager Tara Perez at [Tara.Perez@fortworthtexas.gov](mailto:Tara.Perez@fortworthtexas.gov).

**David Cooke**  
**City Manager**