

COMMUNITY DEVELOPMENT COMMISSION

FY 2024-25 Annual Report

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CITY SECRETARY
DALLAS, TEXAS



Approved by the **Community Development Commission** on **February 5, 2026**

dallascityhall.com/government/Boards-and-Commissions

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Memorandum



CITY OF DALLAS

DATE February 5, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Community Development Commission 2025 Annual Report**

Provided for your review is the FY 2024-25 Annual Report of the City of Dallas Community Development Commission (CDC), representing a summary of the Commission's activities as per Chapter 8, Section 8-1.1 of the City Code. The Community Development Commission unanimously approved the report on Thursday, February 5, 2026.

The Commission will continue to work proactively with the City Council, City Staff, and the residents of Dallas to improve the lives and living environments of low- and moderate-income persons.

If you have any questions, please contact Chan Williams, Assistant Director, Budget and Management Services.

Service First, Now!



Melanie Rubin
Chair

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

FY 2025-27 Dallas City Council & Community Development Commission

Mayor – Eric Johnson
Community Development Commission Chair – Melanie Rubin

District	Council Members	Commissioners
Mayor	Mayor Eric Johnson	Melanie Rubin, Chair
District 1	Chad West	Goldenstene Davis, Sr.
District 2	Jesse Moreno	Michael P. Sitarzewski
District 3	Zarin D. Gracey	Eleasia L. Lewis
District 4	Maxie Johnson	Oliver Black
District 5	Jaime Resendez	Vacant
District 6	Laura Cadena	Homero Gonzalez
District 7	Adam Bazaldua	Zhen Barrientos, Vice Chair
District 8	Lorie Blair	Vacant
District 9	Paula Blackmon	Vacant
District 10	Kathy Stewart	Vacant
District 11	Bill Roth	Matthew C. Bach
District 12	Cara Mendelsohn	Philip Glauben
District 13	Gay Donnell Willis	Yesenia Mendez
District 14	Paul E. Ridley	Rosanne Mills

FY 2025-27 Community Development Commissioners



**MELANIE
RUBIN**
CHAIR



**GOLDENSTENE
DAVIS**
DISTRICT 1



**MICHAEL
SITARZEWSKI**
DISTRICT 3



**ELEASIA L.
LEWIS**
DISTRICT 3



OLIVER BLACK
DISTRICT 4



VACANT
DISTRICT 5



**HOMERO
GONZALEZ**
DISTRICT 6



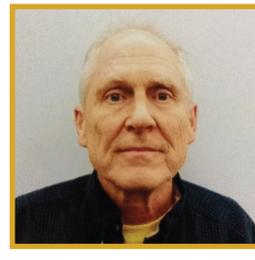
**ZHEN
BARRIENTOS (VC)**
DISTRICT 7



VACANT
DISTRICT 8



VACANT
DISTRICT 9



**MATTHEW
BACH**
DISTRICT 10



VACANT
DISTRICT 11



**PHILIP
GLAUBEN**
DISTRICT 12



**YESENIA
MENDEZ**
DISTRICT 13



**ROSANNE
MILLS**
DISTRICT 14

Community Development Commission

The Dallas City Council appoints a fifteen-member Community Development Commission (CDC) to assist in developing the Consolidated Plan and Annual Action Plan. The CDC collaborates with City staff to develop and recommend project funding associated with each annual entitlement grant. In identifying and prioritizing projects for program funding, the CDC considers public input gathered from public hearings, comments during regular monthly meetings, special Neighborhood Public Hearings, surveys gathered during the public hearing process, and community meetings held for planning purposes.

MISSION STATEMENT

To enhance the vitality and quality of life for all in the Dallas community.

PURPOSE

To solicit resident participation and provide recommendations to the City Manager and City Council on the use of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds that improve the lives and living environments of low- and moderate-income persons residing within the City of Dallas. The HUD Consolidated Plan Grants include Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

COORDINATING DEPARTMENT

The Budget Management Services, Grants Administration Division coordinates all Community Development Commission meetings and initiatives. *Note: The CDC is also governed by Chapter 8 and Chapter 2, Article XXI, Section 2-150 through 152 of the Dallas City Code.

COMMITTEES

The CDC designates five sub-committees to evaluate, formalize, and make recommendations to the entire CDC on matters relating to the committee's purpose. These committees are Citizen Participation/Policy and Procedures; Economic Development, Housing and HOME Programs; Finance; Public Improvements; and Public Services, HOPWA, and ESG. Each committee schedules and conducts additional meetings as necessary to discuss fund allocation by grant and project, before presenting its recommendations to the full CDC and then the City Council for approval. All CDC monthly and committee meetings were filed with the City's Secretary Office and posted on the City Secretary's website. CDC monthly meetings were also advertised by public notice in the Dallas Morning News posted in the Legal Classified Section.



ATTENDANCE

CDC Monthly Meetings: 11
Special Meetings: 1
Total: 12

CDC MONTHLY MEETING ATTENDANCE

POS	COMMISSIONER	Oct. 24	Nov. 24	Dec. 24	Jan. 25	Feb. 25	Mar. 25	Apr. 25	May 25	June 25	Aug. 25	Sep. 25
1	Goldenstene Davis, Sr.	P	P	P	P	P	P	PV	A	P	P	P
2	Michael Sitarzewski	PV	PV	P	PV	PV	PV	PV	PV	PV	PV	PV
3	Eleasia L. Lewis											P
4	Oliver Black	PV	A	PV	A	PV	PV	PV	A	PV	PV	P
5	Vacant	V	V	V	V	V	V	V	V	V	V	V
6	Homero Gonzalez											
7	Zhen Barrientos (VC)	A	PV	P	PV	PV	P	PV	PV	P	P	PV
8	Vacant	V	V	V	V	V	V	V	V	V	V	V
9	Vacant	V	V	V	V	V	V	V	V	V	V	V
10	Vacant	V	V	V	V	V	V	V	V	V	V	V
11	Matthew C. Bach											
12	Philip Glauben	P	PV	P	P	P	P	P	PV	PV	P	PV
13	Yesenia Mendez	PV	PV	P	A	PV	PV	PV	PV	PV	A	P
14	Rosanne Mills	A	PV	PV	P	PV	PV	PV	PV	PV	PV	P
15	Melanie Rubin (C)	P	P	P	P	P	P	P	P	PV	P	P

CDC COMMITTEE MEETINGS

	Oct. 24	Nov. 24	Dec. 24	Jan. 25	Feb. 25	Mar. 25	Apr. 25	May 25	June 25	Aug. 25	Sep. 25
Citizen Participation/Policy & Procedures	X					X					X
Economic Development/Housing and HOME programs	X					X				X	
Finance			X			X X					
Public Improvements		X				X					
Public Services, HOPWA, and ESG			X			X				X	X
Total	2	1	2	0	0	6	0	0	0	2	2

FY 2024-25 Goal and Objectives

GOAL

Effectively and procedurally carry out citizen participation responsibilities and budget recommendations.

OBJECTIVES

- 1) Continue coordination with other boards, commissions, and City staff in a collaborative effort to address the needs of low- and moderate-income persons residing within the City of Dallas.
- 2) Continue review of unspent funds status quarterly and make recommendations to the City Manager and the Dallas City Council as necessary.
- 3) Continue advocacy and pursue economic development opportunities for low- and moderate-income neighborhoods.
- 4) Continue to hold regular CDC monthly meetings and annual neighborhood public meetings to obtain citizen participation.
- 5) Provide recommendations to the City Manager and City Council on the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget and Citizen Participation Plan for the following federal grants: Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); Housing Opportunities for Persons with AIDS (HOPWA); Emergency Solutions Grant the (ESG); and CARES Act funds.
- 6) Continue to review and evaluate the performance of Public Service, Housing, Economic Development, Public Improvement, and Fair Housing activities funded through CDBG, ESG, and HOPWA grant funded activities.
- 7) Continue to carry out the responsibilities of the CDC to participate in the overall efforts of the city to improve the lives and living environments of low- and moderate-income persons residing within the City of Dallas.
- 8) Continue to support staff with an online presence to obtain citizen participation through the City's social media pages and neighborhood public meetings.
- 9) Conduct annual oversight of HUD funded projects through scheduled site visits.
- 10) Support fair and equal housing opportunities and public accommodations for all in Dallas.
- 11) Proactively develop impactful Community Development Week activities.
- 12) Support City Council's approval of CDBG public improvement contracts.
- 13) Develop onboarding and document accessibility process.

FY 2024-25 Success Indicators

The Community Development Commission continues to work proactively with the Dallas City Council and City staff to:

- 1) Review the Community Development Financial Status Report (FSR) and identify unspent funds to make reprogramming recommendations to the City Manager and the City Council, as necessary.
- 2) Hold a CDC meeting monthly to discuss and review citizen comments and requests. In FY 2024-25, the CDC continued to conduct their meetings by telephone or video conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Corona-virus, as approved by Governor Abbott's office Open Meetings Act provision.
- 3) Hold CDC committee meetings prior to public meetings to discuss and consider potential changes or amendments to present to City Council for the budget development process.
- 4) Solicit citizen participation at community meetings.
- 5) Solicit input by conducting Neighborhood Public Meetings and make budget recommendations.
- 6) Work with City staff with the development of the FY 2025-26 Annual Action Plan; and the 5-year Consolidated Plan for FY 2024-25 through 2028-29.
- 7) Coordinate the 2025 National Community Development (CD) Week activities to recognize the importance of the CDBG Program and HOME Program and how these grants provide affordable housing, public services, infrastructure, and other valuable resources.
- 8) Proactively reviewed City Council memos, City Council Briefings, and City Council Committee agendas pertinent to CDC matters.
- 9) Encourage increased solicitation and review evaluation process for the Request Notice of Funding Availability (NOFA) opportunity for funding assistance for nonprofit public facility improvement projects.
- 10) Ensure CDC is briefed on current HUD grant funded Fair and equal housing opportunities in Dallas.

Summary of HUD Grant Administration

In accordance with federal regulations, the City of Dallas, an entitlement community and participating jurisdiction, prepares a Five-Year Consolidated Plan (ConPlan) and an Annual Action Plan (AAP) for submission to the U.S. Department of Housing and Urban Development (HUD) each August. This designation allows the City of Dallas to receive formula grant assistance from HUD for the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) program.

FY 2024-25 THROUGH FY 2028-29 CONSOLIDATED PLAN

The Five-Year Consolidated Plan (FY 2024-25 through FY 2028-29) is a comprehensive document that describes the city's housing market conditions, identifies the need for affordable housing and community development, and offers strategies to address these needs over a five-year period. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit service providers. Additionally, the City produces the required Annual Action Plan (AAP), along with the Consolidated Annual Performance and Evaluation Report (CAPER), to provide specific information on how the funds awarded each year will be used to meet the priority needs identified in the Consolidated Plan.

Budget and Management Services – Grants Administration Division serves as the CDBG administrator and lead agency responsible for preparing the FY 2024-25 through FY 2028-29 Consolidated Plan and the FY 2025-26 Annual Action Plan. The Office of Housing & Community Empowerment oversee the HOME Program and manage ESG and HOPWA funds.



The resulting Consolidated Plan provides a unified vision for community development with primary goals to:



ANNUAL ACTION PLAN FOR FY 2025-26

The city has also prepared an Annual Action Plan for FY 2025-26, effective October 1, 2025. The Action Plan is a one-year component of the Consolidated Plan, outlining the general priorities for allocating investment within the jurisdiction (or the EMSA for the HOPWA program) and detailing priority needs. It explains the basis for prioritizing each category of needs and identifies obstacles to serving underserved populations. The plan quantifies the proposed accomplishments that the City of Dallas expects to achieve in FY 2025-26. The strategies and priorities proposed for the one-year period are based on pragmatic goals and resources reasonably anticipated to be available from federal, state, and local sources.

The City of Dallas has identified the following public and private resources expected to be available to address priority needs and objectives outlined in the Strategic Plan:

- Entitlement allocations: CDBG, HOME, HOPWA, ESG
- Continuum of Care funds (McKinney-Vento)
- American Rescue Plan Act (ARPA) Funds
- CDBG Program Income
- HOME Program Income
- Bond funds
- Housing trust fund
- ESG match
- Tax increment financing
- General Funds
- Tax exempt bonds
- State grants
- Low-income housing tax credits
- Private grant funds
- HOME ARPA Funds
- Section 108 loan funds
- Other federal grants

These resources will be instrumental in implementing the priorities of the Consolidated Plan, ensuring that the City of Dallas can effectively address the housing and community development needs of its residents.

FY 2025-26 PROGRAMS OVERVIEW

Each year the City of Dallas receives grants from the U.S. Department of Housing and Urban Development (HUD) to provide decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income Dallas residents. The Annual Action Plan is a result of extensive outreach, collaboration, community engagement, and alignment with the City's planning goals. This plan outlines how these grants will be spent during Fiscal Year (FY) 2025-26 (October 1, 2025-September 30, 2026). Below is an overview of this years funded programs, their respective budgets, and the expected number of beneficiaries.

ANNUAL ACTION PLAN HUD GRANTS



CDBG:

\$12,944,689

HOME:

\$5,082,901

HOPWA:

\$10,014,716

ESG:

\$1,144,567

Total Grant Funds:

\$29, 886,873

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Progress towards the Consolidated and Action Plan goals is reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). Annually, the City of Dallas, designated by the U.S. Department of Housing and Urban Development (HUD) as an entitlement community, compiles and publishes the CAPER. This report details how the City allocates and utilizes Consolidated Plan grant funds, covering expenditures and accomplishments from the first year of the Five-Year Consolidated Plan, spanning FY 2024-25 to FY 2028-29. The CAPER serves as a comprehensive overview of the City's efforts to manage funding effectively and deliver inclusive community development projects and services to its residents. It documents a wide range of services, activities, and initiatives aimed at improving the quality of life for Dallas residents, including providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income individuals. This CAPER summarizes the period from October 1, 2024, to September 30, 2025, reflecting the City's commitment to bettering the lives of its citizens.

FY 2025-26 Proposed Goal and Objectives

GOAL

Effectively and procedurally carry out citizen participation responsibilities and budget recommendations.

OBJECTIVES

- 1) Continue coordination with other boards, commissions, and City staff in a collaborative effort to address the needs of low- and moderate-income persons residing within the City of Dallas.
- 2) Continue review of unspent funds status quarterly and make recommendations to the City Manager and the Dallas City Council as necessary.
- 3) Continue advocacy and pursue economic development opportunities for low- and moderate-income neighborhoods.
- 4) Continue to hold regular CDC monthly meetings and annual neighborhood public hearings to obtain citizen participation.
- 5) Provide recommendations to the City Manager and City Council on the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget and Citizen Participation Plan for the following federal grants: Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); Housing Opportunities for Persons with AIDS (HOPWA); Emergency Solutions Grant the (ESG); and CARES Act funds.
- 6) Continue to review and evaluate the performance of Public Service, Housing, Economic Development, Public Improvement, and Fair Housing activities funded through CDBG, ESG, and HOPWA grant funded activities.
- 7) Continue to carry out the responsibilities of the CDC to participate in the overall efforts of the city to improve the lives and living environments of low- and moderate-income persons residing within the City of Dallas.
- 8) Continue to support staff with an online presence to obtain citizen participation through the City's social media pages and Neighborhood Public Hearings.
- 9) Conduct annual oversight of HUD funded projects through scheduled site visits.
- 10) Support fair and equal housing opportunities and public accommodations for all in Dallas.
- 11) Proactively develop impactful Community Development Week activities.
- 12) Support City Council's approval of CDBG public improvement contracts.
- 13) Develop onboarding and document accessibility process

Highlights of the Commission

CITIZEN PARTICIPATION

The City conducted a robust community outreach process consisting of surveys, community meetings, and Neighborhood Public Hearings to reach as many stakeholders as possible. Stakeholders include City departments, local non-profit agencies, businesses, residents, and the public. Meetings are held to obtain both short-range and long-range perspectives on human and social services, comprehensive strategies for housing, affordable housing needs, fair housing disparities, homeless services, poverty, economic development, and public improvements and infrastructure. A survey was conducted in multiple languages and made available online and in hard copy, with hard copies distributed at Neighborhood Public Meetings. This consultation process helped determine present and future needs, encouraged collaboration with other entities, and strengthened resident participation. The City's Citizen Participation Plan requires a minimum of six public hearings during the budget development process to address community needs and gather information to develop funding allocation recommendations and inform residents and stakeholders about funding decisions.

NEIGHBORHOOD PUBLIC MEETINGS

In collaboration with numerous City departments, the CDC and the Budget & Management Services – Grant Administration Division hosted (3) virtual, (2) in-person and (1) hybrid Neighborhood Public Meetings for the FY 2025- 26 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds. During the month of January 2025, the community meetings encouraged residents and nonprofit organizations to provide comments and input on the potential uses of the HUD funds. One virtual meeting was specifically held to solicit input from residents and service providers on the HOPWA grant, as mandated by federal regulations, and was open to residents within the City of Dallas and those outside of Dallas County.

CITY OF DALLAS

NEIGHBORHOOD PUBLIC MEETINGS

FOR THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT GRANT FUNDS

JOIN US TO LEARN MORE ABOUT DEVELOPMENT OF THE HUD FIVE-YEAR CONSOLIDATED PLAN FOR FY 2024-25 THROUGH FY 2028-29 AND FY 2024-25 CONSOLIDATED PLAN BUDGET

Your opinion is important to us. Please join us at one of our upcoming in-person or virtual meetings and give feedback at the meeting and/or through the survey. Please share your thoughts on which programs should receive federal funding by completing the survey via the QR code above or the provided web link below.

PUBLIC MEETINGS:

HYBRID

7 p.m. | Thursday, Jan. 4, 2024
Dallas City Hall
1500 Marilla Street, Room 6ES
<https://bit.ly/neighborhoodpm>

IN-PERSON

10 a.m. | Monday, Jan. 8, 2024
Tommie M. Allen Recreation Center
7071 Bonnie View Road

VIRTUAL

5 p.m. | Tuesday, Jan. 9, 2024
<https://bit.ly/neighborhoodpm>

12 p.m. | Thursday, Jan. 11, 2024
HOPWA Meeting
<https://bit.ly/neighborhoodpm>

6 p.m. | Thursday, Jan. 11, 2024
<https://bit.ly/neighborhoodpm>

Or Dial 1 (469) 210-7159

TELEPHONE TOWN HALL

6 p.m. | Thursday, Jan. 18, 2024
English: (888) 400-1932
Spanish: (888) 400-9342

CURRENT FUNDING SUPPORTS:

Low Income Neighborhood Improvements

Homebuyers Down Payment Assistance

Youth & Senior Programming

Homelessness Prevention & Rapid Re-Housing

Housing & Support for Persons with HIV/AIDS

Home Repair Assistance

Complete the survey here: <https://bit.ly/neighborhoodpm>

Grants Administration

@DallasCommDev

Budget & Management Services

ofsccommunitydevelopment@dallas.gov | (214) 670-4557

CIUDAD DE DALLAS

REUNIONES COMUNITARIAS PÚBLICAS

SOBRE LOS FONDOS DE SUBVENCIONES DEL DEPARTAMENTO DE VIVIENDA Y DESARROLLO URBANO DE EE. UU.

ACOMPÁÑENOS PARA APRENDER MÁS SOBRE EL DESARROLLO DEL PLAN CONSOLIDADO DE CINCO AÑOS DE HUD PARA EL AÑO FISCAL 2024-25 AL AÑO FISCAL 2028-29 Y EL PRESUPUESTO DEL PLAN CONSOLIDADO DE AÑO FISCAL 2024-25

Su opinión es importante. Acompáñenos en una de nuestras próximas reuniones presenciales o virtuales para dar su opinión allí mismo y/o a través de la encuesta. Comparta sus sugerencias sobre qué programas deberían recibir fondos federales completando la encuesta a través del código QR o en el enlace proporcionado a continuación.

REUNIONES PÚBLICAS 2024:

HYBRIDA

7 p.m. | Jueves, 4 de enero
Alcaldía de la Ciudad de Dallas
1500 Marilla Street, Room 6ES
<https://bit.ly/neighborhoodpm>

PRESENCIAL

10 a.m. | Lunes, 8 de enero
Tommie M. Allen Recreation Center
7071 Bonnie View Road

VIRTUAL

5 p.m. | Martes, 9 de enero
<https://bit.ly/neighborhoodpm>

12 p.m. | Jueves, 11 de enero
Reunión de HOPWA
<https://bit.ly/neighborhoodpm>

6 p.m. | Jueves, 11 de enero
<https://bit.ly/neighborhoodpm>

O lláme al: 1 (469) 210-7159

REUNIÓN TELEFÓNICA

6 p.m. | Jueves, 18 de enero
Inglés: (888) 400-1932
Español: (888) 400-9342

LOS FONDOS ACTUALES APOYAN:

Mejoras a vecindarios de bajos ingresos

Asistencia con el pago inicial para la compra de vivienda

Programas para jóvenes, cuidado infantil y tribunal comunitario

Prevención de la falta de vivienda y reemplazamiento rápido

Vivienda y apoyo para personas con VIH/SIDA

Asistencia para reparaciones de vivienda

Complete la encuesta en: <https://bit.ly/neighborhoodpm>

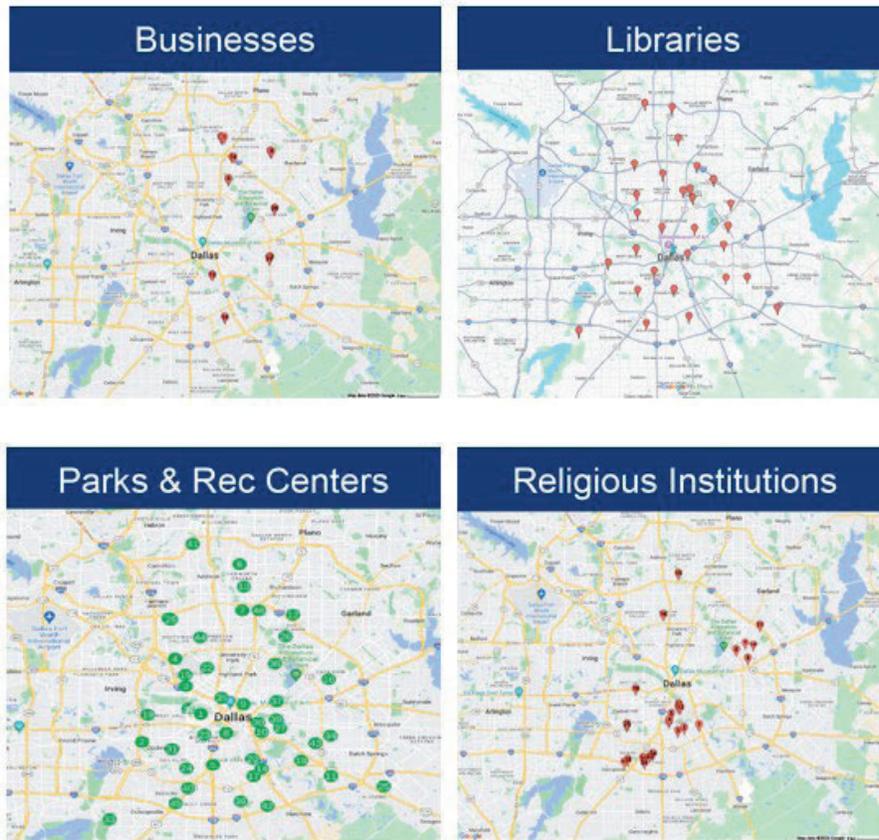
Administración de subvenciones

@DallasCommDev

Budget & Management Services

ofsccommunitydevelopment@dallas.gov | (214) 670-4557

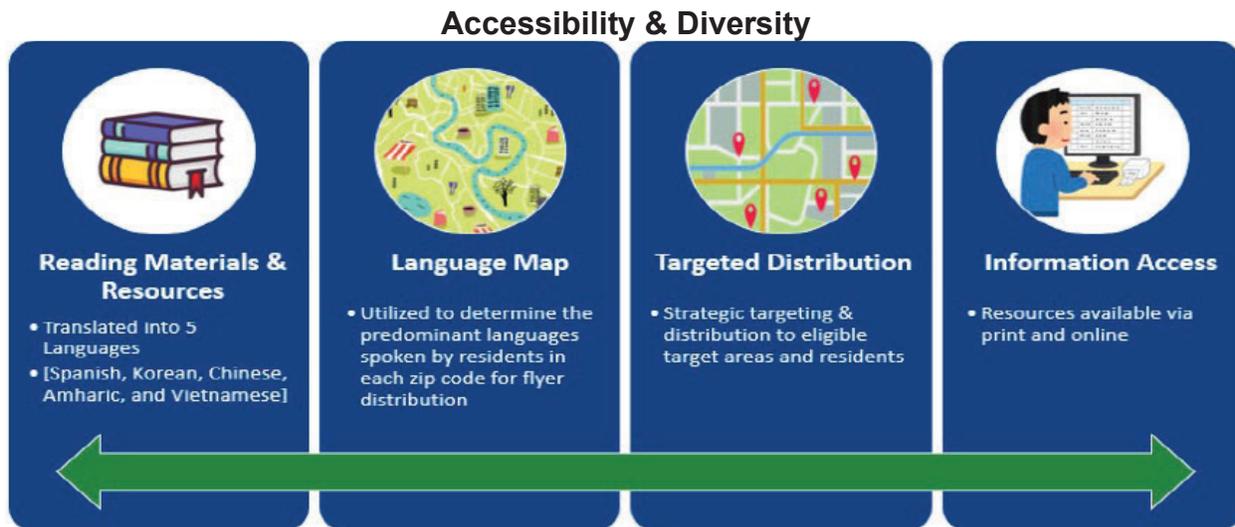
Flyer Distribution Locations



The times and locations of the six public meetings, along with the written comment period, were published and posted in the Dallas newspaper of general circulation, The Dallas Morning News. Additional efforts included advertisements in several local minority and ethnic periodicals and newspapers. Over 6,000 English/Spanish flyers and posters were distributed. All reading materials and resources were translated into 5 additional languages (Spanish, Korean, Chinese, Amharic, and Vietnamese). A language map was used to determine the predominant languages spoken by residents in each zip code for flyer distribution. Flyers and posters were then strategically hand distributed to neighborhoods, business districts, churches, subrecipients, childcare providers, public libraries, recreation centers, and the City Secretary's Office. Notices were posted on the City's webpage and cable station, and email notifications were sent to homeowner and neighborhood associations. Additionally, information was shared through posts on social media sites, including Facebook, X, YouTube, LinkedIn, and Instagram.



The Neighborhood Public Meetings provided opportunities for the public to participate in identifying community needs, goals, and objectives for the HUD Consolidated Attendees of the Neighborhood Public Meetings were encouraged to complete the Consolidated Plan Community Survey and add comments as needed. Community survey forms were available at all Neighborhood Public Meetings locations, on the City’s website, and at City Hall in the Budget and Management Services – Grant Administration Division. Residents were also provided the opportunity to give input in-person, online, and by mail by February 28, 2025.



The City of Dallas had 5,207 residents participate in the public hearings and the City received 821 Community Surveys for consideration. Residents and non-profit organizations provided a total of 381 comments regarding community needs to be considered in the development of the Five-Year Consolidated Plan.

- **On March 6, 2025**, the CDC was briefed on the City Manager’s Proposed FY 2025-26 HUD Consolidated Plan Budget, and CDC Committees held meetings to review the proposed budget. On April 3, 2025, the CDC approved the City Manager’s proposed budget and made no amendments.
- **On April 16, 2025**, the City Council was briefed on the City Manager’s Proposed FY 2025-26 HUD Consolidated Plan Budget, and On April 23, 2025, the City Council authorized preliminary adoption of the Proposed FY 2025-26 HUD Consolidated Plan Budget and a public hearing, by Resolution No. 25-0614.
- **On May 7, 2025**, the City Council was scheduled to be briefed on the City Council Discussion and Amendments to the FY 2025-26 HUD Consolidated Plan Budget, but the item was deferred, and On May 21, 2025, the City Council was briefed on the revised budget and made an amendment.
- **On May 14, 2025**, the FY 2025-26 HUD Consolidated Plan Budget and Annual Action Plan was advertised in the Dallas Morning News, a publication of general circulation. To meet all statutory deadline requirements, the budget development process began assuming the four grant allocation amounts would remain the same as the current year FY 2025-26 Annual Action Plan 42
- **On May 25, 2025**, the FY 2025-26 HUD Consolidated Plan and Annual Action Plan were readvertised in The Dallas Morning News. Following HUD’s release of the actual

formula grant allocations, the City Manager was required to adjust funding to align the budget with the available resources.

- **On May 28, 2025**, the Dallas City Council approved keeping the hybrid public hearing open until June 11, 2025, to provide residents with additional time to comment on the revised proposed FY 2025-26 Consolidated Plan Budget, which reflects the actual formula grant amounts and amendments. The Council was scheduled on June 11, 2025, to close the May 28 public hearing, receive final comments, and authorize the final adoption of the FY 202526 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development grant funds; however, the item was removed from the agenda.
- **On July 26, 2025**, the FY 2025-26 HUD Consolidated Plan and Annual Action Plan were readvertised in The Dallas Morning News to allow residents additional time to comment on the revised proposed budget, which incorporates the actual formula grant amounts and related amendments
- **On August 6, 2025**, after consideration of all received surveys and comments, the City Council adopted the FY 2025-26 HUD Consolidated Plan and the Annual Action Plan by Resolution No. 25-1185.

Comment Summary

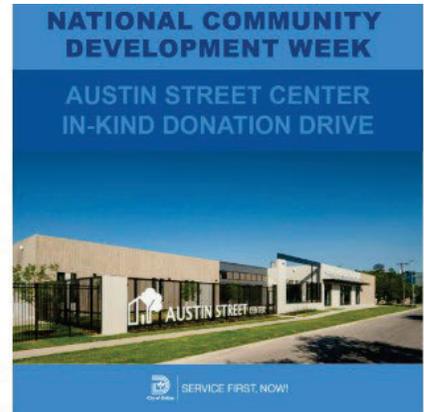
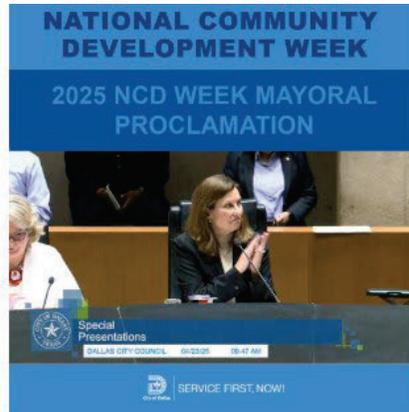
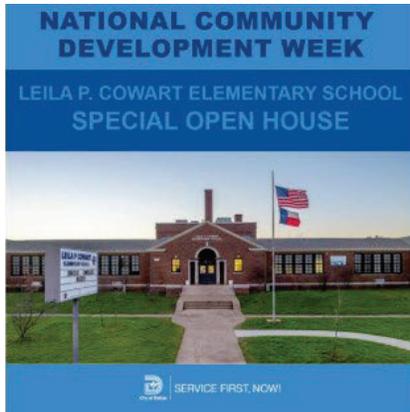
The City received a total of 381 comments on various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 25 comments. Affordable Child-Care received 13 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (24 comments), Homeless Initiatives (28 comments), Drivers of Poverty/Financial Empowerment (16 comments), Increased Outreach Efforts (9 comments), and Public Improvements (53 comment). Additionally, there was 9 comment specific to HOPWA Programs and 40 comments not related to HUD funds.

NATIONAL COMMUNITY DEVELOPMENT (NCD) WEEK

HUD designated the week of April 21-25, 2025, as National Community Development (NCD) week, a time to highlight the importance of the Community Development Block Grant (CDBG) and HOME- funded programs in building strong, resilient, and vibrant communities across America. The CDC and the City's Office of Budget & Management Services – Grant Administration Division participated in the 2025 national observance of National Community Development Week (NCD Week) on April 21 – 25, 2025. NCD Week provides communities with the opportunity to promote, educate and advocated on behalf of the Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) programs. These grants allow the City of Dallas to improve the physical, economic, and social conditions of Dallas' diverse communities.

During this celebration week the CDC promoted and participated in the following events:

- **April 21:** City of Dallas Press Release
- **April 22:** Open House – Leita P. Cowart Elementary School
- **April 23:** Office of the Mayor Proclamation
- **April 24:** In-Kind Donation Drive – Austin Street Center



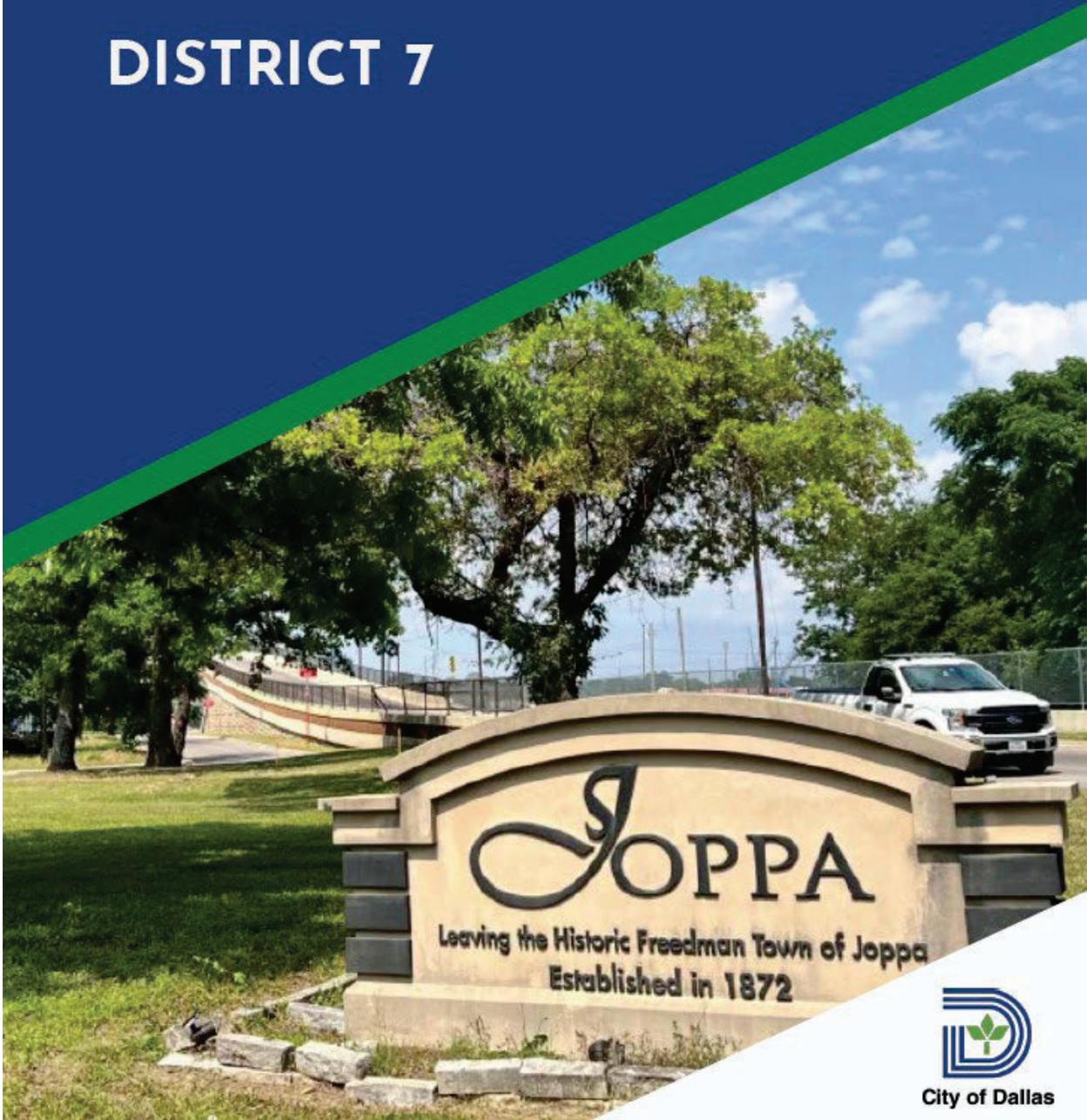
2025 COMMUNITY DEVELOPMENT TOUR

On May 5, 2025, the Community Development hosted their annual Community Tour. This riding tour allowed the commission to visit 3 of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funded projects, namely: Joppa Community, Bachman Lake, and Jaipur Lofts

- **Joppa Community** – This project involved street reconstruction on the 4600 block of Stokes Street and the 7600-7900 blocks of Hull Avenue within the Joppa community. It replaced deteriorated pavement, sidewalks, and ramps (meeting ADA standards) in this primarily low-to-moderate income residential area. Critical infrastructure upgrades also included replacing 1,350 linear feet each of aging 8-inch water and wastewater mains to enhance durability, accessibility, and utility services.
- **Bachman Lake** - A project targeted sidewalk improvements in the Bachman Lake area focusing on streets like Clydedale and Kendale Drives. The initiative reconstructed sidewalks and installed barrier-free ramps to enhance accessibility and safety in residential neighborhoods identified as low-to-moderate income census tracts. Work included installing five-foot-wide reinforced concrete sidewalks, integral curbs, drive approaches, and slopedowns. All enhancements adhere to ADA compliance standards.
- **Jaipur Lofts** – This project is a newly developed 71-unit mixed-income apartment community at 2102 Annex Ave in Old East Dallas. It offers one, two, and three-bedroom workforce housing units targeted to households earning between 30% and 80% of the Area Median Income, including 12 HOME-assisted units ensuring long-term affordability. Residents have access to amenities including a fitness center, cyber lounge, community kitchen, multipurpose room, and a fully furnished clubhouse with free WiFi.

JOPPA COMMUNITY

DISTRICT 7



City of Dallas

PROJECT DETAILS

The Joppa neighborhood in Dallas, Texas, pronounced “Joppee,” is one of the city’s oldest African American communities, with a rich history and ongoing development initiatives. [The Legacy of Freedmen’s Towns in North Texas](#)

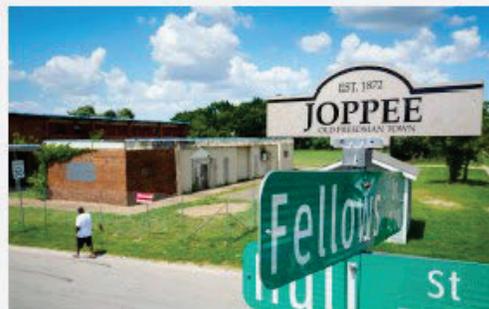


A total of **\$1,000,000** in Community Development Block Grant (CDBG) funds was allocated for street reconstruction in the Joppa area (Dallas 75216, City Council District 7), covering the following sections:

- ▶ **4600 Block of Stokes Street** – From Hull Avenue to the end of Stokes Street
- ▶ **7600 to 7900 Block of Hull Avenue** – From 300 feet of Linfield Road to Burma Road



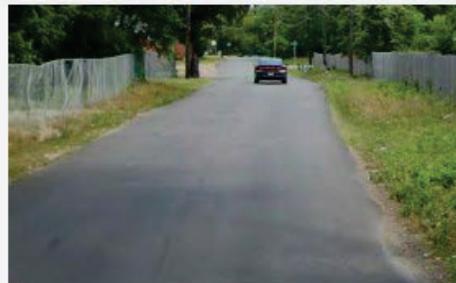
The targeted street sections are located in primarily residential areas and were identified for reconstruction due to their deteriorated condition. These neighborhood-serving streets fall within CDBG-designated census tracts, where the majority of residents are considered low to moderate income.



SCOPE OF WORK

PAVING & DRAINAGE

- Full removal and replacement of existing concrete pavement
- Reconstruction of approximately 1,300 linear feet of 26-foot-wide, 6-inch-thick, 4,000 psi reinforced concrete pavement with curbs and gutters
- Stormwater drainage improvements
- Sidewalk and driveway approach reconstruction
- Installation of new slope-downs and barrier-free ramps to ensure ADA compliance
- Work will be completed by City contractors in accordance with established City specifications
- The resulting improvements will have an estimated useful life of at least 20 years



WATER/WASTEWATER INFRASTRUCTURE

- Replacement of 1,350 linear feet of 8-inch water mains (upgrading from substandard, smaller-diameter lines)
- Replacement of 1,350 linear feet of 8-inch wastewater mains (upgrading from substandard, smaller-diameter lines)
- Necessary appurtenance adjustments



These upgrades will improve roadway durability, enhance accessibility, and strengthen critical infrastructure for the community.

HISTORY

Established in the late 1860s by freed African Americans, Joppa was one of over 30 Freedmen's Towns formed in North Texas following the abolition of slavery. The community was built along the Trinity River, where residents worked as farmers and laborers, establishing churches, schools, and businesses. The name "Joppa" was likely derived from the biblical town of Joppa, now known as Jaffa in Israel. In 1955, Joppa was annexed into the City of Dallas. Despite this incorporation, the neighborhood continued to face challenges, including limited access to city services and infrastructure. Community leaders, such as Laura Belle Foster, were instrumental in advocating for improvements like better bus services, sanitation, and water access. [Joppa Neighborhood Stories](#)



DEVELOPMENT OPPORTUNITIES AND CHALLENGES

In recent years, there have been efforts to revitalize Joppa and address longstanding issues:



Affordable Housing Initiatives: Dallas Area Habitat for Humanity has been active in Joppa for over three decades, constructing and repairing homes to promote neighborhood stabilization. In 2021, a \$1.6 million grant was approved to fund the construction of a new street and 30 affordable homes with 0% financing, aimed at assisting families earning 80% of the area median income.

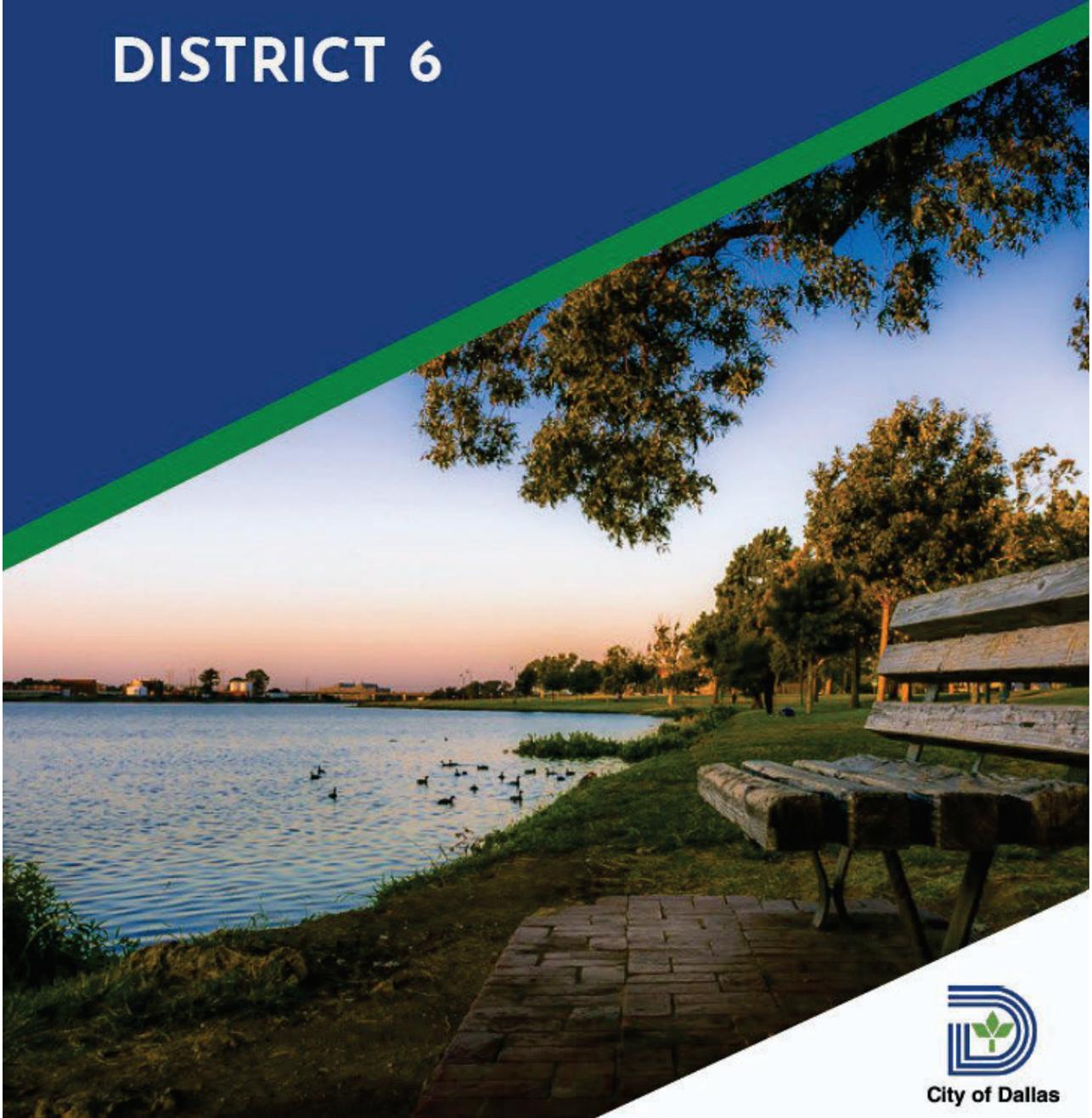
Zoning and Environmental Concerns: The neighborhood has faced challenges related to industrial pollution due to its proximity to industrial facilities. In October 2024, Dallas officials supported rezoning efforts to limit industrial polluters near residential areas, aiming to improve living conditions and attract further development. [Dallas Officials Support Rezoning Joppa To Limit Industrial Polluters Near Residents](#)

Community Advocacy: Residents have actively sought to preserve the neighborhood's heritage while lobbying for infrastructural improvements. Efforts include initiatives to retain the community's character through measures like the proposed Neighborhood Stabilization Overlay submitted in 2021. [Joppa Neighborhood Stabilization Overlay](#) Despite these initiatives, challenges persist. Some development proposals have faced opposition due to concerns about infrastructure and environmental impacts.

Overall, Joppa's rich history and resilient community continue to shape its development trajectory, with ongoing efforts to address environmental concerns, improve infrastructure, and provide affordable housing opportunities.

BACHMAN LAKE

DISTRICT 6



City of Dallas

PROJECT DETAILS

A total of **\$1,000,000** in Community Development Block Grant (CDBG) funds was allocated for the reconstruction of sidewalks and the installation of Barrier-Free Ramps (BFRs) on both sides of the following streets in the Bachman Lake area (Dallas 75220, City Council District 6):

- **2800 Block of Clydedale Drive** – From Star Light Road to Overlake Drive
- **3000 Block of Kendale Drive & 3000 Block of Lanoue Drive** – From the alley near Overlake Park to Timberline Drive
- **2900 Block of Kendale Drive** – From the Lakedale Apartment entrance to Overlake Drive
- **9900 Block of Overlake Drive** – From Clydedale Drive to Kendale



SCOPE OF WORK

This project was prioritized based on the City's Sidewalk Master Plan, which identifies 12 focus areas for improvement.



The selected sidewalk sections are primarily in residential neighborhoods within CDBG-designated census tracts, where most residents have low to moderate incomes. These sidewalks were in poor condition and in need of reconstruction to enhance accessibility and safety.



Improvements included the installation of five-foot-wide, four-inch-thick reinforced concrete sidewalks, six-inch-high concrete integral curbs with 18-inch gutters, drive approaches, new slope-downs, and barrier-free ramps.



Additional work involved repairing sections of the curb, gutter, and street where base failures, sinking, or breakage affected proper grading. All improvements were designed to meet ADA compliance standards.

HISTORY

The Bachman Lake area in northwest Dallas, Texas, has experienced significant growth and development since its early settlement in the mid-19th century.

Early Settlement and Naming

In 1845, the Bachman families settled along a tributary of the Trinity River, which was later named Bachman Branch in their honor. This area became the site of the present-day Bachman Lake and Bachman Park. [TSHA Online](#)



Creation of Bachman Lake

In 1903, Dallas constructed Bachman Lake by damming Bachman Branch to serve as a municipal water source. However, the lake's capacity soon proved insufficient, leading to the creation of White Rock Lake in 1911.

Urban Development and Infrastructure

The area surrounding Bachman Lake has seen various development initiatives over the years. In 1999, the Northwest Highway Urban Design Study aimed to enhance the aesthetic and functional aspects of the corridor along Northwest Highway, promoting a vibrant sense of community and encouraging economic revitalization. [Northwest Highway Urban Design Study](#) The opening of the DART Bachman light rail station in 2010 further influenced the area's development potential, improving connectivity and attracting investment. [Bachman Lake Needs Assessment](#)

Community Initiatives and Environmental Efforts

Local organizations have played a significant role in the area's development. Additionally, efforts to preserve natural features, such as the initiative to save Joe's Creek from being converted into a concrete culvert in the 1950s and 1990s, demonstrate the community's commitment to environmental conservation.



Recent Developments

In recent years, the Bachman Lake area has attracted investor interest due to its potential for growth and revitalization. Proximity to amenities like Sam's Club, Starbucks, and a Walmart Superstore has enhanced the area's appeal. [Why Investors See Opportunity in Bachman Lake](#)

Furthermore, ongoing projects, such as the Bachman Lake Dam and Spillway improvements initiated in 2023, aim to enhance the area's infrastructure and recreational offerings. [Bachman Lake Dam Rehab](#)

Overall, the neighborhood has evolved from its early days as a water source for Dallas into a vibrant community with a rich history and ongoing development initiatives.

JAIPUR LOFTS

DISTRICT 2



PROJECT DETAILS

Jaipur Lofts is a newly developed mixed-income affordable multifamily apartment community located at 2102 Annex Ave, Dallas, TX 75204. Situated in the Old East Dallas neighborhood—a high-opportunity census tract with no tax credit housing developments in the past 20 years—this 0.847-acre development features 71 workforce housing units. The project consists of two buildings, offering 4,568 square feet of community amenity space, 57,406 square feet of rental units, and 83 parking spaces.



- 26 one-bedroom units & 37 two-bedroom units
- 8 three-bedroom units (sizes range from 650 to 1,132 square feet)

The units were allocated as follows:

- 13 units for households earning at or below 30% of the Area Median Income (AMI)
 - 26 units for households earning between 31%-50% AMI
 - 21 units for households earning between 51%-60% AMI
 - 11 units for households earning between 61%-80% AMI

Developer: O-SDA Industried and Across

Development Consultant: Saigebrook Development

Syndicator/Investor: Hunt Capital Partners, JP Morgan Chase

Lenders: LISC, Legacy, City of Dallas, and TDHCA

Architect: Three Bar Architecture

Interior Design: Strut Interiors

Civil Engineer: MMA

General Contractor: Maker Bros

Tax Credit Consultant: S. Anderson Consulting

Property Management: Accolade Property Management



SCOPE OF WORK

Additionally, 12 of these units will be HOME-assisted, including nine high-HOME and three low-HOME units, which will remain affordable for a minimum of 20 years.



Jaipur Lofts offers a variety of common area amenities, including an on-site leasing center, fitness center, cyber lounge/computer center, community kitchen, and multipurpose room. Residents will have access to free WiFi in the clubhouse, which is fully furnished for relaxation and social gatherings. Each unit features modern finishes, including beautiful granite countertops, hard surface flooring, a kitchen island, and energy-efficient appliances.



FUNDING:



HOME Investment Partnership Program (HOME) Funds: **\$2,500,000**

HOME- ARPA- State of Texas: **\$ 2,060,000**

Developer Equity: **\$15,379,282**

Permanent Loan Funds: **\$3,900,000**

Developer Fee: **\$760,730**

TOTAL PROJECT COST: \$24,600,012

HISTORY

The area around Annex Avenue resides within Old East Dallas, a region with a rich history tied to Dallas's late 19th-century expansion. Initially an independent city, East Dallas flourished due to the arrival of railroads, particularly the Texas and Pacific Railway, fostering significant growth. Key figures like W.H. Gaston contributed to its infrastructure, making it relatively advanced for its time.



In 1889, East Dallas was annexed by Dallas, a move that significantly expanded the city's boundaries. Today, the area retains its historic character, evident in its diverse architecture and street names.

Many streets bear the names of early settlers and influential figures. The Peak family, for example, is commemorated in streets like Peak, Junius, Worth, Victor, and Carroll. Other streets, such as Fitzhugh, Grigsby, and Gaston, honor other pioneers.



The area's housing reflects a range of architectural styles, including Victorian, Craftsman bungalows, and Tudor revival homes. Historic districts like Munger Place, Junius Heights, and Swiss Avenue showcase this diversity. The beginnings of deed restricted neighborhoods can be seen in areas like the Belmont addition. These neighborhoods, along with tree-lined streets, contribute to Old East Dallas's unique charm, preserving the legacy of its past within the larger city of Dallas.

APPENDIX A

FY 2025-26 HUD CONSOLIDATED PLAN BUDGET

	Project Name	Amount
<u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u>		
<u>CDBG - Public Services</u>		
1	PKR Out-of-School Time Program	\$ 738,301
2	Early Childhood and Out-of-School Time Services Program	650,000
3	Violence Interrupters	300,000
	Youth Programs Sub-Total	\$1,688,301
4	Drivers of Poverty Program	306,808
	Other Public Services Sub-Total	\$306,808
	Total CDBG - Public Services	\$1,995,109
<u>CDBG - Housing Activities</u>		
5	Dallas Homebuyer Assistance Program	400,000
	Homeownership Opportunities Sub-Total	\$400,000
6	Home Improvement and Preservation Program (HIPP)	4,302,888
7	Residential Development Acquisition Loan Program	2,136,557
	Homeowner Repair Sub-Total	\$6,439,445
	Total CDBG - Housing Activities	\$6,839,445
<u>CDBG - Clearance Activity</u>		
8	Neighborhood Clearance and Enhancement Program	300,000
	Total CDBG - Clearance Activities	\$300,000
<u>CDBG - Public Improvements</u>		
9	Public Facilities and Improvements	1,421,197
	Total CDBG - Public Improvement	\$1,421,197
<u>CDBG - Fair Housing and Planning & Program Oversight</u>		
10	Fair Housing Division	530,112
11	Citizen Participation CDC Support HUD Oversight	812,480
12	Community Care Management Support	153,200
13	Housing Management Support	691,942
14	HUD Environmental Review	401,204
	Total CDBG - Fair Housing and Planning & Program Oversight	\$2,588,938
	TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	\$13,144,689

	Project Name	Amount
<u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u>		
15	CHDO Development Loan Program	765,000
16	HOME Project Cost	450,000
17	HOME Program Administration	507,000
18	Dallas Homebuyer Assistance Program	400,000
19	Housing Development Loan Program	3,460,901
	Homeownership Opportunities Sub-Total	5,582,901
TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM		5,582,901
<u>EMERGENCY SOLUTIONS GRANT (ESG)</u>		
20	Emergency Shelter	686,740
	Essential Services/Operations Sub-Total	686,740
21	Homelessness Prevention	246,086
	Homeless Prevention Sub-Total	246,086
22	Rapid Re-Housing	125,899
	Rapid Re-Housing Sub-Total	125,899
23	ESG Administration	85,842
	Program Administration Sub-Total	85,842
TOTAL EMERGENCY SOLUTIONS GRANT		1,144,567
<u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u>		
24	Emergency/Tenant Based Rental Assistance	6,271,310
25	Facility Based Housing	2,682,450
26	Housing Placement & Other Support Services	163,395
27	Housing Information Services/Resource Identification	205,500
	Other Public Services Sub-Total	9,322,655
28	Program Administration/City of Dallas	300,441
29	Program Administration/Project Sponsors	391,620
	Program Administration Sub-Total	692,061
TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS		10,014,716
GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET		\$29,886,873

<u>SOURCE OF FUNDS</u>	<u>Amount</u>
Community Development Block Grant (CDBG) Program Income - Housing Activities (estimated)	\$ 12,944,689 200,000
Home Investment Partnerships Program (HOME) Program Income (estimated)	5,082,901 500,000
Emergency Solutions Grant (ESG)	1,144,567
Housing Opportunities for Persons With AIDS (HOPWA)	<u>10,014,716</u>
GRAND TOTAL FY 2025-26 HUD GRANT BUDGET	\$ 29,886,873

APPENDIX B

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

Each year, the City of Dallas, designated by the U.S. Department of Housing and Urban Development (HUD) as an entitlement community, compiles and publishes the Consolidated Annual Performance and Evaluation Report (Caper). This report details how the City allocates and utilizes Consolidated Plan grant funds, covering expenditures and accomplishments from the first year of the Five-Year Consolidated Plan, spanning FY 2024-25 to FY 2028-29. The CAPER provides a comprehensive overview of how the City manages funding effectively and delivers inc community development projects and services to its residents. It documents a wide range of services, activities, and initiatives that improve the quality of life for Dallas residents, including providing decent housing, creating suitable living environments, and expanding economic opportunities for low-and moderate-income individuals. This report summarizes activities from October 1, 2024, to September 30, 2025, and reflects the City's commitment to improving the lives of its residents.

Decent, Affordable Housing

To promote decent, safe, and affordable housing, the City administers a variety of programs and funds dedicated to housing rehabilitation and development, homeownership, rental assistance, and housing for individuals, families, and other special needs populations facing homelessness. Highlight Include:

- The City used Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to construct 88 new housing units occupied by low-and moderate-income renters.
- A total of 22 households benefited from the Dallas Home Buyer Assistance Program (DHAP), receiving critical financial support—including down payment assistance, closing cost coverage, and principal reduction—funded through both CDBG and HOME resources. This program significantly advanced homeownership opportunities for eligible residents, strengthened long-term housing stability, encouraged neighborhood investment, and contributed to the city's overarching goal of expanding affordable housing options for low-and moderate-income families.
- A total of 15 households benefited from the rehabilitation of existing housing units, receiving critical repairs and upgrades that improved the safety, functionality, and overall livability of their homes. This initiative not only helped preserve the city's existing affordable housing stock but also enhanced residents' quality of life by addressing structural deficiencies, modernizing essential systems, and creating a healthier and more sustainable living environment.
- Emergency Solutions Grant (ESG) funds were used to provide an array of services to a total of 10,662 persons experiencing homelessness and those at risk of homelessness. Operational funds received by emergency and transitional shelters were used to provide services to 10,085 persons, and 439 people received street

outreach services. Homeless prevention services aided 116 persons at risk of becoming homeless. ESG funds were used to provide Rapid Re-Housing assistance for 22 persons this year.

- Housing Opportunities for Persons with AIDS (HOPWA) funds were used to provide assistance across all services for a total of 1,040 unduplicated households, comprised of 1,040 persons living with HIV/AIDS in the Dallas EMSA, with 396 family members (total of 1,436 persons). Of the 1,040 unduplicated households served by the Dallas HOPWA program during the 2024-25 program year, approximately 844 households received housing assistance, as follows: 309 received TBRA assistance (36.6%) and 291 received STRMU assistance (34.5%), with 204 housed in facility-based permanent housing (24.2%), and 40 housed in facility-based short-term/transitional housing (4.7%), and In addition, 172 households received housing information services, and 4 households received childcare separate from housing assistance

Suitable Living Environment

The City administered programs and allocated resources to improve public infrastructure and expand critical services, helping to create a safer, more supportive living environment for residents of all ages—including children, youth, seniors, and other vulnerable populations.

- ADA Improvements: During FY 2024-25, the City implemented ADA enhancements across five key facilities – Arcadia Park (District 6) at 5516 N Arcadia Dr., Dallas, TX 75211; Skyline Branch Library (District 7) at 5220 Cliff Haven Drive, Dallas, Texas 75236; the South Dallas Cultural Center at 3400 S Fitzhugh Ave, Dallas, TX 75210; the Polk Wisdom Branch Library (District 8) at 7151 Library Ln, Dallas, TX 75232; and Central Service Center at 3202 Canton Street, Dallas TX 75226.– to remove material and architectural barriers and improve mobility, accessibility, and safety for elderly and disabled residents. All projects were successfully completed, resulting increased facility usability and enhancing the quality of life for an estimated 58,217 low-income households.
- Kidd Springs Recreation Center's Roof Repair: CDBG funds were used to complete major roof improvements at Kidd Springs Recreation Center, a City owned public facility located at 711 W. Canty, Dallas, benefiting the 21,580 residents who rely on the facility. The project resolved significant roofing issues-such as penetrations, flashing failures, and deteriorated joints-that were contributing to water intrusion and threatening the building's usability. Improvements included removing the failing roof system, installing a new roof and overlay, and upgrading all components to meet current building codes and performance standards. As a result, the recreation center now offers a safety, more resilient, and weather-protected environment. Ensuring uninterrupted access to programs and services for the surrounding community while reducing long-term maintenance.
- Sidewalk Improvements: CDBG funds were used to reconstruct sidewalks and install ADA-compliant barrier-free ramps along multiple streets, including Clydedale Drive, Kendale Drive, Lanoue Drive, and Biglow Drive, directly benefiting 39,870 residents in the surrounding community. The project addressed severely deteriorated sidewalks identified as priorities in the City's Sidewalk Master Plan. Work included installing fivefoot wide reinforced concrete sidewalks, integral curbs with gutters, rebuilt drive approaches, and slope-downs for barrier-free access. Partial street and curb repairs were made where needed to ensure proper grades and full ADA compliance. These

improvements have enhanced pedestrian safety, mobility, and accessibility for residents of all ages and abilities.

- **Family Gateway North:** CDBG funds are being used to rehabilitate the exterior insulation and finish system (EIFS) and replace designated windows at a City of Dallas transitional housing facility that serves unsheltered residents. The ongoing improvements include removing deteriorated sealants and installing new Tremco Silicone Spec #2 at critical locations such as playground areas, entry door perimeters, window perimeters, AC units, the front entry window, and all building penetrations including pipes, cameras, and electrical boxes.
 - Once completed, these upgrades will enhance the building's weather resistance, improve overall energy efficiency, and provide a safer, more comfortable living environment for the fifty-two (52) residents who rely on the facility for stability and support.
- **Joppa Area:** DBG funds are supporting ongoing street reconstruction, drainage enhancements, and water/wastewater line replacements along Stokes Street and Hull Avenue in the Joppa community of Dallas, directly benefiting approximately 6,980 residents. The project includes replacing deteriorated concrete streets with reinforced pavement and installing new curbs, gutters, sidewalks, driveway approaches, slopedowns, and ADA-compliant ramps. In addition, undersized water and wastewater lines are being upgraded to improve system capacity and performance.
 - Upon completion, these improvements will significantly enhance safety, accessibility, and utility reliability, while providing modern, durable infrastructure with an anticipated service life of at least 20 years.
- During the program year, CDBG-funded public service projects provided critical support to a total of 1,522 individuals, delivering essential services designed to improve quality of life, promote self-sufficiency, and address the needs of low- and moderate-income residents across the community:
 - A total of 1,494 youth received services through two programs: Out of School Time (1,226 youth) and Early Childhood Services (268 youth).
 - Childcare assistance was provided to 28 youth through the Drivers of Poverty subsidies.
- During the program year, the CV-Emergency Assistance Program provided critical support to 119 households facing the risk of homelessness due to COVID-19-related income loss, offering short-term rental and utility assistance to help stabilize their housing situation.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's fiscal year goals.

Table 1 - Accomplishments - Program Year & Strategic Plan to Date

Goal	Category	Source/Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2024 Program Year	2024 Program Year	Percent Complete
Public Services - Youth Programs	Non-Housing Community Development	CDBG: \$1,388,301	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,350	1,494	14%	2,070	1,494	73%
Public Services – Drivers of Poverty	Non-Housing Community Development	CDBG: \$618,565	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	800	28	4%	160	28	18%
Housing Needs – Dallas Home Buyers Assistance Program	Affordable Housing	CDBG: \$400,000 HOME: \$400,000	Direct Financial Assistance to Homebuyers	Households Assisted	80	22	28%	16	22	138%
Housing Needs – Home Improvement and Preservation Program	Affordable Housing	CDBG: \$4,302,888	Homeowner Housing Rehabilitated	Household Housing Unit	640	15	2%	128	15	12%
Housing Needs - Residential Development Acquisition Loan Program	Affordable Housing	CDBG: \$2,638,224	Rental Units Constructed	Household Housing Unit	200	0	0%	40	0	0%
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$2,339,762	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	147,745	119,667	122%	29,549	119,667	611%
Fair Housing, Planning and Program Oversight	Administration, Fair Housing, Oversight	CDBG: \$2,604,614 HOME: \$507,000 ESG: \$91,029 HOPWA: \$687,557	Other	Other	0	0	0%	0	0	0%

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2024 Program Year	2024 Program Year	Percent Complete
Homeless Services – Street Outreach	Homeless	ESG: \$164,913	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,700	439	26%	340	439	129%
Homeless Services – Homeless Prevention	Homeless	ESG: \$246,086	Homelessness Prevention	Persons Assisted	510	116	23%	102	116	114%
Homeless Services – Rapid- Re-Housing	Homeless	ESG: \$148,373	Tenant-Based Rental Assistance/ Rapid Re-Housing	Households Assisted	50	22	44%	10	22	220%
Special Needs— Emergency/Tenant Based Rental Assistance (TBRA)	Non-Homeless Special Needs	HOPWA: \$6,170,681	Housing for People with HIV/AIDS added	Household Housing Unit	2,980	644	22%	596	644	108%
Special Needs—Facility Based Housing	Affordable Housing	HOPWA: \$2,682,450	HIV/AIDS Housing Operations	Household Housing Unit	1,305	244	19%	261	244	93%
Special Needs—Housing Placement and Other Support Services	Non-Housing Community Development	HOPWA: \$163,395	Public Service activities for Low/Moderate Income Housing Benefit	Households Assisted	95	51	4%	19	48	253%
Special Needs—Housing Information Services/ Resource Identification	Non-Homeless Special Needs	HOPWA: \$160,500	Public Service activities for Low/Moderate Income Housing Benefit	Households Assisted	875	172	20%	175	172	98%
Special Needs— HIV Housing Rehab/ Acquisition	Non-Homeless Special Needs	HOPWA: \$50,000	Housing for People with HIV/AIDS	Household Housing Unit	75	132	176%	15	132	880%
Housing Needs – CHDO Development Loan Program	Affordable Housing	HOME: \$765,000	Homeowner Housing Added	Household Housing Unit	55	17	31%	11	17	155%
Housing Needs – Housing Development Loan Program	Affordable Housing	HOME: \$3,456,453	Rental Units Constructed	Household Housing Unit	295	71	24%	59	71	120%
Homeless Services – Emergency Shelter	Homeless	ESG: \$563,318	Homeless Person Overnight Shelter	Persons Assisted	17,500	10,085	58%	3,500	10,085	288%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City has identified key priority needs in its Consolidated Plan, including Affordable Housing, Homelessness, Public Improvements and Infrastructure, and Economic Development. The following assessment evaluates the City's progress toward achieving its five-year and annual goals, organized across the six designated priority need areas.

Housing Needs

- **Dallas Homebuyers Assistance Program (DHAP)** The City provided down payment assistance, closing cost support, and principal reduction to 22 eligible homebuyers, exceeding DHAP's original goal of assisting 16 households. Additionally, the City's locally funded Anti-Displacement Homebuyer Assistance Program (DHAP 10) is designed to expand homeownership opportunities for Dallas residents who have lived in the city for a cumulative 10 years. The targeted Occupations Homebuyer Assistance Program further supports homebuyers by offering incentives to individuals in essential fields, including education, library services, healthcare, and public safety, such as firefighters and police officers. Collectively, these non-federally funded programs have enabled 7 eligible households to achieve active homeownership.
- **Construction of new Housing** – The City currently has an open Notice of Funding Availability (NOFA), and staff continue to actively review and approve upcoming multifamily and single-family housing projects. In FY 2024-25, a total of 88 new housing units were completed, including 71 affordable units at Jaipur Lofts, 8 single-family units at Builders of Hope, and 9 single-family units at Notre Dame Place. During the same period, several mixed-income multifamily developments received funding through the CDBG and HOME programs, including Armonia Apartments, Tenison Lofts, HiLine at Illinois, Skyline at Cedar Crest, Trinity West, Part at Northpoint, and Cypress Creek at Montford. These developments have completed acquisitions and are now under construction. Upon completion, these projects will provide 1,201 affordable housing units for low- to moderate income households across Dallas, significantly expanding the city's affordable housing stock.
- **Home Improvement and Preservation Program (HIPP)** - The Housing Improvement and Preservation Program (HIPP) delivers a comprehensive rehabilitation and reconstruction service for single-family, owner-occupied homes. For FY 2024-25, the program set an annual goal of assisting 128 households; however, only 15 households were rehabilitated during the CAPER evaluation period. This shortfall was primarily due to delays in the contracting process and a limited pool of qualified contractors. To overcome these challenges and accelerate program delivery, the City has contracted an experienced vendor, with work scheduled to commence in December 2025.

Homeless Services

- **Emergency Solutions Grant (ESG)** funds supported a comprehensive array of essential services aimed at assisting individuals and families experiencing homelessness, as well as those at imminent risk of losing stable housing.
- **Homeless Shelter Operations:** Provided overnight shelter services to 10,085 individuals, supplemented by City general funds to expand service capacity.

- **Homeless Prevention:** Delivered short-term (up to 3 months) and longer-term (4–24 months) rental and utility assistance to households at risk of homelessness and earning 30% AMI or below, assisting 116 individuals.
- **Rapid Re-Housing:** Supported 22 individuals with temporary housing assistance to help them quickly exit homelessness.
- **Street Outreach:** Reached 439 unsheltered individuals, connecting them to emergency shelter, housing resources, and essential services.

Housing Opportunities for Persons with AIDS/HIV (HOPWA)

- **Emergency/Tenant-Based Rental Assistance:** Emergency/Tenant-Based Rental Assistance (TBRA): In total, 644 unduplicated households were served, surpassing the original goal of 596 households. This total includes 309 households assisted through the Tenant-Based Rental Assistance (TBRA) program, 291 households supported through the City’s Short-Term Rent, Mortgage, and Utility (STRMU) program, and 44 households that received Permanent Housing Placement (PHP) assistance. Within these numbers, 23 households received both TBRA and PHP services, and 1 household received both STRMU and PHP assistance.
- **Facility Based Housing:** Assistance was provided to a total of 204 households, below the projected goal of 260. Of these, 204 households received permanent housing support, slightly below the target of 211, while 40 households were assisted through short-term/transitional housing, compared to the goal of 49. Outcomes were impacted by lower-than-expected unit turnover and delays in onboarding new clients.
- **Housing Placement: Housing-** During the FY 2024-25 program year, the HOPWA program assisted a total of four unduplicated households with housing placement and supportive services, falling short of the projected target due to a lower-than-expected uptake of supportive services
- **Housing Information Services:** Offered guidance and resources to individuals living with HIV/AIDS and their families in the metropolitan area, including access to hospice and respite care for affected children. During the program year, Legacy’s Homebase for Housing project assisted 172 unduplicated households—just above the annual target of 170.
- **HIV/Housing Rehab:** During this program year, HOPWA funds were utilized to support comprehensive housing rehabilitation and repair activities at facility-based housing projects operated by AIDS Services of Dallas and Legacy Counseling Center. Both agencies successfully planned, launched, and completed their respective rehabilitation projects, addressing critical maintenance and infrastructure needs. These efforts directly benefited a total of 132 households, enhancing the safety, habitability, and overall quality of their housing environments.

Public Services

- **Early childhood and Out-of-School Time Services (ECOST):** A total of 268 low- and moderate -income working and school attending parents received childcare subsidies, supporting children and youth in afterschool programs and specialized services for populations such as children with disabilities, those who are homeless, or affected by HIV/AIDS, through nonprofit agency contracts, slightly below the projected goal of 320.

- **Out of School Time** – offered structured recreational, cultural, social, and life skills activities through after-school and summer programs for youth ages 6–12, Monday through Friday. During the program year, 1,226 youth were served, below the goal of 1,750. The shortfall was primarily due to the inability to add additional program sites, as well as limited funding, which constrained both capacity and enrollment opportunities.
- **Drivers of Poverty Childcare** - Program helps families in high-poverty neighborhoods by covering a portion of their childcare costs with providers they choose. The program is designed to support parents' ability to work by improving access to affordable childcare. This year, 28 children in 15 households received assistance, which falls short of the target of 160 children.
- **CV-Emergency Assistance Program: CV-Emergency Assistance Program** – A total of 119 households at risk of homelessness due to COVID-19-related income loss received short-term rental and utility assistance during the program year, exceeding the goal of 100. By providing rental support for three months instead of the previous six month period, the program was able to assist a larger number of households in regaining stability in permanent housing 100 households.

Public Improvements and Infrastructure

CDBG projects were targeted to eligible areas in Dallas based on HUD's low- and moderate-income criteria. Completed projects are expected to enhance living conditions for 106,410 households by improving public infrastructure and expanding essential services, creating a safer, more supportive environment for residents of all ages, including children, youth, seniors, and other vulnerable populations.

CR-15- Resources and Investments

91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available (\$)	Amount Expended During Program Year (\$)
CDBG	public - federal	14,292,354	20,044,757
HOME	public - federal	5,578,453	6,596,392
HOPWA	public - federal	9,864,583	9,871,222
ESG	public - federal	1,213,719	1,329,841
OTHER	public - federal	0	16,320,669.03

Narrative

CDBG: The City successfully carried out and administered several CDBG-funded projects during 2024-25 program year. The City funded activities including acquisition of real property, economic development, housing construction, direct homeownership assistance, home rehabilitation, public facilities improvements, neighborhood facility upgrades, public services, administrative cost. In FY 2024-25, the City expended \$20,044,757 in CDBG funds.

HOME: The City successfully carried out and administered several HOME funded program year 2024-25. The City funded activities include granting loans to developers to build affordable housing, the Dallas Home Buyers Assistance Program, and administrative costs. In FY 2024-25, the City expended \$6,596,392 in HOME funds.

HOPWA: During the FY 2024-25 program year, the City expended \$9,871,222 in HOPWA funding and leveraged \$3,162,608 in other funds, including resident rents, achieving a 32.0% leveraging ratio. The City works with several community-based partners to provide services to eligible HOPWA clients. Most partners also receive funding from other grants for housing and HIV/AIDS services, which they use alongside HOPWA to support program participants.

ESG: The City successfully undertook and administered several ESG projects in the program year of 2024-2025. Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, data collection on homeless persons, and administration costs. In FY 2024-2025 the City expended \$1,338,119 in ESG funds.

OTHER: The City successfully carried out and administered several projects through Community Development Block Grant-Disaster Recovery (CDBG-DR) and CARES Act to prevent, prepare for, and respond to COVID 19. These project included:

- **HOME-ARP:** Activities funded through HOME ARP included funds for the Dallas R.E.A.L. Time Rapid Rehousing Initiative (DRTRR Initiative) to meet the urgent housing needs of those experiencing homelessness in the Dallas Continuum of Care – to place homeless persons in housing, provide ongoing tenant based rental assistance (TBRA) for 12 to 24 months and provide ongoing case management and other support services to maintain housing.
- **CDBG-CV:** Activities provided through CDBG-CV included emergency assistance- such as rental, mortgage, and utility support-workforce development, Section 108 debt repayment, and administrative costs. In FY 2024-25, the City spent \$3,650,100.09 in CDBG-CV funds.
- **CDBG-DR:** In FY 2024–25, the City utilized \$7,790,696.65 in CDBG-DR funds to provide critical administrative and planning support for long-term recovery and restoration efforts following the 2021 Winter Storm. These funds addressed eligible activities and mitigation strategies while assisting low- and moderate-income (LMI) residents with housing needs through down payment assistance, rehabilitation or reconstruction of homes, and the development of new resilient multi-unit housing to protect residents before, during, and after disasters. The City also enhanced community infrastructure by upgrading parks and recreational facilities and bolstered overall community resilience by funding projects identified in the City’s Mitigation Plan. Remaining resources were allocated to planning and administrative activities to ensure effective program implementation.

Identify the geographic distribution and location of investments

Table 4 - Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Dallas City-wide	100%	100%	
Target Area A	0%	0%	Not Applicable in FY 2024-25
Target Area B	0%	0%	Not Applicable in FY 2024-25
Target Area C	0%	0%	Not Applicable in FY 2024-25

Narrative

CDBG projects focus on areas where 51 percent or more of households earn less than 80 percent of the Dallas Area Median Family Income (AMFI). Many of these neighborhoods face aging housing stock, outdated infrastructure, and limited access to grocery stores, transportation, and retail services. As a result, residents often must travel farther for work and affordable shopping, increasing their overall cost burden. CDBG investments are designed to enhance housing conditions, modernize infrastructure, and

expand access to essential services, improving the quality of life for low- and moderate income residents.

Over the past program year, the City revised its Comprehensive Housing Policy, adopting the Dallas Housing Policy 2023 (DHP33) on April 12, 2023. This updated policy reflects a strategic shift from a production-focused approach to an impact-driven framework aimed at improving housing outcomes for residents.

Guided by the Market Value Analysis (MVA), the DHP33 updated and replaced key elements of both the forwardDallas! Comprehensive Plan (2005) and the Neighborhood Plus Plan (2015). It provides a coordinated roadmap for creating safe, healthy, and sustainable neighborhoods throughout the city.

The policy represents a transformative approach to housing and community development, reinforcing the City's commitment to offering housing options, enhancing neighborhood conditions, and promoting growth and prosperity across Dallas.

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG: During the program year, 19,159,277.80 in CDBG funds were leveraged with traditionally available resources, including:

- City general funds
- General obligation bonds for affordable housing, public services, public improvements, and program monitoring
- Dallas Independent School District funds for enrichment programs for youth

CDBG grant funds empower the City to improve lives, strengthen communities, and create lasting impact. By supporting education and job training, social services, economic growth, affordable housing, public facilities, infrastructure upgrades, and home repairs for eligible homeowners, these funds help more residents access opportunities, achieve stability, and thrive in safe, vibrant neighborhoods.

HOME: During the program year, the City expended a total of \$6,252,666.19 in HOME Investment Partnerships Program funds. In accordance with HUD regulations, all HOME expenditures are subject to statutory match requirements, with the exception of funds used for eligible administrative and planning activities, CHDO operating expenses, capacity building activities, or expenditures paid with program income.

Because the City has been determined to be experiencing fiscal distress, it qualifies for a 50 percent reduction in its HOME match requirement, resulting in a reduced match obligation of 12.5 percent on eligible expenditures. The City conducts an independent analysis each year to calculate its HOME match liability and, for this reporting period, elected to rely on the Integrated Disbursement and Information System (IDIS) calculation, which established a total match liability of \$1,001,763.34.

HOPWA: During the 2024–25 program year, the City expended \$9,871,222 in HOPWA funding and leveraged an additional \$3,162,608 from other sources—including resident rents—to support program clients, achieving a leveraging ratio of 32.0%. Several community-based partners collaborate with the City to provide comprehensive services to eligible individuals under the HOPWA program. Many of these partners also receive funding from other housing and HIV/AIDS grant programs, which, when combined with HOPWA resources, enable the delivery of a full spectrum of supportive services across the continuum of care.

ESG: The City of Dallas leveraged ESG funds during the FY 2024-25 program year. The City, as well as its sub-recipients were required to match ESG funds dollar-for-dollar. Matching funds of at least \$1,329,841 were provided by the City through local general funds.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$ 8,416,127.81
2. Match contributed during current Federal fiscal year	\$2,000,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$10,416,127.81
4. Match liability for current Federal fiscal year	\$1,001,763.34
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	9,414,364.47

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year 2020			
Project No. or Other ID	Date of Contribution	Bond Financing	Total Match
Innovan 6601 S. Lancaster Road Dallas, TX 75241	6/11/2025	\$8,000,000	\$2,000,000

Table 7 – Program Income

Program Income (Program amounts for the reporting period)				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$436,0786.46	\$1,775,022.81	\$1,080,324.30	\$0	\$1,130,774.97

HOME – MBE/WBE Reports

Table 8 – Minority Business and Women Business Enterprises

Minority Business Enterprises and Women Business Enterprises (number and dollar value of contracts for HOME projects completed during the reporting period)					
TOTAL MINORITY BUSINESS ENTERPRISES					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts					
Number	0	0	0	0	0
Dollar Amount	0	0	0	0	0
Sub-contracts					
Number	0	0	0	0	0
Dollar Amount	0	0	0	0	0

TOTAL WOMEN BUSINESS ENTERPRISES			
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic
Contracts			
Number	0	0	0
Dollar Amount	0	0	0
Sub-contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 9 – Minority Owners of Rental Property

Minority Owners of Rental Property (the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted)					
TOTAL MINORITY PROPERTY OWNERS					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0

No rental property receiving HOME Program assistance during the fiscal year which had minority ownership.

In FY 2024-25, zero contracts were awarded to a white non-Hispanic female. The Housing Department continues its collaborative efforts with the Small Business Center to establish Good Faith Effort plans in future contracts opportunities.

Table 10 – Relocation and Real Property Acquisition

RELOCATION AND REAL PROPERTY ACQUISITION (the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition)					
Parcels Acquired	0	0	0	0	0
Businesses Displaced	0	0	0	0	0
Nonprofit Organizations Displaced	0	0	0	0	0
Households Temporarily Relocated, not Displaced	0	0	0	0	0
TOTAL HOUSEHOLDS DISPLACED – MINORITY PROPERTY ENTERPRISES					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0

There were no real property acquisitions during the fiscal year that required relocation, either permanent or temporary, of households, businesses, or nonprofit organizations.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low income, moderate-income, and middle-income persons served.

Table 11 - Number of Household

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	10	560
Number of non-homeless households to be provided affordable housing units	356	125
Number of special-needs households to be provided affordable housing units	596	513
Total	962	1,198

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	708	1,073
Number of households supported through the production of new units	110	88
Number of households supported through rehab of existing units	128	15
Number of households supported through acquisition of existing units	16	22
Total	962	1,198

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Table 11: Affordable housing was provided to 1,198 households. This includes:

- During the program year, the City expanded access to affordable housing for 125 nonhomeless households through a combination of homeownership support, housing preservation, and new construction initiatives. This included assistance to 22 households through the Dallas Homebuyer Assistance Program (DHAP), 15 households served through the Housing Improvement and Preservation Program (HIPP) via rehabilitation and reconstruction of existing homes, and the delivery of 88 newly constructed affordable housing units financed through the Development Loan Program.

- During FY 2024–25, the City provided access to affordable housing for a total of 560 homeless households through targeted rehousing interventions. This included 22 households assisted through the Rapid Re-Housing program supported by regular ESG funds, while the remaining 538 households were stabilized through additional funding sources, including HOME-ARPA Tenant-Based Rental Assistance (TBRA), leveraging multiple resources to address urgent housing needs and reduce homelessness.
- A total of 513 households with special needs received affordable housing assistance during the program year, including 309 households supported through HOPWA-funded tenant-based rental assistance (TBRA) and 204 households served through HOPWA-funded permanent, facility-based housing, helping to ensure stable housing and supportive living environments for vulnerable populations.

Table 12: Number of households supported: 1,198 including:

- During the program year, a total of 1,073 households received critical rental assistance, helping to maintain housing stability and prevent displacement among vulnerable populations. Of these, 516 households were supported through HOPWA-funded programs, offering specialized assistance for individuals living with HIV/AIDS, while 560 households benefited from the ESG-funded Rapid Re-Housing program, which strategically leveraged HOME-ARP TBRA resources to expedite access to permanent housing. By coordinating multiple funding streams, the City demonstrated a strong, comprehensive commitment to addressing housing insecurity and promoting long-term stability for its most at-risk residents.
- A total of 88 households secured rental opportunities in newly constructed, affordable multifamily housing units, made possible through the Development Loan Program. This initiative focused on increasing the city’s supply of quality, affordable housing by supporting the production of new housing units, thereby helping to address the growing demand for safe, accessible, and cost-effective rental options for low- and moderate-income residents.
- A total of 15 households benefited from the rehabilitation of existing housing units, receiving critical repairs and upgrades that improved the safety, functionality, and overall livability of their homes. This initiative not only helped preserve the city’s existing affordable housing stock but also enhanced residents’ quality of life by addressing structural deficiencies, modernizing essential systems, and creating a healthier and more sustainable living environment.
- A total of 22 households received comprehensive support through the Dallas Home Buyer Assistance Program (DHAP), enabling them to achieve homeownership through financial assistance for down payments, closing costs, and/or principal reductions. This program played a crucial role in making homeownership more attainable for eligible residents, fostering long-term housing stability, promoting neighborhood investment, and supporting the city’s broader goal of expanding affordable housing opportunities for low- and moderate-income households.

The program counts included in Tables 11 and 12 are across the board of the Dallas Home Buyer Assistance Program, Home Improvement and Preservation Program, Development Loan Program, HOPWA Tenant-Based Rental Assistance, and permanent facility-based housing.

Discuss how these outcomes will impact future annual action plans.

The City of Dallas undertakes a thorough and systematic annual evaluation of its progress in achieving the objectives outlined in the FY 2024–2029 Consolidated Plan through the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER). This report serves as a comprehensive tool to assess the effectiveness of the City’s programs, the quality and reach of services delivered, and the extent to which desired outcomes are realized. By analyzing performance data, reviewing service delivery metrics, and evaluating measurable outcomes, the City gains a clear understanding of how well its initiatives align with strategic goals.

Through this rigorous review process, which includes examining trends across multiple years, the City identifies programmatic successes, highlights areas requiring improvement, and implements targeted, data-driven adjustments to its five-year strategies. This ensures that resources, funding allocations, and program priorities are continuously optimized to meet evolving community needs. By aligning interventions with demonstrated needs and leveraging lessons learned, the City advances its mission to expand access to affordable housing, foster sustainable community development, and improve overall quality of life—particularly for low- and moderate-income households. Ultimately, the CAPER functions not only as an accountability and reporting tool but also as a strategic instrument that guides decision-making, enhances program effectiveness, and promotes equitable outcomes across Dallas neighborhoods.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 13 - Number of Households Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	241	6
Low-income	1,356	15
Moderate-income	66	56
Total	1,663	77

Narrative

During the 2024-25 program year, CDBG and HOME funds addressed the five priorities identified in the Five-Year Consolidated Plan: 1) Affordable Housing, 2) Homelessness, 3) Public Improvements, and 5) Economic Development. In partnership with the Dallas Housing Authority (DHA) and other community organizations, the City advanced its affordable housing goals by using both CDBG and HOME funds.

CDBG: During FY 2024 25, CDBG funds were utilized to support a range of affordable housing activities designed to expand access to safe and stable housing for Dallas residents. Funded activities included the acquisition of real property, rehabilitation of existing housing units, homeownership assistance programs, and COVID-19 emergency

rental and mortgage assistance for eligible homebuyers. Data collected from these program activities indicate that CDBG resources provided critical affordable housing and related non-housing assistance to a total of 1,663 households. Eligibility for services was determined based on household income relative to Area Median Family Income (AMFI), including:

- 241 extremely low-income households (earning less than or equal to 30% of AMFI)
- 1,356 low-income households (earning greater than 30% but less than or equal to 50% of AMFI)
- 66 moderate-income households (earning greater than 50% but less than or equal to 80% of AMFI)

These investments contributed to stabilizing housing for vulnerable populations, reducing housing cost burdens, and promoting long-term community sustainability through targeted support and strategic interventions.

HOME: During FY 2024–25, HOME funds were strategically invested to increase access to affordable housing across Dallas. Funded activities included providing construction subsidies to developers for the creation of new affordable housing units, as well as offering homebuyer assistance programs to support the purchase of new or existing homes. Through these efforts, HOME funding directly assisted a total of 77 households, helping to expand housing opportunities, promote long-term stability, and support the City’s broader goals of neighborhood revitalization and equitable homeownership.

The Dallas Housing Authority (DHA) reserved project-based vouchers for disabled, income eligible residents, while the City’s Housing Department issued a Notice of Funding Availability (NOFA) for multifamily housing development. In partnership with DHA, 15 percent of Housing Choice Vouchers (HCVs) were dedicated to special needs populations in City-funded projects. The City and DHA collaborated with landlords and developers to expand affordable rental housing using project-based vouchers. However, during FY 2024-25, DHA paused project-based voucher applications, delaying several homeless housing projects.

During FY 2024–25, the City of Dallas actively supported Community Housing Development Organization (CHDO) programs through a combination of loans and grants to cover property acquisition, development costs, operating assistance, and the construction of affordable singlefamily and multifamily housing units. As a result of these investments, a total of 88 affordable housing units were developed using HOME funds. City housing staff worked closely with CHDO applicants to complete the annual recertification process for four organizations: Southfair Community Housing Development Corporation, Builders of Hope CDC, Brompton Community Housing Development Corporation, and Notre Dame Place, Inc.

During the program year, the City also contracted with three CHDOs, which collectively completed 17 housing units, further advancing the City’s commitment to expanding affordable housing opportunities for low- and moderate-income residents. In addition, the City’s homeownership programs provided down payment and closing cost assistance to 22 homebuyers, with an average investment of \$47,482 per household, helping families achieve the stability and long-term benefits of homeownership.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

DHA Housing Solutions for North Texas (DHA) owned and managed approximately 3,196 units of public housing located throughout the city of Dallas. Housing was provided in both single-family and multifamily facilities. DHA is also issued approximately 20,344 Housing Choice Vouchers (HCVs) to help families locate housing in the private market within the North Texas area it saved. Through its PHA Plan process, DHA's Board of Commissioners adopted the most recent goals in 2019 for the five-year period beginning January 1, 2020.

DHA Goal Progress

Below is a brief status of the progress DHA has made in achieving its goals since they were adopted by the Board of Commissioners from 2024-2025.

Goal 1: Increase affordable housing choices for low-income families

- DHA worked with VOANS to develop The Culbreath, a 366-unit mixed-income senior housing community constructed on the former Rhoads Terrace public housing site.
- HUD Housing Mobility-Related Services Program: DHA received a \$5 million mobility grant. The program aimed to foster housing choice and remove barriers to High Opportunity Areas for 1,000 HCV families with children by providing comprehensive housing mobility-related services. DHA offered a full suite of mobility services, including pre-move counseling, housing search assistance, landlord recruiting, lease-up assistance, security deposits, flexible family financial assistance, and mobility-enhancing administrative policies.
- Home Search Tool: DHA developed an interactive mapping tool hosted on its website to support families in the housing search process. The tool allowed families to identify whether a given unit or house was within an area of opportunity. Purposefully, the tool was Google-powered, enabling families to switch views and explore neighborhoods prior to touring in persons. The tool empowered families to make informed decisions when searching for housing opportunities.
- Landlord Support: DHA is pursuing a partnership and Housing Connector, a Washington based tech nonprofit with offices in Dallas that specialized in landlord recruiting and case management, to increase access to housing for individuals most in need. Housing Connector acted as a support system for landlords and DHA in communication, incident triage, and housing stabilization.

Goal 2: Increase economic self-sufficiency of families for whom it is appropriate and provide an improved quality of life for those for whom self-sufficiency is not an appropriate goal

- DHA worked with families who were delinquent in rent by referring them to agencies that provided rental payment assistance.

- DHA partnered with non-profit organizations to provide tutoring programs for resident youth on-site at DHA-owned properties.
- Rapid Rehousing: DHA served as the rental administrator for The Dallas R.E.A.L., processing applications and payments. DHA also administered rental assistance, assisting an estimated 1,427 households to date.
- Brokering Employment Opportunities: DHA launched an employment opportunity program to connect DHA families with meaningful employment. DHA engaged families to gather information about their interest, experiences, and barriers to employment, in order to match participants with job opportunities and employers. To date, more than 2,000 families enrolled in the employment opportunity program and underwent comprehensive employment assessments, providing data for tailored job matching.
- Affordability Connectivity Program (ACP): In partnership with the City of Dallas, DHA engaged residents to assess barriers and gaps to internet services, disseminated information about the ACP program and events, and connected individuals to resources and city Digital Navigators. Over 6,000 respondents participated in the survey.
- DHA currently supported 811 families in the Family Self-Sufficiency (FSS) program and promoted overall self-sufficiency in the HCV program.
- DHA promoted homeownership and assisted 102 families with mortgage assistance.
- DHA enrolled 250 new families in the FSS program, graduated 53 FSS families, and issued 23 new Homeownership vouchers.
- DHA provided educational opportunities, including scholarships for undergraduate studies (43 awarded), scholarships returning to college after a brief break (14 awarded), assistance with GED preparation, internships (5 in 2025), and skills workshops.
- DHA received the renewal of the Resident Opportunities for Self-Sufficiency (ROSS) grant in the amount of \$711,000 to help public housing residents become self-sufficient. The ROSS grant supported 202 residents.
- DHA provided on-site supportive services with the assistance of 14 service providers under MOAs, MOUs, or leases for public housing residents.

Goal 3: Achieve greater cost effectiveness and improve efficiencies in providing high quality housing and services for low-income families

- The Capital Programs Department, however, anticipates completing approximately \$7.8 million in improvements at the Authority's public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide for improved efficiencies. A list of the improvements is provided below.

<i>Site</i>	<i>Improvement</i>
Barbara Jordan Square	Porch/Balcony; Replace
Buckeye Trail Commons	Splash pad; Repair
Buckeye Trail Commons	HVAC; Replace
Buckeye Trail Commons II	HVAC; Replace
Cedar Springs Place	HVAC; Replace
Frazier & Buckeye Properties	Irrigation System; Repair
Frazier Fellowship	HVAC; Replace
Frazier Fellowship	Vehicle Damaged Unit
Frazier Scattered Sites	Mold Remediation
Frazier Scattered Sites	HVAC; Replace
Hamptons at Lakewest	Fire Damaged Units; Repair
Hamptons at Lakewest	HVAC; Replace
Hidden Ridge	Vehicle Damaged Unit
Kingbridge Crossing	Fire Damaged Unit; Repair
Lakeview Townhomes	Concrete Repair/Replace
Lakewest Properties	Irrigation System; Repair

<i>Site</i>	<i>Improvement</i>
Little Mexico Village	Fence; Repair/Replace
Mill City Frazier	Repair Fire Damage Unit
Mill City Frazier	Replace fascia, trim & soffit
Mill City Frazier	Stone Caps, replace
Mill City Frazier	HVAC; Replace
Renaissance Oaks	Air Duct Cleaning
Renaissance Oaks	Dryer Vent Cleaning
Roseland Estates	Doors, Exterior; Common Area; Replace
Roseland Properties	Irrigation System; Repair
Roseland Townhomes	Artificial Turf, Install
Roseland Townhomes	Splash pad; Repair
Roseland Townhomes	Dumpster Enclosure
Roseland Townhomes & Estates	Replace Window Screens
Scattered Sites	Foundation Repair
Scattered Sites	Plumbing; Repairs
Scattered Sites	Remodel; Interior
Scattered Sites	Electrical; Repair
Scattered Sites	Water Heater; Replace
Single Family Homes	Renovation
Villas of Hillcrest	Electrical; Repair
Wahoo Frazier	Stone Caps, replace
Wahoo Frazier	HVAC; Replace
Wahoo Frazier	Fire Damaged Units; Repair

Goal 4: Facilitate the development of affordable housing in Dallas utilizing DHA’s development tools such as its tax-exempt status, issuing bonds, and partnering with private developers

- DHA and its development partner, Volunteers of America National Services (VOANS), completed construction of The Oaks, a 260-unit mixed-income senior housing community for seniors. The building was fully occupied.
- DHA worked with VOANS to develop the Culbreath, a 366 unit mixed-income senior housing community constructed on the former Rhoads Terrace public housing site.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

DHA is committed to assisting its families to become economically and socially self sufficient and offered the Family Self-Sufficiency Program (FSS) to public housing and Section 8 residents. A large variety of FSS related services were provided through agreements with other service entities or through DHA staff. Additionally, DHA provided self-sufficiency support to Public Housing residents through the Resident Opportunities & Self-Sufficiency (ROSS) Program. Services through FSS & ROSS included education program for all ages, job training and job search assistance, and support services such as transportation, health services, and childcare programs. DHA intensified efforts to increase the number of residents participating in the FSS & ROSS program and closely monitored individuals and families as they prepared to graduate from the program.

Education: Through the Opportunity Rising Program DHA awarded scholarships to graduating high school seniors so they could attend college. The Opportunity Rising Program also provided scholarships were awarded to participants in DHA's public housing and housing choice voucher programs. In 2025, DHA awarded \$141,980 to 69 students in the form of scholarships and internships. DHA worked with on-site providers at most housing sites. The providers included, but were not limited to, Youth 180, Texas Rangers, Mercy Street, Frazier Revitalization, Boys & Girls Club of Greater Dallas, and Bridge Builders, to provide students with homework assistance, sports activities, mentoring and character development.

Job Training and Job Search Assistance: DHA partnered with Workforce Solutions of Greater Dallas on job training and job search assistance for residents. Through the continued self-sufficiency efforts with FSS & ROSS, the resident services department continued to offer supportive services with partners such as Youth Advocate Program and Wesley Rankin to assist all DHA residents in pursuing employment and training opportunities. The Resident Services Department provided information related to local job fairs and training opportunities to residents on a monthly basis through flyer amplification and email outreach.

Support Services: DHA continues to provide on-site resident services coordinators at its public housing sites to assist residents with the resources and services needed to help them become self-sufficient or to allow them to allow them to age in place, if applicable. These services included summer and afterschool meal and snack programs for youth, parenting classes, housekeeping, counseling, mental health services, financial coaching and counseling services, and resources. In October, DHA coordinated with the Dallas Police Department and other community providers to host National Night Out at the majority of public housing sites to encourage positive community engagement between police, residents, and housing.

DHA maintained a partnership with Parkland Hospital by amplifying their dual eligibility to Parkland's Patient Financial Assistance program, which focused on covering healthcare cost at Parkland facilities.

Section 3: DHA maintains an active Section 3 program to provide residents with education, training, and employment opportunities. Contractors working on DHA-funded projects are encouraged to hire section 3 residents, supporting workforce development and economic self-sufficiency. Following HUD's 2020 revisions to the Section 3 rule, DHA began reporting under the updated requirements on March 1, 2023.

Actions Taken to provide assistance to troubled

Section 3: DHA maintains an active Section 3 program to provide residents with education, training, and employment opportunities. Contractors working on DHA-funded projects are encouraged to hire section 3 residents, supporting workforce development and economic self-sufficiency. Following HUD's 2020 revisions to the Section 3 rule, DHA began reporting under the updated requirements on March 1, 2023.

Actions Taken to provide assistance to troubled PHA's

The Dallas Housing Authority is not a troubled housing authority

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

During the program year, City leadership, community stakeholders, and City departments worked collaboratively to evaluate and refine existing policies, ensuring strategic alignment and, where needed, realignment to support unified housing goals and measurable outcomes. The City of Dallas reaffirmed its commitment to ensuring that every resident has access to safe, decent, affordable, and fair housing as a fundamental right. In support of this commitment and to fulfill federal requirements under HUD's Affirmatively Furthering Housing guidance and the Voluntary Compliance Agreement, City staff conducted a comprehensive review of ordinances, policies, programs, and administrative practices. This review identified opportunities to expand housing choice, improve equitable access to housing opportunities across the city, and strengthen the framework for future housing policy decisions. Key elements identified for consideration in the Housing Policy.

The Dallas Housing Policy 2033 (DHP33) was adopted on April 12, 2023, replacing the Comprehensive Housing Policy (CHP) previously adopted by City Council on May 9, 2018. DHP33 addresses market conditions that have historically led to disinvestment in some communities while attempting to meet the needs of residents through targeted areas where Housing and other departments focused resources to create a positive impact. The policy is centered around seven pillars: Citywide Production, Citywide Preservation, Infrastructure, Collaboration & Coordination, Engagement, and Education.

Target Areas provide a strategic framework for Housing to invest in neighborhood revitalization while advancing citywide affordable housing development. By aligning Housing resources with other departmental initiatives—such as the Economic Development Policy, forwardDallas!, and the Comprehensive Environmental and Climate Action Plan—these areas enable coordinated, impactful investments. Selection of Target Areas is guided by Market Value Analysis and departmental funding commitments, ensuring that chosen neighborhoods demonstrate both a clear housing need and the capacity to leverage resources for the production and preservation of affordable housing. Through this approach, the City can maximize the effectiveness of combined neighborhood revitalization efforts while promoting equitable access to safe and affordable housing across Dallas.

DHP33 is comprised of Smart, Measurable, Achievable, Relevant, Time-bound goals that are measured and reported out on regularly over the course of the next ten years.

[Policy Amendments to the Dallas Housing Resource Catalog:](#) On February 14, 2024, the Dallas City Council, by Resolution No. 24-0257, approved an amendment to the

Dallas Housing Resource Catalog (DHRC) Single Family Homeownership Development Requirements/Underwriting (SFHDRU) to no longer require CHDOs to repay HOME funds loans. Under this amendment, loans are now forgivable for CHDOs and CHDO proceeds from the sale of HOME-assisted units to spur additional affordable housing for households at or below 80% AMI as defined by the Department of Housing and Urban Development (HUD). On June 12, 2024, the Dallas City Council, by Resolution No. 24-0846, approved additional amendments to the DHRC New Construction and Substantial Rehabilitation Program and Dallas

Housing Policy 2033 (DHP33) to distribute funds more equitably.

- DHP33 was amended to allow for the commitment of 50% of all resources to the Department of Housing & Community Development Target Areas, as delineated in the NOFA funding. The amendment imposed caps and added preferences for developers seeking NOFA funding.
- Changes to NOFA further incentivize the development of single-family and homeownership units.
- The amendment provided consistency in repayment terms for annual cash surplus payments for rental housing developments. Gap funding provided to developers is now capped at a maximum 25% of the total development cost or \$5,000,000.00, whichever is less.

Exceptions include:

- Affordable housing developments are located within the City of Dallas..
- Developments part of a specific project initiatives to include City-owned properties, projects with partnership entities e.g., Dallas Area Rapid Transit (DART), Dallas Housing Authority, Dallas Independent School District, religious and education institutions.

Preferences are included in the newly updated NOFA application to: 1) incentivize more development of single-family developments, including detached and attached projects or homeownership units (varying typologies); and 2) award to developers with no current outstanding housing projects with the City of Dallas. Additional points for NOFA applications when/if: Developing single-family detached and attached projects or homeownership units (varying typologies). Developments located within designated Housing Target Areas.

Dallas Public Facility Corporation: The Dallas Public Facility Corporation (DPFC) was created by the City in 2020 to exclusively assist the City in financing, refinancing, or providing public facilities. The DPFC seeks to develop and preserve mixed-income workforce housing communities to serve residents earning at or below 80% of the area median income (AMI) as well as provide non-income restricted units. The DPFC is also authorized to finance the acquisition of obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities as allowed by the City and pursuant to the Act. The DPFC seeks to partner with qualified organizations to acquire, renovate, or build mixed-income housing developments that:

- Are in alignment with the CHP and adhere to the broader affordable housing industry's rent and income standards:
 - AMI targets adjusted for family size

- Rent restrictions based on 30% of the applicable AMI restricted levels as established by HUD, TDHCA
- Utility allowances
- Consider the income of all residents living in the unit
- Where applicable, identify opportunities for deeper income targeting based on the operational subsidy provided by the property tax exemption to ensure the property is not over subsidized
- Ensure there is no source of income discrimination at the property
- Affirmatively furthers affordable housing in the City
- Ensure developers and property managers engage in affirmative marketing plans
- Provide future residents with enhanced protections for the life of the property
- Provide a diverse unit mix to provide housing options for all including single residents and families with children.

Mixed Income Housing Development Bonus (MIHDB): The City of Dallas incentivizes mixed income rental development through regulatory and financial incentives. The MIHDB program provides development bonuses, including increases in maximum height and lot coverage, for multi-family and mixed-use projects that incorporate mixed-income units. City Council amendments on March 27, 2019, established by-right development bonuses in six base zoning districts, while further amendments on May 11, 2022, expanded program benefits to support housing types not typically produced by the market, promote mixed-income communities, and manage redevelopment impacts. Changes included new bonus options, additional development rights, parking reductions, fee-in-lieu options, and creation of the Mixed Income Housing Development Bonus Fund (One Dallas Fund). Participating developments provide 5–15% affordable units at 51–100% of Area Median Family Income and must implement design principles that enhance walkability, reduce parking demand, and increase open space. As of FY 2024–25, over 12,835 units were in the development pipeline, including 619 incomerestricted units without additional subsidy.

Urban Land Bank Demonstration Program (the “Program” or “Land Bank”): The objectives of the Urban Land Bank Demonstration Program are to acquire: (1) unproductive, vacant, and developable property and (2) property intended for commercial use to be “banked” for affordable housing or commercial development. The resale of such property will enable the development of new single-family homeowner or rental units to serve low-income households or the development of commercial uses that stabilize distressed communities. This Program is implemented via a statutorily authorized tax foreclosure process for properties with five or more years of delinquent property taxes. Eight (8) low-income households at or below 115% AMI were assisted through the landbank program for FY 2024-25.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Homeless Street Outreach: In FY 2024-25, the City allocated \$164,913 in Emergency Solutions Grant (ESG) funds to street outreach and \$563,318, to emergency shelter. There were continuing street outreach programs working daily to locate and refer homeless households to appropriate shelter facilities and program.

Rapid Re-Housing Services: In FY 2024-25, the City allocated \$148,373 in ESG funds to provide rapid re-housing services to quickly re-house individuals and families experiencing homelessness. Other funding sources have become available for rapid re housing, including HOME funds under the American Rescue Plan Act of 2021 (ARPA) and Coronavirus Local Fiscal Recovery funds under ARPA.

Homelessness Prevention Services: In FY 2024-25, the City allocated \$246,086 in ESG funds and to provide homeless prevention services for persons at risk of losing their housing.

The Bridge: Bridge Steps continued to operate The Bridge Homeless Assistance Center (The Bridge) under contract with the City of Dallas. The Bridge is a campus of residential and social services designed to fill service gaps for homeless individuals and serves up to 600 people per day. It is designed to address the emergency shelter and transitional housing needs of homeless persons in Dallas. The Bridge is open 24 hours per day, seven days a week, and is the central entry-point within the Dallas Continuum of Care for homeless individuals seeking services. The creation of The Bridge has led to increased outreach effectiveness by streamlining and coordinating community-wide outreach and referrals. The Bridge continues to make efforts to end adult long-term homelessness by developing, coordinating, and/or delivering:

- Outreach/intake services
- Jail diversion/reentry services
- Emergency shelter/transitional shelter services
- Primary health care/behavioral health care services
- Recreational/educational services
- Employment/supported employment/disability income services
- Affordable housing/supportive housing services

The Bridge houses multiple service providers including: Parkland Hospital's Homeless Medical Services, Legal Aid of Northwest Texas, Veteran's Administration, MetroCare Services, and the Social Security Administration. It is a one-stop facility created to minimize travel and maximize access to multiple agencies. Services available range from basic needs, survival services, low demand/interim shelter focused on rapid re-housing, meals, case management, laundry and shower facilities, medical and psychiatric clinics, pharmacies, employment training, phone and computer banks, library, and storage facility.

Continuum of Care Strategic Work Plan Efforts: The local CoC has established three community-wide goals: (1) effectively end veteran homelessness, (2) significantly reduce chronic unsheltered homelessness, and (3) reduce family and youth homelessness.

Highlights for FY 2024-25, in addition to those described earlier, include the following:

- **Rapid Re-Housing:** Continued the REAL Time Rapid Rehousing (RTR) Initiative, aimed at significantly reducing unsheltered homelessness. The program set an ambitious goal to rapidly rehouse 6,000 individuals experiencing homelessness by 2025. RTR consistently exceeded performance targets until its conclusion in April 2025. Following its success, the initiative was restructured and relaunched as the

Street to Home (STH) Initiative, with a renewed objective of reducing unsheltered homelessness by 50% by 2026.

- **Family and Youth Homelessness:** Continued efforts to end family and youth homelessness remained a central priority for the Dallas Continuum of Care (CoC). While the 2024 PIT Count marked the third consecutive year of reductions – highlighting an 18.6% decrease in overall homelessness and a 24.1% drop in unsheltered homelessness – this trend reversed in 2025. According to Housing Forward, the 2025 PIT Count revealed a notable increase in homelessness across the region, largely driven by rising rents and a persistent shortage of affordable housing. These economic pressures disproportionately impacted families and youth, underscoring the urgent need for sustained, targeted interventions and cross-sector collaboration to prevent and end homelessness among these vulnerable populations.
- **Veterans Homelessness:** On May 14, 2024, the United States Interagency Council on Homelessness (USICH) formally recognized the Dallas and Collin Counties Continuum of Care (CoC) for achieving the milestone of effectively ending veteran homelessness. This designation signified that while instances of veteran homelessness may still have occurred, the local homeless response system had the capacity to ensure that veterans experiencing homelessness were identified and connected to permanent housing within 90 days. This achievement reflected the strength of coordinated outreach, housing navigation, and supportive services across the region, and positioned the CoC as a national leader in veteran-focused housing solutions.
- **Diversion Efforts:** Diversion’s initial pilot ended in Spring 2023. The System-wide Family Diversion was launched in May 2023 with the use of private funding. Since then, Housing Forward expanded efforts to implement a comprehensive, system-wide diversion strategy across the Dallas and Collin Counties Continuum of Care. According to the 2025 Point-in-Time Count, these efforts contributed to a nearly 5% year-over-year reduction in overall homelessness. Diversion proved to be critical tool in preventing shelter entry by helping individuals and families identify immediate housing alternatives and resolve their housing crises outside of the emergency shelter system. In 2024 alone, approximately 3,000 households were successfully diverted from shelters, demonstrating the effectiveness of this approach in addressing the root causes of housing instability and connecting people to sustainable solutions.
- **HUD FY 2023 Annual Continuum of Care NOFO Competition:** The additional \$5 million (23.4%) funding increase helped support 24 renewal projects and 4 new initiatives, including 50 permanent supportive housing units and 150 rapid re-housing units. By September 30, 2025, these investments enabled Housing Forward to serve a record 2,586 individuals, expand housing capacity, and improve housing stability and placement outcomes across the region.
- **HUD’s Special NOFO Competition to Address Unsheltered Homelessness:** **Through** nearly \$23 million in one-time federal funding, The Dallas and Collin Counties CoC expanded street outreach, permanent housing, supportive wide

improvements – including enhanced diversion efforts. These investments supported the launch of multiple new housing programs, increased outreach coverage across high-need areas, and improved service coordination. Early outcomes included a measurable increase in housing placements from street outreach and a reduction in unsheltered homelessness in targeted zones, reinforcing the impact of strategic, cross-sector interventions.

- **Day One Families Fund:** Private grant (\$1.25 million) helped reduce homelessness by expanding system-wide diversion initiatives, enabling the Homeless Response System to significantly increase diversion capacity, add critical support staff, and provide targeted financial assistance. These efforts helped hundreds of families avoid shelter entry by resolving immediate housing crises.
- **Youth Homelessness Demonstration Program (YHDP):** Awarded \$9.3 million in collaboration with the CoC Youth workgroup and the Youth Advisory Board (YAB). By the end of 2024, six local agencies launched YHDP-funded projects, including rapid rehousing, transitional housing, and host home models. The funding supported the creation of a Youth Resource Center, expanded crises response services, and improved coordination through the Coordinated Access System (CAS). These efforts enhanced outreach, increased access to safe shelter, and connected more youth to permanent housing pathways, with a strong emphasis on youth voice and cross collaboration.
- **U.S. Interagency Council on Homelessness (USICH) ALL INside Initiative:** A first-of-its-kind initiative to address unsheltered homelessness across the country, with a focus on six communities, including Dallas. USICH and its member agencies will partner with Dallas for up to two years to strengthen and accelerate local efforts to help people move off the streets and into homes. A dedicated federal official is embedded in Dallas to help accelerate local strategies and enact system-level changes to reduce unsheltered homelessness.
- **Flex Fund:** Housing Forward offers a Flex Fund to pay for minimal costs that stand in the way of someone ending, or making progress to end, living in homelessness. For example, the Flex Fund could pay for critical documents, security deposits, transportation, medical costs, job related expenses, basic furniture and household items, a variety of fees, hotel stays while waiting for housing, rental arrears, rental assistance, storage, or utility assistance, subject to Housing Forward's policy.

Housing Forward (formerly Metro Dallas Homeless Alliance or MDHA): Dallas City Council Resolution No. 06-2657 recognized Metro Dallas Homeless Alliance (MDHA) as the regional authority on homelessness. The organization is also the lead agency for the Continuum of Care and HMIS operator for the City of Dallas and Collin/Irving counties. In late September 2022, MDHA rebranded and changed its name to Housing Forward. Around the same time, the local Continuum of Care (previously known as the Homeless Collaborative for Dallas & Collin Counties) also rebranded and changed its name to All Neighbors Coalition. Housing Forward is the facilitator of the local Continuum of Care, which is an organization composed of over 100 agencies that represent shelters, hospitals, government agencies, local municipalities, nonprofits (including youth and

family providers), faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders, and other community members. Continuum of Care assembly meetings were held on the fourth Tuesday of each month. Additionally, the Continuum of Care, through the Alliance Homeless Forum facilitated by Housing Forward, hosts monthly meetings to provide those experiencing homelessness, formerly homeless individuals, and service providers a public forum to discuss issues those experiencing homelessness encounter. This is an ongoing opportunity to:

- Provide input into Housing Forward’s planning and advocacy for the homeless population
- Gather information that will be helpful to homeless individuals
- Develop an organized movement of homeless individuals to advocate for improvements in homeless services

These meetings are scheduled for the second Friday of each month

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City implemented a Lead Based Paint Hazard Reduction Grant Match Program. The program provides match for the Lead-Based Paint Hazard Reduction Grant to support identification and control of lead-based paint hazards in eligible housing units and to repair conditions that exacerbate asthma in eligible housing units. The grant funds will be used to perform eligible activities at housing units constructed prior to 1978 where at least one child under six years of age lives or spends a substantial amount of time visiting and where assistance under the City’s Home Improvement and Repair Program (HIPP) or New Construction and Substantial Rehabilitation Program (NCSRP) is also being provided. In addition, the City of Dallas took the following actions to promote the reduction of lead-based paint hazards:

- Provided information on Lead-Based Paint (LBP) hazards to households utilizing federal funds for housing activities, i.e., purchasing a home, rehabilitation services, or reconstruction.
- To reduce LBP hazards, the Housing & Community Development Department continued the practice of demolishing older housing stock with potential for lead hazards. Increased access to housing without LBP hazards through the development of new housing stock and redevelopment of older neighborhoods through housing programs.
- Integrated LBP hazard reduction into housing policies and programs by incorporating clauses referring to contractor’s requirements to use safe work practices and in cases of LBP removal, contractors were required to be a certified lead-abatement firm.
- Inspected federally assisted homes before purchase to ensure minimum housing standards were met. This included inspection for lead-based paint hazards for pre-1978 homes. Sellers were required to identify and address hazards prior to the closing of property and subsequent move in by the homebuyer.
- The City, as part of the environmental review process, required testing for lead-based paint prior to demolition or rehabilitation of existing structures.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City employed a multi-faceted approach to reducing poverty among its residents, including:

- The City of Dallas Housing programs are designed, in part, to address the needs of individuals and families below 30 percent of AMFI.
- Housing programs include assistance with rental units, homeowner maintenance, homeownership, and home repair.
- Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation, and the City's nonprofit partners also address poverty level individuals and families (i.e. public housing, LIHTC projects, homeownership assistance, and transitional housing) on a neighborhood level.
- Altogether, housing partners operate programs that reduce the number of households living in poverty throughout the city of Dallas through self-sufficiency and financial independence accomplished through connection with community and social service agency resources, housing and housing assistance, education, training, health care, and transportation.
- The senior transportation program updated its client service model to continue serving older and disabled adults who need to keep medical appointments and address other health and wellness needs using a subsidy model that allows them to maximize their limited funds to cover the costs. The new service model provides clients with an on demand service in partnership with Dallas Area Rapid Transit (DART) through its DART Rides Rider Assistance Program (RAP).
- The City provides access to free community events and supports workforce development programs through nonprofit partnerships while partnering with Workforce Solutions of Greater Dallas for employment opportunities and job fairs. The Black Chamber of Commerce continues its satellite office at the MLK Center, where the Business Assistance Center provides free services to Dallas residents interested in starting or expanding a micro-enterprise.
- The City has continued its partnerships with local and national nonprofits to launch a Financial Navigation program in the wake of the COVID-19 impacts, expanding internal capacity to provide effective referrals and resources to clients through internal and external partnerships.
- The City's Senior Services division provides resource navigation, referrals, and direct financial assistance (utility assistance) to thousands of low-income seniors annually.
- For FY 2024-25, the City continued to operate Financial Empowerment Centers supported by an annual appropriation that provides financial counseling and case management, financial service access points, and asset building partnerships, as well as linkages to job training and placement services. For FY 2023-24, a new partner was added that will provide Financial/Resource/Career Coaching in three locations within the City of Dallas.
- The City invested more than \$26 million in ARPA State and Local Fiscal Recovery Funds (SLFRF) through the Office of Community Care and strategic nonprofit partnerships to deliver a broad range of critical services, including food distribution, mental health support, family violence prevention and intervention, youth development initiatives, and benefits navigation. In addition, the City allocated \$6 million in state pass-through funding from Texas House District 111 to support targeted programs and services benefiting residents within the district and southern Dallas.

These investments supported community-based projects aimed at revitalizing neighborhoods, expanding workforce development and career advancement opportunities, and hosting free, community events that strengthened community cohesion. Through partnerships with Workforce Solutions of Greater Dallas, the City enhanced access to employment resources by connecting residents to job training, placement services, and job fairs. Additionally, the Age Friendly and Senior Services Division provided comprehensive resource navigation, referrals, and direct financial assistance—including utility assistance—to thousands of low-income seniors annually, helping to improve stability, well-being, and quality of life.

In FY 2024–25, the City continued to operate the Financial Empowerment Centers, funded through an annual appropriation, providing comprehensive financial counseling, case management, access to financial services, and asset-building partnerships. The Centers also connect participants to job training and employment placement services, equipping individuals and families with the tools and resources needed to achieve long term self-sufficiency. During the fiscal year, a total of 1,749 individuals benefited from the programs and services offered by the Financial Empowerment

Urban Specialist: The program provides mentorship to individuals affected by or involved in violent crime and delivers comprehensive victim services to families impacted by gun violence, including assistance with funeral expenses, grocery support, and relocation services. During FY 2024–25, these services supported a total of 1,508 individuals.

Youth Guidance: The program targets youth through Becoming A Man (BAM) and Working On Womanhood (WOW), evidence-based, school-based social and emotional learning initiatives designed to support students in grades 7–12. These programs foster personal agency, healthy identity development, and social-cognitive skill building for students who have been exposed to traumatic stressors and who face social, behavioral, cognitive, or emotional challenges. Through structured mentoring, group sessions, and skill-building activities, BAM and WOW promote resilience, positive decision-making, and improved academic and life outcomes. During FY 2024–25, the programs provided services to 870 youth.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Dallas works with various organizations by forging new partnerships and identifying strategies to undertake. In FY 2024-25 the City:

- Continued implementing the recently adopted Comprehensive Environmental and Climate Action Plan (CECAP), which aligns with the objectives of the 2017 Paris Climate Agreement. The goals of the CECAP include:
 - All Dallas communities have access to local and healthy food
 - All Dallas communities breathe clean air
 - Dallas communities have access to sustainable, affordable transportation options
- Continued the REAL Time Rapid Rehousing (RTR) Initiative that will rehouse over 6,000 people experiencing homelessness by 2025 and reduce the unsheltered population by 50% in Dallas and Collin Counties Continuum of Care. This public

private partnership is a \$72 million initiative and is one of the first of its kind collaboration.

- Building on the success of the REAL Time Rapid Rehousing (RTR) Initiative, the effort was reimagined as the Street to Home (STH) Initiative, with renewed focus on reducing unsheltered homelessness by 50% by the end of 2026 (compared to 2021 levels). Backed by an additional \$30 million in public and private investments, STH continued to drive system-level improvements through expanded housing options, coordinated outreach, and enhanced cross-sector collaboration.
- Continued and maintained dialogue with housing providers to coordinate services and leverage private and public funds
- Supported the Dallas Housing Finance Corporation
- Provided technical assistance and capacity-building support for nonprofit developers
- Strengthened partnerships between the City, State, and HUD
- Pursued private resources to increase flexibility in the delivery of affordable housing developments
- Worked closely with the Dallas Housing Authority and Dallas County in the service of low and moderate-income families and in the creation of affordable housing
- Worked closely with the Dallas Housing Authority and Dallas County in the creation of permanent affordable housing for the homeless

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City worked to coordinate public housing, private housing, and social services through:

- Engaging in frequent meetings with public and private housing advocates, housing producers, and social service agencies to seek more opportunities to work together to produce affordable and supportive housing for homeless individuals and families.
- Collaborating efforts with agencies providing supportive services to those experiencing homelessness and those at risk of becoming homeless to avoid duplication of services
- Supporting Housing Forward as it continues its collaborative efforts to develop strategies to address homeless issues with area service providers.

Additionally, the Continuum of Care, through the Alliance Homeless Forum facilitated by Housing Forward, hosts monthly meetings to provide those experiencing homelessness, formerly homeless individuals, and service providers a public forum to discuss issues those experiencing homelessness encounter.

This is an ongoing opportunity to:

- Provide input into Housing Forward's planning and advocacy for the homeless population
- Gather information that will be helpful to homeless individuals

- Develop an organized movement of homeless individuals to advocate for improvements in homeless services These meetings are scheduled for the second Friday of each month.

Housing Forward (formerly known as Metro Dallas Homeless Alliance-MDHA):

Dallas City Council Resolution No. 06-2657, Housing Forward is recognized as the regional authority on homelessness. The organization serves as the lead agency for the Continuum of Care (CoC) and the Homeless Management Information System (HMIS) operator for the City of Dallas and Irving and Collin County.

In September 2022, MDHA rebranded as Housing Forward, and the local Continuum of Care – formally known as the Homeless Collaborative for City of Dallas and Irving and Colling County was renamed the All Neighbors Coalition.

Housing Forward facilitates the local CoC, which includes over 100 partner agencies representing shelters, hospitals, government entities, local municipalities, nonprofits (including youth and family providers), faith-based organizations, housing, and treatment providers, individuals with lived experience, businesses, and educational and medical leaders. CoC assembly meetings are held on the fourth Tuesday of each month.

Additionally, through the Alliance Homeless Forum, facilitated by Housing Froward, the CoC host monthly public meetings that bring together individuals experiencing homelessness, those formerly homeless, and service providers to discuss challenges faced by people experiencing homelessness. This forum provides ongoing opportunity to:

- Provide input into MDHA/Housing Forward’s planning and advocacy for the homeless population
- Gather information that will be helpful to homeless individuals
- Develop an organized movement of homeless individuals to advocate for improvements in homeless services

These meetings are scheduled for the second Friday of each month.

HOPWA Coordination with Homeless Services: HOPWA coordination with homeless services takes place largely through the City of Dallas Office of Homeless Solutions’ partnership with Housing Forward (formerly known as Metro Dallas Homeless Alliance (MDHA)) (Continuum of Care lead agency), as well as partnerships formed between HOPWA project sponsors and Homeless Continuum of Care providers and HOPWA participation in the local Homeless Management Information System (HMIS). Following are a few specific examples of how the HOPWA program coordinates with homeless services.

- **Facility Based Housing for Homeless:** HOPWA partially funds Hillcrest House operated by AIDS Services of Dallas (ASD). The facility includes 64 single room occupancy (SRO) units that are specifically designated for homeless or formerly homeless persons. Other HOPWA funded facility-based housing providers also serve homeless persons, including ASD’s other three facilities and Legacy Founders Cottage; however, these projects are not specifically designated for homeless

- **Participation in Local Continuum of Care and Coordinated Assessment System:** Hillcrest House participates fully in the local Continuum of Care (CoC) Coordinated Assessment System (CAS), where homeless persons are assessed and prioritized for placement on the local Housing Priority List (from which CoC housing providers obtain new applicants). The CAS system is now integrated into the local HMIS system, so that housing programs (including HOPWA housing programs) with vacant units can receive referrals for placement through the system. Local HIV providers (including HOPWA providers) continue to make efforts to participate more in the CoC and CAS system to obtain housing for clients. HOPWA administrative staff regularly attend monthly CoC Assembly and HMIS meetings to stay abreast of new developments with the CoC
- **Homebase for Housing:** The HOPWA program continues to operate Homebase for Housing, an HIV housing resource center that provides access to housing information, in person, via phone or e-mail, and on-line (including information regarding shelters and local homeless prevention resources). The housing resource center is a central place where any HIV+ person (particularly those who are homeless or at risk of becoming homeless) can get help with locating and accessing affordable housing resources.
- **Master Leasing for Literally Homeless HIV+ Persons:** The HOPWA program continues to operate two master leasing programs, to provide housing for literally homeless persons living with HIV/AIDS. Legacy Counseling Center has approximately 35 master leased units (some with double occupancy), and AIDS Services of Dallas has about 30 master leased units.
- **Permanent Housing Placement:** The HOPWA program also provides permanent housing placement assistance throughout the HOPWA formula program. This assistance is available those who are homeless, living with family or friends, or being compelled to relocate – to assist them in moving into a new unit.
- **Homeless Management Information System (HMIS):** Beginning October 1, 2015, and continuing into the 2023-24 program year, Dallas HOPWA projects are participating in the local Continuum of Care’s Homeless Management Information System (HMIS) administered by MDHA and which uses the Eccovia ClientTrack™ HMIS software – to record client-level data and outcomes, taking into account confidentiality and privacy considerations. For confidentiality purposes, HOPWA projects are segregated within HMIS, and data sharing (when a client consents in writing) is solely within the HOPWA program.

HOPWA Coordination with Ryan White Services: The Dallas HOPWA program works with Ryan White services at both the provider and administrative levels. At the service provider level, HOPWA case managers make and receive referrals to Ryan White case managers, ensuring clients access comprehensive care. Some agencies provide both HOPWA and Ryan White services directly, while others coordinate through referrals. Most non-governmental HOPWA providers also receive Ryan White funding to support complementary services.

At the administrative level, the HOPWA program collaborates with the Ryan White Planning Council overseen by Dallas County Health and Human Services, by participating in Council meetings and committees. The City of Dallas has one appointee on Council and a staff member serving on the Planning and Priorities Committees. The Council oversees the HIV/AIDS Continuum of Care in the Dallas area and incorporates housing

related needs in planning but does not manage HOPWA funding. City Staff also participate in the Fast-Track Cities Ending the HIV Epidemic initiative and the Ryan White Integrated Plan process. In the past year, the Council completed the 2022 EMA/HSDA Status Neutral Needs Assessment and the Dallas Regional Integrated HIV Prevention and Care Plan (CY 2022-2026), which were considered in developing the City's new Five Year Consolidated Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

As a recipient of federal block grant funds—including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds—the City of Dallas acknowledges its responsibility to comply with the Fair Housing Act, which prohibits housing discrimination and requires the provision of fair housing opportunities. To support this responsibility, the City conducted an Analysis of Impediments to Fair Housing Choice (AI) to identify factors that may restrict housing access within the jurisdiction. The AI serves as a planning tool to guide the City's efforts to address those impediments and meet fair housing requirements.

In 2024, the City of Dallas completed the final version of its current Analysis of Impediments, which was submitted to the HUD regional field office and is publicly available on the City's Fair Housing website at DallasFairHousing.com. The final AI identified the following impediments to fair housing choice:

- Lack of affordable housing
- Lack of accessible housing choices for seniors and persons with disabilities
- Uneven distribution of housing rehabilitation resources between renter and owner households
- Limited awareness of reasonable accommodation procedures for individuals with disabilities
- Historic patterns of racial/ethnic and low-income population concentration
- Increased risk of housing instability for persons with mental disabilities due to reductions in case management and supportive services
- Inadequate fair housing education and awareness, particularly among underrepresented and limited English proficiency (LEP) populations
- Challenges in accessing public transportation
- Persistent NIMBY (Not In My Back Yard) sentiments and private-sector rules that reinforce exclusionary practices

In alignment with its obligation to further the purpose of the Fair Housing Act and to address the barriers identified in the City's 2024 Analysis of Impediments to Fair Housing Choice, the City of Dallas undertook the following actions during the 2024–2025 program year:

- **Reviewed and approved Fair Housing and Affirmative Fair Housing Marketing Plans** submitted by investors and property managers. The City also provided technical guidance on marketing strategies, advertising practices, and community contact requirements for entities receiving federal funds.
- **Hosted monthly homebuyer education trainings** in partnership with Community Housing Development Organizations (CHDOs), focusing on fair housing rights and

responsibilities to empower prospective homebuyers with knowledge of their protections under the law.

- **Conducted fair housing reviews** of proposed Low-Income Housing Tax Credit (LIHTC) developments to ensure alignment with fair housing principles and site selection.
- **Reviewed mixed-income and economic development projects** seeking City support to assess potential fair housing impacts and promote overall development practices.
- **Collaborated with City Departments** to ensure that housing policies and practices support broader goals across the City.
- **Partnered with the Dallas Independent School District** to explore the intersection of housing stability and student performance, identifying shared challenges and opportunities for coordinated solutions.

These efforts reflect the City's ongoing commitment to removing barriers to fair housing and fostering accessible communities for all Dallas residents.

Additional Fair Housing Efforts

Enforcement: The Fair Housing Office addressed a total of 55 fair housing complaints during the program year. Of these, six (6) cases were recommended to the Dallas City Attorney's Office with a determination of cause.

Education: Between September 2024 and October 2025, the Fair Housing Office facilitated four (4) conciliations and training sessions. These sessions engaged a range of stakeholders, including housing providers, community partners, and City staff, to promote awareness of fair housing rights and responsibilities.

Promotion and Outreach: The Fair Housing Office promoted its services through a variety of media platforms to reach the broadest number of residents, including:

- Print Advertising:
- Radio and Audio Outreach:
- One Spanish-language news station serving Dallas ZIP codes
- One English-language radio station (four-week campaign)
- One Spanish-language radio station (multi-week campaign)

Affordable Housing Assistance

During the reporting period, the Fair Housing Division:

- Evaluated and monitored 11 Affirmative Fair Housing Marketing Plans for City-assisted housing developments to ensure compliance with federal fair housing requirements.
- Conducted 30 fair housing assessments on affordable housing projects seeking City subsidies, assessing their alignment with fair housing goals.
- Received, processed, and referred over 515 resident incident reports to the appropriate agencies or departments for resolution.
- Distributed numerous government-assisted housing and affordable housing referral packets to Dallas residents to support housing access and awareness.

Maintained and updated, on a semi-annual basis, a comprehensive list of 216 government assisted affordable multifamily housing units in Dallas, which was made available to residents to promote informed housing choices.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Table 16 – Shelter Capacity

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	347,579
Total Number of bed-nights provided	337,507
Capacity Utilization	97.1

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City of Dallas is the eligible grantee of Emergency Solutions Grant (ESG) funds. During this program year, grant funds were administered by the City of Dallas Office of Homeless Solutions. These funds are designed to be the first step in a continuum of assistance to prevent homelessness and enable homeless individuals and families to move toward independent living.

During the FY 2024-25 program year, the outcome measurements established by the CoC were employed. The data was captured for emergency shelter, homeless prevention, street outreach, and rapid re-housing efforts, as follows (based on persons served):

Emergency Shelter: Emergency shelter data was gathered for those exiting to temporary/transitional housing destinations, exiting to permanent housing destinations, and receiving case management. Of those who received emergency shelter funded through ESG:

- 10,085 persons served with emergency shelter
- 4,826 persons receiving case management
- 10,085 persons receiving overnight shelter
- 3,835 persons receiving essential services
- 405 exited to temporary/transitional housing destinations
- 877 exited to permanent housing destinations

Street Outreach: Street outreach data was gathered for those who only receive case management services. Of those who received street outreach:

- 439 contacted, engage, and enrolled in case management
- 258 were successfully referred to other services

Homeless Prevention: Homeless prevention data was gathered for those receiving case management, financial assistance, maintaining their permanent housing, exiting to

permanent housing destinations, and higher income upon program exit. Of those who received homeless prevention services:

- 116 persons served with homelessness prevention
- 116 received case management
- 32 received financial assistance (with only rent assistance provided)
- 116 exited to permanent housing destinations

Rapid Re-Housing: Rapid Re-Housing data is gathered for those who maintained their permanent housing, exited to permanent housing destinations, had higher income upon program exit, received more non-cash benefits at program exit and the total number receiving case management.

- 22 persons served with rapid re-housing
- 21 received housing search and placement services
- 22 receiving case management
- 3 receiving financial assistance
- 13 exiting to permanent housing destinations