

FY 2022-23

**COMMUNITY DEVELOPMENT
COMMISSION ANNUAL REPORT**

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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

Table of Contents

CHAIR MEMO	1
FY2022-23 Dallas City Council & Community Development Commission	3
Community Development Commission Members	4
CDC HIGHLIGHTS	5
FY 2022-23 OBJECTIVES	18
FY 2022-23 SUCCESS INDICATORS.....	19
COMMUNITY DEVELOPMENT COMMISSION ACCOMPLISHMENTS	20
Citizen Participation- FY 2022-23 CDC Meetings.....	20
Attendance Report	21
FY 2023-24 GOALS AND OBJECTIVES	22
Summary of HUD Grant Administration.....	23
APPENDIX A	25
APPENDIX B.....	26
APPENDIX C	29
CR-05 - Goals and Outcomes	29
APPENDIX E	75

Memorandum



CITY OF DALLAS

DATE February 5, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2022-23 Community Development Commission Annual Report**

Provided for your review is the FY 2022-23 Annual Report of the City of Dallas Community Development Commission (CDC), presenting 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 1, 2024.

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.

Melanie Rubin

Melanie Rubin, Chair
Community Development Commission

C: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

COMMUNITY DEVELOPMENT COMMISSION (CDC)

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

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).

MISSION STATEMENT

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

COMMITTEES

The CDC designates five sub-committees to evaluate, formalize, and make recommendations to the entire CDC on matters relating to the purpose and reason for the creation of the committee. Each committee schedules and conducts additional meetings, as necessary, to discuss the allocation of funds, by grant and project, prior to presenting its recommendations to the full CDC and then to the City Council for approval.



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.***

FY2022-23 Dallas City Council & Community Development Commission

Mayor – Eric Johnson
Community Development Chair – Melanie Rubin

District	Council Members	Community Development Commission
Mayor	Mayor Eric Johnson	
District 1	Chad West	Melanie Rubin, <i>Chair</i>
District 2	Jesse Moreno Zarin	Colbey Walker, <i>Vice Chair</i>
District 3	D. Gracey	Michael Przekwas
District 4	Carolyn King Arnold, <i>Deputy Mayor Pro-Tem</i>	Maurice West
District 5	Jaime Resendez	Oliver Black
District 6	Omar Narvaez	Vacant
District 7	Adam Bazaldua	Arnulfo Garza
District 8	Tennell Atkins, <i>Mayor Pro-Tem</i>	Zhen Barrientos
District 9	Paula Blackmon	Macario Hernandez
District 10	Kathy Stewart	Todd Howard
District 11	Jaynie Schultz	Taler Jefferson
District 12	Cara Mendelsohn	Ross Kahn
District 13	Gay Donnell Willis	Archie Nettles
District 14	Paul E. Ridley	Yesenia Mendez
		Rosanne Mills

FY2022 - 2023 Community Development Commission Members



Melanie Rubin (C)
At-Large



Colbey Walker (VC)
District 1



Michael Przekwas
District 2



Maurice West
District 3



Oliver Black
District 4



Vacant
District 5



Arnulfo Garza
District 6



Zhen Barrientos
District 7



Macario Hernandez
District 8



Todd Howard
District 9



Taler Jefferson
District 10



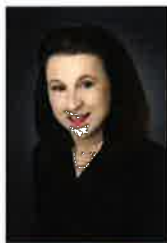
Ross Kahn
District 11



Archie Nettles
District 12



Yesenia Mendez
District 13



Rosanne Mills
District 14

CDC HIGHLIGHTS

FY 2022-23 VIRTUAL NEIGHBORHOOD PUBLIC MEETINGS

The Community Development Commission (CDC) and Budget & Management Services - Grant Administration Division hosted (5) virtual and (1) hybrid Neighborhood Public Meetings for the FY 2023-24 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds. During the month of January 2023, the public meetings encouraged residents and nonprofit organizations to provide comments and input on the potential uses of the HUD funds.



JOIN OUR MEETINGS
to learn about Budget Development for the FY 2023-24 Consolidated Plan.

VISIT OUR WEBSITE
<https://bit.ly/3Djq8ib>

GIVE YOUR OPINION
on how the City of Dallas should spend federal funds for residents who earn low to moderate incomes.

PARTICIPE EN NUESTRAS REUNIONES
para conocer sobre el Desarrollo del Presupuesto del Plan Consolidado para el año fiscal 2023-24.

VISITE NUESTRA PÁGINA WEB
<https://bit.ly/3Djq8ib>

COMPARTA SU OPINIÓN
sobre cómo la Ciudad de Dallas debería invertir los fondos federales para los residentes con ingresos bajos o moderados.

DATES & TIMES

all meetings, except on Jan. 9, will be held virtually only.

7 p.m. Thursday Jan. 5, 2023
bit.ly/NPM2023_1

10 a.m. Monday Jan. 9, 2023
bit.ly/NPM2023_2
Martin Luther King, Jr. Community Center
2922 MLK Boulevard, Building E
Dallas, Texas 75215

5 p.m. Tuesday Jan. 10, 2023
bit.ly/NPM2023_3

12 p.m. Thursday Jan. 12, 2023
HOPWA Meeting
bit.ly/NPM2023_4

6 p.m. Thursday Jan. 12, 2023
bit.ly/NPM2023_5

6 p.m. Thursday Jan. 19, 2023
Telephone Townhall (888) 400-1932
For Spanish Call (888) 400-9342

FECHAS Y HORARIOS

todas las reuniones, excepto la del 9 de enero, se realizarán de forma virtual.

Jueves, 5 de enero de 2023, 7 p.m.
bit.ly/NPM2023_1

Lunes, 9 de enero de 2023, 10 a.m.
bit.ly/NPM2023_2
Centro Comunitario Martin Luther King, Jr.
2922 MLK Boulevard, Edificio E
Dallas, Texas 75215

Martes, 10 de enero de 2023, 5 p.m.
bit.ly/NPM2023_3

Jueves, 12 de enero de 2023, 12 p.m.
Reunión de HOPWA
bit.ly/NPM2023_4

Jueves, 12 de enero de 2023, 6 p.m.
bit.ly/NPM2023_5

Jueves, 19 de enero de 2023, 6 p.m.
Reunión municipal telefónica (888) 400-1932
Para español llame al (888) 400-9342



The Neighborhood Public and stakeholders' meetings served as an opportunity for the public to voice their concerns, goals, and ideas regarding the allocation of FY 2023-24 HUD funding. The Annual Consolidated Plan survey was made accessible to residents at both the in-person meetings as well as the City's website. Residents were provided the opportunity to give input virtually, by email, and by mail with a submission deadline of February 28, 2023. The city received 601 public comments.

- At the (in-person) General Assembly meeting on February 28, 2023, The Dallas Continuum of Care (CoC) was provided the opportunity to review and comment on the proposed ESG FY 2023-24 budget. City staff also consulted with the Ryan White Planning Council (virtual meeting) regarding the City of Dallas FY 2023-24 HOPWA budget on January 11, 2023.
- On March 2, 2023, the Community Development Commission (CDC) was briefed on the City Manager's Proposed FY 2023-24 HUD Consolidated Plan Budget, and CDC Committees held meetings to review the proposed budget. On April 6, 2023, the CDC approved the City Manager's Proposed FY 2023-24 HUD Consolidated Plan Budget with no amendments.
- On May 3, 2023, Dallas City Council was briefed on the FY 2023-24 HUD Consolidated Plan Budget: City Council Discussion and Amendments; and concluded with no proposed amendments. The Dallas City Council authorized the preliminary adoption of the FY 2023-24 HUD Consolidated Plan Budget on May 10, 2023, and a Public Hearing to be held on May 24, 2023, to receive comments on the proposed use of funds by Resolution No. 23-0604.
- On May 14, 2023, the public notice for the hybrid public hearing for the proposed FY 2023-24 HUD Consolidated Plan Budget was published and posted in the Dallas newspaper of general circulation – The Dallas Morning News. The advertised public notice provided the location, time, virtual meeting link, the option to participate by phone, and how to submit written comments.
- Additional public notices were posted with the City Secretary's Office, on the City's web page, and through City social media sites (Facebook, Twitter, and Instagram). The virtual public hearing information was also available on the Budget & Management Services – Grant Administration Divisions website. The advertisement included a public notice of all projects in the proposed FY 2023-24 HUD Consolidated Plan Budget. Additionally, the advertisement informed the public about sub-recipients for the FY 2022-23 Projects and specified the locations of City Public Facilities Infrastructure Improvement projects, and new housing development projects, which were not finalized at the start of the fiscal year.
- On May 24, 2023, The Dallas City Council held a hybrid public hearing to receive residents' comments on the Proposed FY 2023-24 HUD Consolidated Plan Budget. All electronic or written comments were considered. No verbal comments were received. FY 2023-24 Consolidated Annual Action Plan Budget was adopted by the Dallas City Council on June 14, 2023, through resolution No.23-0765

Comment Summary

The FY 2023-24 HUD Consolidated Plan Budget development process started in January 2023 with community outreach and engagement activities reaching 4,047 people through in-person meetings, virtual meetings, Tele-Town Hall meetings, and consultations with City staffs and Community stakeholders. Resident comments were accepted and acknowledged through email, written submissions, Telephone Town Hall Meeting (TTHM), virtual comments, by facsimile, mail, or virtually at the public Meetings.

National Community Development (NCD) Week

The CDC and the City's Office of Budget & Management Services – Grant Administration Division participated in the 2023 national observance of National Community Development Week (NCD Week) on April 10-14, 2023. NCD Week provides communities the opportunity to promote, educate and advocate 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 celebratory week the CDC promoted and participated in the following events:

- April 10, 2023 - Department Informational Tables: City Hall Lobby
- April 11, 2023 – Community Development Commission Visit: Oak Cliff Empowered Inc
- April 12, 2023 – Mayor Eric Johnson's National Community Development Week Proclamation
- April 13, 2023 – Open House: La Maison at Five Eleven
- April 15, 2023– Community Tour of Special Projects

2023 National Community Development Week Planned Activities	
Monday April 10, 2023 Departments Informational Tables 10 a.m. to 2 p.m. <i>City Hall Lobby</i>	Saturday April 15, 2023 Community Tour of Selected Projects 8:30 a.m. to 2 p.m. <u>Proposed Tour Sites for Consideration:</u> The Galbraith 2400 Bryan St. Dallas, TX 75201 Austin Street Center for Community Engagement 1717 Jeffries St. Dallas, TX 75226 Services of Hope Walk Thru Food Pantry 1137 Conveyer Ln. Dallas, TX 75247 Catholic Charities Marillac Community Center 2843 Lapsley St. Dallas, TX 75212
Tuesday April 11, 2023 Community Development Commission Onsite Visit - Oak Cliff Empowered, Inc. 10 a.m. 400 S. Zang Blvd. Suite Number C-59 Dallas, TX 75208	
Wednesday April 12, 2023 Mayor's Proclamation 9 a.m. Dallas City Hall, City Council Chambers April 10-14, 2023 as NCD Week	
Thursday April 13, 2023 Open House: La Maison at Five Eleven 2 p.m. 511 N. Lancaster Ave. Dallas, TX 75203	

For more information, visit: bit.ly/3pkmDC5

Actividades planificadas de la Semana Nacional del Desarrollo Comunitario 2023	
Lunes, 10 de abril de 2023 Mesas informativas de departamentos 10 a.m. a 2 p.m. <i>Vestibulo de la Alcaldía</i>	Sábado, 15 de abril de 2023 Recorrido comunitario de proyectos seleccionados 8:30 a.m. a 2 p.m. <u>Sitios de recorridos propuestos para su consideración:</u> The Galbraith 2400 Bryan St. Dallas, TX 75201 Austin Street Center para la participación comunitaria 1717 Jeffries St. Dallas, TX 75226 Services of Hope Despensa de alimentos de autoservicio 1137 Conveyer Ln. Dallas, TX 75247 Caridades Católicas Centro Comunitario Marillac 2843 Lapsley St. Dallas, TX 75212
Martes, 11 de abril de 2023 Visita al sitio de la Comisión de Desarrollo Comunitario - Oak Cliff Empowered, Inc. 10 a.m. 400 S. Zang Blvd. Número de Suite C-59 Dallas, TX 75208	
Miércoles, 12 de abril de 2023 Anuncio del alcalde 9 a.m. Alcaldía de Dallas, Cámaras del Concejo de la Ciudad Del 10 al 14 de abril de 2023 como Semana NCD	
Jueves, 13 de abril de 2023 Jornada pública: La Maison en Five Eleven 2 p.m. 511 N. Lancaster Ave. Dallas, TX 75203	

Para más información visite: bit.ly/3pkmDC5

On April 15, 2023, the Community Development Commission hosted their annual Community Tour. This riding tour allowed the commission to visit four of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funded projects, namely: the Galbraith Multifamily Housing development, the Austin Street Center for Community Engagement, the Marillac Community Center, and Services of Hope.

John A. Sasso Award

The City of Dallas was chosen as a recipient of the prestigious 2023 John A. Sasso Award from the National Community Development Association. This award honors the city's efforts in community engagement and outreach in promoting National Community Development (NCD) week. NCD Week aims to bring attention to the remarkable achievements of the Community Development Block Grant and the HOME Investment Partnerships Program Grant, both at the local and national levels.

In April, various activities and events were organized by the Community Development Commission members, community organizations, non-profit organizations, and City of Dallas staff to educate and inform residents about projects that have directly benefited them and their neighborhoods. The award was accepted by City of Dallas staff members, Yaiza Wade and Justus Bolo, and it brings immense pride to the city and its dedicated team members.





The Galbraith

The Galbraith is located at 2400 Bryan St. It is a 15-story, 217-unit, mixed-use, mixed-income, multifamily residential development located in the East downtown Dallas Reinvestment Strategy Area (RSA). This development offers a rare housing opportunity of affordable units integrated with market rate apartments in a direct downtown, high opportunity area, adjacent to a transit location.

The Galbraith offers residents with an impressive range of amenities including:

- An outdoor rooftop pool
- A well-equipped fitness center
- A rooftop lounge with stunning views of the Dallas skyline
- A Business Center
- Controlled Access for added security and peace of mind
- A childcare facility

Partnerships:

- Downtown Residents Council
- Downtown Dallas Inc.
- Dallas Housing Finance Corporation
- Texas Department of Housing and Community Affairs

10,000 sq ft. of Retail Space



Targeted population:

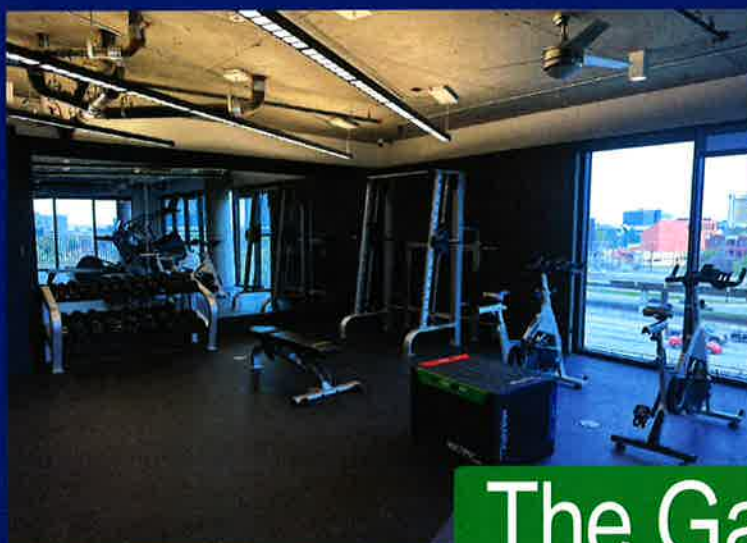
*Households earning at or below 80% AMI.
217 Total Units
111 units are reserved for residents at
or below 80% AMI and 106 units are
market rate/non-income restricted.*

CDBG \$7,026,943
BONDS \$973,057

INCENTIVES
\$6,000,000
(Public Private Partnership PPP)

TOTAL \$14,000,000

Overall, a \$77,000,000+ investment was made into mixed-income and workforce housing for City of Dallas residents.



The Galbraith



Austin Street Center for Community Engagement

The Austin Street Center for Community Engagement, 1717 Jeffries St., Dallas, Texas 75201, opened on June 21, 2022. This new, 60,000-square-foot, 24/7, client-focused homeless shelter and day service center, is an incredible milestone in Austin Street's history.

The new facility more than doubles the size of its previous shelter, and offers separate, vast accommodations for both men and women. Accommodations include:

- A newly added Commercial Kitchen Facility that serves over **900** meals per day
- A Dining Facility & Engagement Center
- **1,667** sq. ft. of classroom space for employment & education
- **492** available beds for unsheltered residents
- **30** available beds for Respite Care



GUEST SERVICES ASSISTANT

The Guest Services Desk is the hub of operations for the shelter. Volunteers here will assist clients with daily needs and tasks, including answering the phone; handing out hygiene items and over-the-counter medication; answering client questions regarding resources; and checking out of items, such as towels, detergent, and board games.

CLOTHING ROOM ASSISTANT

This partially client-facing opportunity is perfect for anyone great at multitasking. The tasks performed include, but are not limited to, filling clothing orders, handing out filled clothing orders and client mail, and assisting with client and facility laundry.

MEAL SERVICE

This opportunity is great for direct interaction with clients. The tasks performed include prepping the food and setup on the serving line, handing meals directly to clients with mobility-challenges, and serving others through the meal line and beverage station.

DONATION DRIVES

The needs of Austin Street Center's clients are ever-changing. Hosting a donation drive is a great off-site volunteer (or virtual) opportunity that can provide a lasting impact on our clients. Please review our website and consult with us about our current needs before organizing your drive.



FY2022-23 Community Development Annual Report

Statistics

Community Engagement

TOTAL # OF VOLUNTEERS

2,300

VOLUNTEER HOURS

19,137

TOTAL VALUE OF VOLUNTEER HOURS

\$486,653.91

MEAL SERVICE AREA



CLIENT INTAKE LOBBY



ENGAGEMENT CENTER



COMMERCIAL KITCHEN



COMPUTER LAB



MARILLAC COMMUNITY CENTER

Marillac serves as a central hub for various community resources that enhance the quality of life for West Dallas and surrounding residents. Resources include a free clinic to address healthcare disparities, access to emergency food for seniors, free tax preparation for low-income families, and educational seminars on wellness and nutrition.



CDBG **\$179,588**
Match **\$59,862**

TOTAL \$239,450

PROJECT BENEFICIARIES

- Low-Income Senior Citizens
- Uninsured/Underinsured Low-Income Families
- Children Aging Out of Foster Care
- Displaced Adults who are Chronically Homeless

CLIENT SATISFACTION

- 86% of respondents in favor of project enhancements

PARTNERSHIPS

- 5 newly created
- Parkland Community Clinic
Hub Los Barrios Unidos Clinic & SNAP Dallas County Health & Human Services
Dallas Tax Center
United Healthcare, Amerigroup, & WellMed benefit counseling

COUNCIL
DISTRICT

6

The Marillac Community Center is located at 2843 Lapsley Street. Catholic Charities of Dallas obtained funding to aid in the renovation and enhancement of the community center. The upgrades included the installation of new flooring, repair of damaged concrete, modernization of HVAC systems, refurbishment of residential apartments, remodeling of existing restrooms with the addition of two showers, conversion of open spaces into functional areas, and the establishment of an emergency disaster relief hub.

Before



After



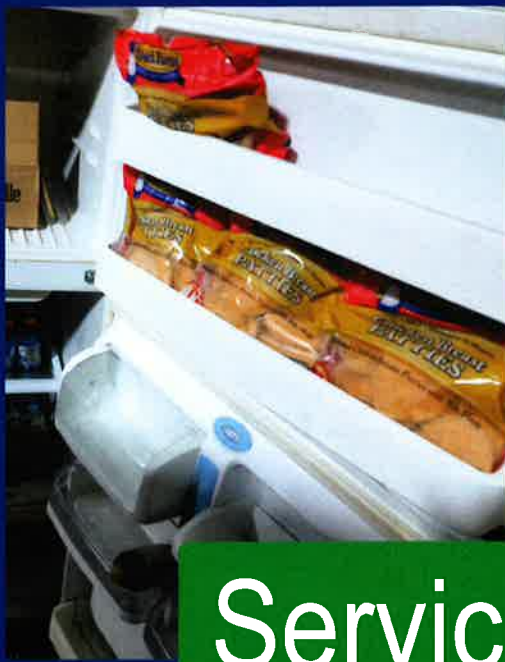
SERVICES OF HOPE

Services of Hope is a non-profit organization based in Dallas, Texas that is dedicated to helping those in need throughout the community. The organization was founded in 2004 by Dr. Daniel Prescott, III, who recognized the need for comprehensive support services to help individuals and families facing poverty, homelessness, and other challenges.

Services Offered:

- Pop-Up Food Pantry
 - Stocked with a variety of items including fresh produce, canned goods, and household essentials.
- First Time Home Buyer Class
 - HUD Certified Education Course
 - Qualifies eligible residents for down-payment assistance programs across the country
 - Financial Counseling
- Texas Homeowners Assistance Fund
 - Mortgage Payment Assistance
 - Utility Assistance
 - Assistance with HOA fees, Property Taxes & More





Services of Hope



FY 2022-23 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

FY 2022-23 SUCCESS INDICATORS

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

- 1) Review the Community Development FY 2022-23 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 2022-23, 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 on the FY 2022-23 CDBG Extensions/Reprogramming Budget, FY 2023-24 Consolidated Plan Budget, and Corona-virus Aid, Relief, and Economic Security Act (CARES) Act Funds to the City Council.
- 6) Work with City staff with the development of the FY 2023-24 Annual Action Plan; the fifth year of the 5-year Consolidated Plan for FY 2024-25 through 2028-29.
- 7) Coordinate 2023 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. (The corona-virus pandemic limited the implementation of planned community engagement efforts during the national emergency.)
- 8) Support the use of CARES Act funds for Early Childhood and Out-of-School Time Services (ECOSTS) Program that support families and providers in high impacted communities.
- 9) Proactively review City Council memos, City Council Briefings, and City Council Committee agendas pertinent to CDC matters.
- 10) Encourage increased solicitation and review evaluation process for the Request for Competitive Sealed Proposal (RFCSP) opportunity for funding assistance for nonprofit public facility improvement projects.
- 11) Ensure CDC is briefed on current HUD grant funded fair and equal housing opportunities in Dallas.

COMMUNITY DEVELOPMENT COMMISSION ACCOMPLISHMENTS

Citizen Participation- FY 2022-23 CDC Meetings

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.

<u>CDC Meetings</u>	<u>Number Held</u>
Monthly Meetings	11
Special Meetings	1
Total:	12

Community Development - Committee Meetings (10)											
	OCT. 2022	NOV. 2022	DEC. 2022	JAN. 2023	FEB. 2023	MAR. 2023	APR. 2023	MAY 2023	JUNE 2023	AUG. 2023	SEP. 2023
Citizen Participation/ Policy & Procedures	X					X					X
Economic Development/ Housing and HOME Programs						X					
Financial Monitoring and Performance Standards			X			X					
Public Improvements						X	X				
Public Services, HOPWA, and ESG						X					
Ad Hoc Onboarding and Document Accessibility											
Total	1	0	1	0	0	5	1	0	0	0	1

Attendance Report

COMMUNITY DEVELOPMENT COMMISSION 2022-23 ATTENDANCE REPORT

RECEIVED

2023 SEP -12 PM 3:17

CITY SECRETARY
DALLAS, TEXAS

MEETING DATES	10/6/2022	11/3/2022	12/1/2022	1/5/2023	2/2/2023	2/9/2023 Special Called	3/2/2023	4/6/2023	5/4/2023	6/1/2023	7/6/2023	8/3/2023	9/7/2023
											Recess		
Colbey Walker					Cancelled	A			Cancelled		Recess		
Michael Przekwas					Cancelled				Cancelled		Recess		
Maurice West					Cancelled				Cancelled		Recess		
Darrell Herbert				A	Cancelled	V	V	V	Cancelled		Recess		
Juan Casillas		A			Cancelled			A	Cancelled		Recess		
Zhen Barrientos					Cancelled				Cancelled	A	Recess	A	
Todd Howard				A	Cancelled				Cancelled		Recess		A
Ross Kahn	V	V	V	V	Cancelled	V	V	V	Cancelled	A	Recess		
Archie Nettles					Cancelled				Cancelled		Recess		
Yesenia Mendez					Cancelled				Cancelled		Recess		
Rosanne Mills					Cancelled				Cancelled		Recess	A	
Melanie Rubin					Cancelled				Cancelled		Recess		
Macario Hernandez	V	V	V	V	Cancelled	V			Cancelled		Recess		
Taler Jefferson					Cancelled				Cancelled	A	Recess		
Oliver Black	V	V	V	V	V	V	V	V	V	V	Recess		
Arnulfo Garza	V	V	V	V	V	V	V	V	V	V	Recess		A

A = ABSENT

V= VACANT

R= RESIGN

F= FORFEIT

C = CANCELLED DUE TO INCLEMENT WEATHER

FY 2023-24 GOALS AND OBJECTIVES

Goals

Effectively and procedurally carryout 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 (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) Communicate CDC trainings needs to effectively carryout CDC responsibilities.
- 13) Engage in peer-to-peer mentorship with fellow CDC members.

Summary of HUD Grant Administration

The Budget & Management Services, Grants Administration Division is the CDBG and HOPWA administrator and the lead agency responsible for the preparation of the FY 2023-24 Annual Action Plan for HUD Grant Funds. The City's Housing & Neighborhood Revitalization Department administers the HOME program. The City's Office of Homeless Solutions and Office of Community Care administer ESG and HOPWA-C funds.

The Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs for a period of five years. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit community housing providers and non-housing service agencies.



The resulting Consolidated Plan and subsequent Annual Action Plans provide a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalizing neighborhoods, providing support for homeless and special needs populations, the elimination of blight on a spot basis, and the expansion of economic development opportunities.

The Action Plan documents the many services, activities, and initiatives designed to improve the quality of life for Dallas residents by providing decent housing, a suitable living environment, and the expansion of economic opportunities for low- and moderate-income persons. This report highlights actions to be taken over the next twelve (12) months (October 1, 2023, through September 30, 2024) to address the City's most critical needs in affordable housing, economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households and the homeless population.

APPENDICES



APPENDIX A

Timely Expenditure of CDBG Funds

FY 2022-23

1. U.S. Department of Housing and Urban Development (HUD) requires CDBG funds be expended in a timely manner:
 - Federal regulations only allow for the cumulative unspent balance of all CDBG grants to be no more 1.5 times the annual grant allocation
 - To determine compliance, HUD reviews two undisbursed amounts: one is based on grant funds alone (unadjusted); and one is adjusted for program income receipted in HUD's Integrated Disbursement and Information System (IDIS).
 - Tested on August 2nd annually – 60 days before the end of the program year
2. Non-compliance with the regulation potentially results in a reduction in the next annual grant:
 - The next annual grant is reduced by the amount that the accumulated balance exceeds the 1.5 requirement
3. When the 60-day test was conducted on August 2, 2023, the City was in compliance with this requirement.

14.12m	FY 22-23 Annual Grant Allocation
<u>x 1.5</u>	
21.18m	HUD Goal for August 2, 2023
17.58m	Actual August 2, 2023, CDBG Balance

* The city successfully passed the HUD Timely Expenditure Test and exceeded the established guidelines by \$3.6 million.

**SCHEDULE A
FY 2023-24 HUD CONSOLIDATED PLAN
BUDGET**

Project Name		Amount
<u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u>		
<u>CDBG - Public Services</u>		
1	<u>PKR Out-of-School Time Program</u>	\$738,301
2	<u>Early Childhood and Out-of-School Time Services Program</u>	\$650,000
	Youth Programs Sub-Total	\$1,388,301
3	<u>Community Court Program</u>	\$736,545
	Other Public Services Sub-Total	\$736,545
	Total CDBG - Public Services	\$2,124,846
<u>CDBG - Housing Activities</u>		
4	<u>Dallas Homebuyer Assistance Program</u>	\$400,000
	Homeownership Opportunities Sub-Total	\$400,000
5	<u>Home Improvement and Preservation Program (HIPP)</u>	\$4,281,465
6	<u>Residential Development Acquisition Loan Program</u>	\$2,638,224
	Homeowner Repair Sub-Total	\$6,919,689
	Total CDBG - Housing Activities	\$7,319,689
<u>CDBG - Public Improvements</u>		
7	<u>Public Facilities and Improvements</u>	\$2,803,147
	Total CDBG - Public Improvement	\$2,803,147

SCHEDULE A
FY 2023-24 HUD CONSOLIDATED PLAN BUDGET

Project Name	Amount
<u>CDBG - Fair Housing and Planning & Program Oversight</u>	
8 <u>Fair Housing Division</u>	\$530,112
g <u>Citizen Participation CDC Support HUD Oversight</u>	\$1,029,062
10 <u>Community Care Management Support</u>	\$178,890
11 <u>Housing Management Support</u>	\$802,928
12 <u>HUD Environmental Review</u>	\$220,929
Total CDBG - Fair Housing and Planning & Program Oversight	\$2,761,921
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	\$15,009,60
<u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u>	
13 <u>CHOO Development Loan Program</u>	\$1,216,076
14 <u>HOME Project Cost</u>	\$450,000
15 <u>HOME Program Administration</u>	\$589,796
16 <u>Dallas Homebuyer Assistance Program</u>	\$400,000
17 <u>Housing Development Loan Program</u>	\$4,277,307
Homeownership Opportunities Sub-Total	\$6,933,179
TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	\$6,933,17
<u>EMERGENCY SOLUTIONS GRANT (ESG)</u>	
18 <u>Emergency Shelter</u>	\$568,435
19 <u>Street Outreach</u>	\$153,673
Essential Services/Operations Sub-Total	\$722,108
20 <u>Homelessness Prevention</u>	\$246,086
Homeless Prevention Sub-Total	\$246,086
21 <u>Rapid Re-Housing</u>	\$180,813
Rapid Re-Housing Sub-Total	\$180,813
22 <u>ESG Administration</u>	\$92,003
Program Administration Sub-Total	\$92,003
TOTAL EMERGENCY SOLUTIONS GRANT	\$1,241,01

SCHEDULE A
FY 2023-24 HUD CONSOLIDATED PLAN BUDGET

Project Name		Amount
<u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u>		
23	<u>Emergency/Tenant Based Rental Assistance</u>	\$5,918,510
24	<u>Facility Based Housing</u>	\$2,682,450
25	<u>Housing Placement & Other Support Services</u>	\$163,395
26	<u>Housing Information Services/Resource Identification</u>	\$160,500
	Other Public Services Sub-Total	\$8,924,855
		\$288,138
27	<u>Program Administration/City of Dallas</u>	\$391,620
28	<u>Program Administration/Project Sponsors</u>	\$679,758
	Program Administration Sub-Total	<u>\$9,604,61</u>
<u>TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS</u>		
GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET		\$32,788,405

APENDIX C

CR-05 - Goals and Outcomes

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

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 Consolidated Annual Performance and Evaluation Report (CAPER). This report details the allocation and utilization of the City's Consolidated Plan grant funds, covering expenditures and accomplishments for the fourth year of the Five-Year Consolidated Plan, spanning from FY 2019-20 to FY 2023-24. 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 report summarizes the period from October 1, 2022, to September 30, 2023, reflecting the City's commitment to bettering the lives of its citizens.

Decent, Affordable Housing

To promote decent, safe, and affordable housing, the City administered 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. Highlights include:

- The City used Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to construct a total of 638 new housing units that are occupied by low- and moderate-income renters. Also, 47 housing units owned by low- and moderate-income (LMI) households were rehabilitated during FY 2022-23.
- Homeownership assistance was provided to 15 LMI households through the Dallas Home Buyers Assistance Program (DHAP), utilizing both CDBG and HOME funds.
- Emergency Solutions Grant (ESG) funds were used to provide an array of services to a total of 4,185 persons experiencing homelessness and those at risk of homelessness.
 - ESG funds were used to serve a total of 4,185 persons. Operational funds received by emergency and transitional shelters were used to provide services to 3,698 persons, and 333 people received street outreach services. Homeless prevention services aided 134 persons at risk of becoming homeless. ESG funds were used to provide Rapid Re-Housing assistance for 20 persons this year.
 - ESG-CV CARES Act funds were used to provide additional services, including emergency shelter, homeless prevention, and rapid re-housing to a total of 5,595 persons experiencing homelessness, and those at risk of homelessness, due to the COVID-19 pandemic.

- Housing Opportunities for Persons with AIDS (HOPWA) funds were used to provide assistance across all services for a total of 955 unduplicated households, comprised of 955 persons living with HIV/AIDS in the Dallas EMSA, with 325 family members (total of 1,285 persons). Of those, 786 households received housing assistance, as follows: 293 received TBRA assistance (36.8%) and 267 received STRMU assistance (33.5%), with 191 housed in facility-based permanent housing (24.0%) and 25 housed in facility-based short-term/transitional housing (3.1%), and 10 receiving permanent housing placement assistance (1.3%). Note that 5 households received both TBRA and PHP assistance. In addition, 167 households received housing information services, and 7 households received childcare separate from housing assistance.

Suitable Living Environment

To create a suitable living environment, the City managed programs and allocated funds aimed at enhancing public infrastructure and delivering essential services to diverse groups including children, youth, seniors, and others.

- One public improvement project was completed in FY 2022-23 with CDBG funds; this project served 20,760 low- and moderate-income households in neighborhoods across Dallas. Project includes:
 - The City provided grant funds to renovate the Vickey Meadow Community Court (Vickery Justice Center). Renovations include significant upgrades such as the installation of a new security fence, a new drive gate and walk gate, a panic bar, a push button mechanical lock, an auto gate, new phase 3 electrical service, sidewalk improvements, landscaping, curb and gutter installations, and drainage enhancements. Additional post-renovation tasks include Gypcrete roof repairs, beehive removal, crushed granite replacement, and the repainting of affected areas.
- Two Public Improvement projects were funded during the fiscal year. Each project is currently pending completion and is expected to create a more suitable living environment for low-income households in Dallas.
 - Sidewalk Improvements: Funds are designated for the reconstruction of sidewalks and the installation of Barrier Free Ramps (BFRs) on both sides of three key areas: (1) the 3700 to 4000 Block of North Hampton Road, spanning from Bickers Street to Canada Drive, Dallas, Texas 75212; (2) the 1600 to 2400 Block of W Illinois Ave., extending from S. Franklin Street to Rugged Drive, Dallas, 75224; and (3) the 500 to 800 block of E 6th St, stretching from Marsalis Ave to E Jefferson Blvd, Dallas, Texas 75203. The project's scope has various enhancements, including the installation of five-foot-wide and four-inch-thick reinforced concrete sidewalks, curb, and gutter replacements, drive approaches, new slope-downs, Barrier Free Ramps (BFRs), and additional elements essential for ADA compliance. Notably, when replacing sidewalks adjacent to curbs/gutters and streets not meeting proper grade standards (e.g., base failure, sunk, broken), partial repairs will be conducted

children and 171 households, which does not exceed the goal of 400 children. The goal was not reached due to increasing childcare costs per child.

- **Community Courts** - neighborhood-focused courts that play a vital role in addressing complex individual problems and building stronger communities. The program goals are swift justice, visibility, and community restitution. This program allows the City to focus and leverage its resources in geographically targeted areas to maximize program benefits and neighborhood impact. The Community Courts program assists defendants charged with code violations and quality of life crimes by providing short term intensive case management services. These services include substance abuse treatment, job training and employment services, basic life skills, code compliance education courses, and housing services, as needed. In lieu of court costs and fines, defendants perform supervised community service hours in the community where their crimes were committed. There were 212 unduplicated defendants served or 21% of the 1,020 estimated.
- **CV-Emergency Assistance Program** – Provided short-term mortgage and rental assistance to help persons/households who are at-risk of homelessness due to loss of income as a result of the COVID-19 pandemic. Efforts played a pivotal role in helping individuals and families regain stability by securing permanent housing. The program served 143 households, which exceeded the goal of 100 households.
- **CV-Drivers of Poverty/Childcare** - Provided essential items and services to individuals who were economically impacted by the COVID-19 pandemic. Service Types included Client Assistance Programs that provided food and other essentials, mental health financial assistance and services, and additional services for overcoming barriers. Programs also provided childcare services to families to enable parents to participate in job skills training and educational opportunities and provide assistance with health care expenses for preventive and COVID-related health care needs. The program served 18,579 households/children, which exceeded the goal of 325.
- **Eviction Assistance Initiative** – provided legal representation, education, and training to tenants (individuals and families with low and-moderate-incomes) that have been impacted by COVID-19 who were facing eviction. Through CDBG-CV funds, this initiative served 566 low- and moderate-income persons at risk of eviction due to the pandemic. As eviction moratorium protections expired, the number of evictions began to increase for tenants negatively impacted by the pandemic. The effects of the pandemic continue to have a significant impact for Dallas residents. The growing partnership and constant communication with Legal Aid of NorthWest Texas continues to expand services and enables residents who face challenges paying rent to remain in their homes.

Economic Development

- To promote local economic opportunities, CDBG-CV CARES Act funds were made available to provide workforce training and education for employment opportunities to Dallas residents. In FY 2022-23, Workforce Training Programs provided 178 persons with

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	\$ 19,291,258	\$ 19,416,207
HOME	public - federal	\$ 6,940,498	\$ 1,540,945
HOPWA	public - federal	\$ 8,469,139	\$ 7,852,071
ESG	public - federal	\$ 1,268,197	\$ 1,086,035
OTHER	public - federal	\$ 0	\$ 8,183,872

Narrative

CDBG: The City successfully undertook and administered several CDBG-funded projects during the 2022-23 program year. Activities funded included acquisition of real property, economic development, construction of housing, direct homeownership assistance, home rehabilitation, public facilities improvement, neighborhood facility improvement, public services, and administration costs. In FY 2022-23 the City expended \$19,416,207 in CDBG funds.

HOME: The City successfully undertook and administered several HOME funded projects in program year 2022-23. Activities funded included granting loans to developers to build affordable housing, the Dallas Home Buyers Assistance Program, and administration costs. In FY 2022-23 the City expended \$1,540,945 in HOME funds.

HOPWA: The City successfully undertook and administered several HOPWA projects in program year 2022-23. Activities funded included operation of housing facilities for homeless persons with HIV/AIDS and their families, homeless prevention services, distribution of housing information, HIV supportive services, and rental assistance. In FY 2022-23 the City expended \$7,852,071 in HOPWA funds.

ESG: The City successfully undertook and administered several ESG projects in the program year of 2022-23. 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 2022-23 the City expended \$1,086,035 in ESG funds.

OTHER: The City successfully undertook and administered several projects through the CARES Act, including CDBG-CV, ESG-CV, and HOPWA-CV to prevent, prepare for, and respond to COVID-19. These included:

- CDBG-CV: Activities funded through CDBG-CV included emergency assistance, including rental, mortgage, and utility assistance, small business grants and loans, eviction assistance, workforce development, Section 108 debt payment, and administration costs. In FY 2022-23 the City expended \$3,401,043 in CDBG-CV funds.
- ESG-CV: Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, and administration costs. All activities were used to prevent, prepare for, and respond to COVID-19. In FY 2022-23 the City expended \$4,607,484 in ESG-CV funds.
- HOPWA-CV: In FY 2022-23 the City expended \$175,345 in HOPWA-CV funds to provide emergency short-term rent, mortgage, and utility payments to prevent persons living with HIV/AIDS and their families from becoming homeless in response to the COVID-19 pandemic. HOPWA-CV funds have also been allocated to support the operation of housing facilities, as well as additional emergency/tenant based rental assistance, for persons with HIV/AIDS and their families during the COVID pandemic. All HOPWA-CV activities are intended to prevent, prepare for, and respond to COVID-19.

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%	
Midtown Redevelopment Area ("generally" CTs- 96.04 partial tract [pt.], 132.00 pt., 136.08 pt., 136.15, 136.16, 136.23 pt., 136.24, pt., 136.25 pt., 136.26 pt., 138.06 pt.)	0%	0%	Not funded in FY 2022-23.
High Speed Redevelopment Area ("generally" CTs- 31.01 pt., 34.00 pt., 41.00 pt., 100.00 pt., 204.00pt.)	0%	0%	Not funded in FY 2022-23
Wynnewood Redevelopment Area ("generally" Cts- 54.00 pt., 56.00 pt., 62.00 pt., 63.01 pt., 63.02)	0%	0%	Not funded in FY 2022-23
Red Bird ("generally" CTs – 109.02 pt., 109.03 pt., 109.04., 166.05 pt. 166.07 pt.)	0%	0%	Not funded in FY 2022-23
LBJ Skillman Stabilization Area ("generally" CTs- 78.10 pt., 78.11 pt., 78.25 pt., 78.27 pt., 130.08 pt., 1785.03, 185.05 pt., 185.06 pt., 190.19 pt., 190.35 pt.)	0%	0%	Not funded in FY 2022-23
Vickery Meadows Stabilization Area ("generally" CTs- 78.01 pt., 78.09 pt., 78.12 pt., 78.15 pt., 78.18, 78.19, 78.20 pt., 78.21, 78.22 pt., 78.23 pt., 79.10 pt., 79.11 pt., 79.12 pt., 131.01 pt.)	0%	0%	Not funded in FY 2022-23

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Casa View Stabilization Area ("generally" CTs- 82.00 pt., 124. Pt, 125.00 pt., 126.01 pt., 126.03 pt., 127.01 pt., 127.02 pt., 128.00 pt.)	0%	0%	Not funded in FY 2022-23
East Downtown Stabilization Area ("generally" CTs-17.01 pt., 16.00 pt., 22.00 pt., 21.00 pt., 31.01 pt., 20.40 pt., 17.04 pt.)	0%	0%	Not funded in FY 2022-23
West Dallas Stabilization Area ("generally" CTs- 101.01 pt., 101.02 pt., 43.00 pt., 205.00 pt.)	0%	0%	Not funded in FY 2022-23
Forest Heights / Cornerstone Heights Stabilization Area ("generally" CTs- 34.00 pt., 37.00 pt., 38.00 pt., 40.00 pt., 203.00 pt.)	0%	0%	Not funded in FY 2022-23
The Bottom Stabilization Area ("generally" CTS – 20.00 pt., 204.00 pt., 41.00 pt., 48.00 pt.)	0%	0%	Not funded in FY 2022-23
Red Bird North Stabilization Area ("generally" CTs – 109.03 pt., 109.04 pt., 165.02 pt.)	0%	0%	Not funded in FY 2022-23

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Southern Gateway Emerging Market Area ("generally" CTs -47.00 pt., 48.00 pt., 41.00 pt., 49.00 pt., 50.00 pt., 54.00 pt., 62.00 pt.)	0%	0%	Not funded in FY 2022-23
Peasant Grove Emerging Market Area ("generally" CTs 92.02 pt., 93.01 pt., 93.04 pt., 116.01 pt., 116.02 pt., 117.01 pt., 118.00 pt.)	0%	0%	Not funded in FY 2022-23
University Hills Emerging Market Area ("generally" CTs 112.00 pt., 113.00 pr., 167.01 pt.)	0%	0%	Not funded in FY 2022-23

Narrative

CDBG projects are allocated to CDBG-eligible geographic areas based on the low- and moderate-income criteria established by HUD under the area-wide benefit activity. Areas with concentrations of low-income families are census tracts in which 50 percent or more of the families residing in the tract have annual incomes below 80 percent of the Dallas Area Median Family Income (AMFI). With some exceptions, concentrations of low-income to very low-income African American and Hispanic populations are in South Dallas and West Dallas, while many immigrant and refugee populations reside in various northern pockets. The housing stock in these areas need repairs and updated infrastructure. Many of these areas have limited grocery stores, transportation, and other retail options. Residents in these areas must travel farther to work and to access affordable shopping, placing an additional cost burden on these households.

Over the past program year, the City has diligently pursued ongoing enhancements and adjustments to the Comprehensive Housing Policy (referred to as the "Plan"), originally adopted by the City Council on May 9, 2018. These efforts aim to proactively respond to dynamic market conditions that have historically resulted in disinvestment within certain communities, all while striving to effectively cater to the evolving needs of our residents.

In a significant transition, the City has replaced the former Comprehensive Housing Policy with the forward-thinking Dallas Housing Policy 2033 (DHP 33), effective April 12, 2023. This shift marks a departure from a production-focused model to an impact-driven paradigm, rooted in the belief that equity, particularly racial equity, reduces disparities and enhances outcomes. Guided by the Market Value Analysis (MVA) approach, the new plan updates and supersedes elements

from the forward Dallas! Comprehensive Plan of 2005 and the 2015 Neighborhood Plus Plan. The DHP33, in collaboration with the Racial Equity Plan that was adopted by City Council on August 24, 2022, charts a course toward safe, healthy, and sustainably equitable neighborhoods, signaling a fundamental change in the City's approach to achieve greater racial equity and prosperity. The changes solidify the City's commitment to providing diverse housing options, improved neighborhoods, and inclusive growth for residents.

Improvements to public facilities and infrastructure in low- to moderate-income geographic areas through the city improved quality of life for approximately 20,760 residents through one public improvement project that was completed in FY 2022-23 with CDBG funds. The Project includes:

- The City provided grant funds to renovate the Vickey Meadow Community Court (Vickery Justice Center). Renovations included significant upgrades such as the installation of a new security fence, a new drive gate and walk gate, a panic bar, a push button mechanical lock, an auto gate, new phase 3 electrical service, sidewalk improvements, landscaping, curb and gutter installations, and drainage enhancements. Additional post-renovation tasks included Gypcrete roof repairs, beehive removal, crushed granite replacement, and the repainting of affected areas.

Leveraging

CDBG: During the program year, \$19,279,271 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
- Grants awarded to the Community Courts from the Substance Abuse and Mental Health Services Administration and the Texas Veteran's Commission to assist the Courts' work in providing high-risk and high-need defendants with treatment services and assisting veterans with substance use disorders

CDBG grant funds allow the City to help more residents, effect greater change, and increase the impact of CDBG funded activities through education, training opportunities, social services, economic development, job creation, affordable housing construction, public facilities and infrastructure improvements, and repairs for qualifying homeowners.

HOME: During the program year, the City expended \$184,793.57 in total HOME funds across the HOME Program. All HOME funds expended are subject to match, except for funds used for HOME Program administration and planning, and CHDO operating and capacity building. Additionally, all HOME Program expenditures paid with program income are not subject to match. Due to fiscal distress, the City continues to qualify for a 50 percent reduction of the required HOME match contribution; the City's match liability is 12.5 percent of total HOME funds drawn subject to match. The City completes its own analysis to determine its match liability under HOME program. Due to COVID-19, the City elected to participate under HUD's waiver for match. In FY 2022-23, the City did not bank additional match funds.

HOPWA: During FY 2022-23, \$8,022,071 in HOPWA funding was expended, with \$3,327,499 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 41.5%. The City has several community-based partners providing services to eligible persons under the HOPWA program. In addition to HOPWA, most of these partners receive funding for housing and HIV/AIDS services from other grant sources, which are used in conjunction with HOPWA funding to provide clients with a broad range of supportive services in the continuum of care.

ESG: The City of Dallas leveraged ESG funds during the FY 2022-23 program year. The City, as well as its sub-recipients, are required to match ESG funds dollar-for-dollar. Matching funds of at least \$1,086,035 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	\$8,377,570
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,377,570
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,377,570

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	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/ Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated Labor	Bond Financing	Total Match
No Match Requirement For FY 2022-23 due to COVID-19 Waiver.								

Program Income**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
\$425,212.55	\$0	\$425,212.55	\$0	0

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

To improve the competitiveness of minority and women owned business, the City Manager established and dedicated resources to the Small Business Center (SBC). The SBC intends to create new partnerships, and work alongside current business and economic ecosystems to advance the mission.

The Small Business Center (SBC) strives to:

- Facilitate strategic business guidance and serve as a resource arm to bring together the City's business diversity, workforce development, and entrepreneurship support-related activities
- Champion the growth and development needs of small businesses in Dallas
- Convene and leverage existing external efforts to address challenges impacting workforce readiness, capacity building of minority, women, and veteran-owned businesses, business startups and retention strategies, and residents' re-entry services
- Advocate for the importance of diversity and inclusion in the awarding of City contracts

The SBC created the South Dallas Fair Park Opportunity Fund Program and the Southern Dallas Investment Fund to MLK Kingdom Complex LLC to support the community empowerment and small business growth in South Dallas. The fund will invest in historically underserved and overlooked communities in South Dallas and build a stronger and healthier economic community.

The SBC has implemented the Dallas Accelerators Program, which is designed to assist business owners to rebound from the economic downturn caused by the pandemic and to support the existing City Partnerships and Mentor Protege Program for equity in capacity building of minority owned small businesses. The program will provide educational resources that solidifies stability of small business while leveraging educational entrepreneurship and chamber of commerce business programs. The Mentor-Protege Program launched in October 2023 and will provide opportunities for M/WBES to be matched with a general contractor/ fortune 500 company for one-on-one individual mentoring sessions that will assist them to better lead and grow the capacity of their companies. This program is designed as a 12-month program.

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	1
Dollar Amount	\$0	\$0	\$0	\$0	\$2,500,000

There was 1 rental property receiving HOME Program assistance during the fiscal year which had minority ownership.

In FY 2022-23, one contract was 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	29	1,087
Number of non-homeless households to be provided affordable housing units	96	700
Number of special-needs households to be provided affordable housing units	660	560
Total	785	2,347

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	689	1,647
Number of households supported through the production of new units	40	638
Number of households supported through rehab of existing units	40	47
Number of households supported through acquisition of existing units	16	15
Total	785	2,347

Table 11: Affordable housing was provided to **2,347** households. This includes:

- A total of **1,087** homeless households were provided with affordable housing units: 20 through the Rapid Rehousing assistance program using ESG funds and 1,067 using ESG-CV funds and other COVID-19 resources.
- A total of **700** non-homeless households were provided affordable housing units: 15 through the Dallas Home Buyer Assistance Program (DHAP), 47 through rehabilitation and reconstruction programs (HIPP), and 638 units were constructed through the Development Loan Program (RDALP).
- A total of **560** special-needs households were provided affordable housing units: 293 through the Housing Opportunities for Persons with AIDS (HOPWA) funded tenant-

based rental assistance (TBRA), and 267 through HOPWA funded permanent facility-based housing.

Collectively, the City exceeded expectations by achieving 271% of its affordable housing goal of 785 households. Notably, there was an unexpectedly high demand for housing, particularly among special-needs and homeless households.

Table 12: Number of households supported: **2,347** including:

- **1,647** households were supported through the provision of rental assistance: 560 households were served through HOPWA funded programs, 1,087 units through the ESG, ESG-CV funded Rapid Re-housing program.
- **638** households were able to purchase a newly constructed home through the production of new housing units through the Development Loan Program
- **47** households were supported through rehab of existing housing units
- **15** households received assistance through the Dallas Home Buyer Assistance Program (DHAP)

The program counts included in Tables 11 and 12 are inclusive 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.

The City of Dallas annually assesses its progress in meeting goals outlined in the FY 2019-2024 Consolidated Plan through development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an opportunity for the City to evaluate the performance of its programs and services and to determine whether modifications to the current five-year goals are needed. The City evaluates performance each year and trends over time to inform and adjust future targets and funding levels.

Table 13 – Number of Households Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	9,209	0
Low-income	2,088	0
Moderate-income	1,954	15
Total	13,251	15

Narrative

During the 2022-23 program year, CDBG and HOME funds addressed the five priorities identified in the Five-Year Consolidated Plan: 1) Affordable Housing, 2) Homelessness, 3) Public Services, 4) Public Improvements and 5) Economic Development. In cooperation with the Dallas Housing Authority (DHA) and other community partners, the City addressed affordable housing by utilizing both CDBG and HOME funds.

CDBG: Affordable housing activities supported by FY 2022-23 CDBG funds included acquisition of real property, rehabilitation of existing housing units, home ownership assistance, and COVID-19 emergency rental and mortgage assistance to eligible homebuyers. Information gathered throughout all the programs offered indicates CDBG funds were used to provide affordable housing assistance to a total of **13,251** households, which includes:

- **9,209** extremely low-income households (less than or equal to 30 percent Area Median Family Income - AMFI)
- **2,088** low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- **1,954** moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

HOME: Activities supported by FY 2022-23 HOME funds included construction subsidy provided to developers to build new affordable housing units, and homebuyer assistance for the purchase of new or existing properties. HOME funds assisted a total of **15** households, including:

- **15** moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

The Dallas Housing Authority (DHA) has set aside project-based vouchers for disabled, income-eligible residents. Additionally, the City's Housing Department issued a Notification of Funds Available (NOFA) for multi-family housing construction. In partnership with DHA, 15 percent of DHAs Housing Choice Vouchers (HCVs) are set aside for special needs populations within the developments funded through the City. The City and DHA continue to work with landlords and developers to accept HCVs and/or develop affordable rental units with project-based vouchers for all or a portion of the units.

During FY 2022-23, Development and CHDO Development Programs provided developers with loans or grants for the acquisition of vacant and improved properties, development costs, operating assistance, and development of affordable housing multifamily and single-family units. In FY 2022-23, the City was to develop 20 units with CDBG and 97 units with HOME funds. Due to a variety of factors beyond the programs control, the city was unable to reach its goal. Factors that contributed to the delayed production of units include: 1) rising interest rates further exacerbating financing costs, 2) increased labor rates, 3) permitting and zoning delays, and 4)

city internal process delays affecting the timing of contract execution. Housing spent significant time with CHDO applicants through certification of one (1) new CHDO, Brompton Community Housing Development Corp., and recertification for two (2) existing CHDOs, Builders of Hope CDC and Notre Dame Place, Inc. The City is currently under contract with all three CHDOs in the amount of \$6,224,131.00 for the construction of 106 single-family and multifamily units in phase I of their projects. Additional development projects contracted in FY 2022-23 include Westmoreland Station Apartments in the amount of \$8,000,000.00 for the development of 248 CDBG and HOME multifamily units and Midpark Towers in the amount of \$2,500,000.00 for the development of 202 multifamily CDBG units. Six hundred thirty-eight new multifamily units were completed in FY 2022-23.

The city offered down payment and closing cost assistance to 15 homebuyers, spending an average of \$45,840 per person.

City-wide, 47 homeowners were approved for home repairs and all repairs were completed during FY 2022-23 for an expenditure of approximately \$3.9M.

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) owns and manages approximately 3,169 units of public housing located throughout the city of Dallas. Housing is provided in both single-family and multifamily facilities. DHA also has approximately 20,010 Housing Choice Vouchers ("HCV") for families to locate housing in the private market in the North Texas area it serves. Through its PHA Plan process DHA sets goals for the agency to address the needs of its Public Housing and HCV participants. The most recent goals were adopted by DHA's Board of Commissioners 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.

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

- DHA issued a Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. Through this RFQ process DHA has selected 18 development partners.
- In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction provides 347 apartment units, of which 174 are leased to low-income families at 80 percent of Area Median Income (AMI).
- Construction of The Oaks, a 260-unit mixed income housing development for seniors was recently completed. The Oaks was constructed on the former Brooks Manor public housing site.
- In December 2021, DHA closed on a mixed-income development in a high opportunity area with its development partner, Fairfield Residential. This 475-unit apartment complex is currently under construction and is expected to be complete in 2025.
- In March 2022, DHA closed on Rosemont at Sierra Vista and Rosemont at Mission Trails with its partner Alliant Strategic Investments, preserving 500 units of affordable housing.
- In June 2022 DHA closed on Estelle Village with its development partner, Community Planning Partners/Belveron. Renovation of this 300-unit affordable housing development in southeast Dallas is nearing completion.
- DHA continues to conduct in-person Landlord workshops and provide landlord/property owner education and outreach through a virtual platform.
- Since January 2020 DHA has welcomed more than 1,000 new landlords/business partners in the Housing Choice Voucher (HCV) program.
- DHA released a Request for Proposals (RFP's) for Project-Based Voucher (PBV) rental units/assistance.
- Since January 2020, DHA has executed four (4) new PBV Housing Assistance Payment (HAP) Contracts and four (4) Agreements to Enter into a HAP Contract (AHAP) totaling 381 assisted units.

- DHA has also awarded one (3) Mainstream and one (2) Walker PBV HAP contracts totaling 268 units.
- DHA launched Children First North Texas (CFNTX) program, focusing on moving families out of high poverty neighborhoods, into areas of opportunity.
- DHA maintains site-based waiting lists to enable applicants to select the development in which they would like to reside, applicant may apply for admission to any open waiting list.
- Waitlists remain open to give clients a larger window to apply.
- Incentive transfers are offered to clients, who have a proven history of good payment standards and no lease infractions, wishing to move into “high opportunity” areas, to provide a variety of options.

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 participates in a national Family Self-Sufficiency (FSS) Study, led by MDRC; where researchers are studying the overall impact of FSS services provided by the Public Housing Authority (PHA).
- DHA partnered with John’s Hopkins University and the University of Michigan to track the health outcomes of families with children between the ages of 3-10, based on having rental assistance.
- DHA currently supports approximately 800 families in the Family Self-Sufficiency program and continues to promote overall self-sufficiency in the HCV program.
- DHA enrolled 330 new families to the FSS program, graduated 57 FSS families, and issued 36 new Homeownership vouchers.
- DHA continues to promote the opportunity of Homeownership, and currently assists 84 families with mortgage assistance.
- DHA issued a Request for Proposals (RFP), for Section 8 Project Based Vouchers for Newly Constructed Seniors-Only Rental Housing.
- DHA partnered with Metro Dallas Homeless Alliance and the Veterans Administration to increase VASH utilization and strive to end Veteran homelessness.
- DHA received \$20M in Emergency Rental Assistance (ERA1) and \$19M in ERA2 funding from the City of Dallas to assist COVID-impacted Dallas Residents. DHA developed in-house, an automation-driven system allowing for the efficient and accurate processing of thousands of applications. In sum, DHA assisted 1,700 COVID-impacted households.
- The Dallas R.E.A.L. Time Rapid Rehousing Initiative Project seeks to house approximately 2,762 families experiencing homelessness in the local Continuum of Care. DHA serves as the rental administrator for the Project, processing applications and payments.
- DHA Residential Housing staff members collaborate with its community partners to improve quality of life through Resident Empowerment.
- After-School Tutoring Programs – DHA partners with non-profit organizations to provide tutoring programs for resident youth on-site at DHA-owned properties.
- Head Start of Greater Dallas - DHA has partnered with Head Start of Greater Dallas for more than 20 years to provide childcare. Head Start facilities are located at DHA’s Roseland, Frazier, Buckeye Trails, and Lakewest housing communities. These centers offer a variety of supportive resources for families including computer skills; creative arts; educational activities; health check-ups; family services; and nutritious meals and snacks.

- DHA provides educational opportunities including scholarships for undergraduate studies; scholarships for returning to college after a brief break; assistance with GED preparation; internships; and skills workshops.
- DHA has partnered with the University of Houston College of Optometry who operates the Cedar Springs Eye Clinic. The clinic focuses on vision care and provides services including eye exams, prescriptions for glasses and comprehensive care for eye conditions.
- DHA onsite resident service coordinators work with partners to provide a variety of onsite services to help support and enrich our families including: first-time home buyers seminars; crime watch meetings; resident meetings; credit repair workshops; resume writing assistance; job searches; certification classes; women's empowerment programs; fitness classes for seniors; grocery shopping trips; support groups (peer-to-peer and substance abuse); mental health seminars; social activities for seniors (brunch, bingo, luncheons, movies, arts & crafts).

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

- The COVID-19 pandemic greatly affected the construction improvements DHA could make at its public housing sites. Since January 1, 2020, however, DHA has completed approximately \$15.5 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 improvements is provided below:

Site	Improvement
Monarch Townhomes	Replace HVAC
Carroll Townhomes	Replace HVAC
Little Mexico Village	Replace roofs
Brackins Village	Replace roofs
Kingbridge Crossing	Replace kitchen cabinets and flooring in Community Building
Audelia Manor	Replace elevators
Cliff Manor	Replace elevators
Park Manor	Replace elevators
Military Parkway	Replace roofs
Hidden Ridge Apartments	Replace roof vents and awnings
Single Family Homes	Concrete repairs
Renaissance Oaks	Replace roofs
Villa Creek	Fire Repair
Hidden Ridge	Concrete Repair
Buckeye Head Start	Car Accident Repair
Lakewest Village	Replace Roofs
Frazier	Replace Hot Water Heaters
Carroll Townhomes	Replace Roofs
Monarch Townhomes	Replace Roofs
Carroll Townhomes	Exterior Paint & Gutters
Monarch Townhomes	Exterior Paint & Gutters
Hidden Ridge	Roof Repair
DHA HQ Building	Recycle Bin Pad at Loading Dock
Lakeview Townhomes, Hamptons at Lakewest &	Sidewalk Repairs

Villa Creek Apartments	
Kingbridge Crossing	Sidewalk Repairs
Frazier Fellowship	Sidewalk Repairs
Frazier Mill City	Sidewalk Repairs
Wahoo Frazier	Sidewalk Repairs
Hidden Ridge	Stair Landing Repair
Multiple Sites	Winter Storm Repairs
DHA HQ Building	Renovation of First Floor
Lakeview Townhomes	Interior renovation including kitchens, bathrooms, flooring, painting, etc. Exterior repairs and painting.
Hidden Ridge Apartments	Security cameras
Kingbridge Crossing	Security cameras
Hamptons at Lakewest	Security cameras
Park Manor	Fire alarm system upgrade
Hidden Ridge	Unit repairs due to fire and vandalism
Park Manor	Replace elevators
Single Family Homes	Replace fence
Villas of Hillcrest	Repair retaining wall; landscape improvements
Cedar Springs Place	Sidewalk repair
Roseland Estates	Replace fascia, soffit, wood trim, gutters & exterior paint
Roseland Estates	Repair Fire Damage Unit
Carroll Townhomes	Replace Roofs
Carroll Townhomes	Replace fascia, soffit, wood trim & exterior paint
Carroll	Concrete repairs, parking lot restriping & wash
Monarch Townhomes	Replace Roofs
Monarch Townhomes	Replace fascia, soffit, wood trim & exterior paint
Monarch	Concrete repairs, parking lot restriping & wash
Renaissance	Replace locks
Roseland Scattered Sites	Replace Roofs
Roseland Scattered Sites	Replace fascia, soffit, wood trim, gutters & exterior paint
Little Mexico Village	Fire lane striping & address on signs
Little Mexico Village	Retaining Wall; Replace
Frazier Fellowship	Paint, Exterior; Replace Fascia, Soffit & Wood Trim
Frazier Fellowship	Wood Columns, Parapet; Repair
Wahoo Frazier	Replace Roofs
Wahoo Frazier	Replace fascia, soffit, wood trim, gutters & exterior paint
Mill City	Replace playground
Kingbridge Crossing	Fence Repair and Painting
Lakeview Townhomes	Laundry Room Repair & Renovation
Lakewest Multipurpose Center	Repair skylight
Lakewest Multipurpose Center	HVAC in Gym; Repair
Park Manor	Fire Alarm System Upgrade
Park Manor	Communication equipment for security cameras
Park Manor	HVAC; Repair
Barbara Jordan Square	Replace circulation pumps
Larimore Lane	Parking restriping & wash
Hillcrest	Retaining wall

Hidden Ridge	Repair Fire Damage Unit
Hidden Ridge	Balcony Repairs
Buckeye Trails Common I	HVAC in Community Building; Replace
Lakeview Townhomes	Laundry Room Repair & Renovation

DHA continues to partner with an Artificial Intelligence (AI) firm to help improve the overall efficiency of program activities, electronic and live forms of communication, and enhanced experience for landlords working with families receiving voucher assistance.

DHA has further expanded the use of technology by utilizing an online platform for all annual and interim certifications.

DHA launched an online chat feature, for landlords/business partners and HCV families.

During the COVID pandemic, DHA implemented several policies and workflows to accommodate clients with transitioning to online interim/annual recertifications and reports of changes, emergency work order protocol, and "no touch" leasing, digital file conversion.

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 issued a Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. Through this RFQ process DHA has selected 18 development partners.
- In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction provides 347 apartment units, of which 174 are leased to low-income families at 80 percent of Area Median Income (AMI).
- Construction of The Oaks, a 260-unit mixed income housing development for seniors was recently completed. The Oaks was constructed on the former Brooks Manor public housing site.
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- In March 2022, DHA closed on Rosemont at Sierra Vista and Rosemont at Mission Trails with its partner Alliant Strategic Investments, preserving 500 units of affordable housing.
- In June 2022 DHA closed on Estelle Village with its development partner, Community Planning Partners/Belveron. Renovation of this 300-unit affordable housing development in southeast Dallas is nearing completion.

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 offers the Family Self-Sufficiency Program (FSS) to public housing and Section 8 residents. A large variety of FSS related services were offered through agreements with other service entities or through DHA staff. Services include education programs for all ages, job training and job search assistance, and support services such as transportation, health services and childcare programs. DHA has intensified efforts to increase the number of residents participating in the FSS program and closely monitors individuals and families as they prepare to graduate from the program.

Education: Through the Opportunity Rising Program, DHA continues to award scholarships to graduating high school seniors so they may attend college. The Opportunity Rising Program also provides scholarships to college students continuing their education and to students returning to college after a break. Scholarships are awarded to participants in DHA's public housing and housing choice voucher programs.

In 2022, youth and their families were able to attend a free community event hosted at St. Luke Community Church which featured Qubilah Shabazz, daughter of Malcom X on the Yanga Journeys to Freedom tour. DHA continues to work with on-site providers at most housing sites. The providers include, but are not limited to, Youth 180, Texas Rangers, Mercy Street, Frazier Revitalization, Behind Every Door and Bridge Builders to provide students with homework assistance, sports activities, mentoring, and character development.

Job Training and Job Search Assistance: DHA partners with Workforce Solutions of Greater Dallas and First Step Staffing on job training and job search assistance to residents. Through the continued Resident Opportunity and Self-Sufficiency (ROSS) program, the resident services coordinators continue to offer workshops with partners such as ResCare and Dallas College for assistance to all public housing residents for employment and training opportunities.

The Resident Services Department Service Coordinators continue to provide information related to local job fairs and training opportunities to residents on a monthly basis through postings on properties and email outreach.

Support Services: DHA continues to provide on-site resident services coordinators at its public housing sites to assist residents with needed resources and services to help them to become self-sufficient or allowing them to age in place, if applicable. These services include summer and afterschool meal and snack programs for youth, parenting classes, housekeeping, counseling, mental health services, financial coaching and counseling services and resources. The Resident Services Coordinators focused on providing emergency preparedness resources to residents during National Preparedness Month given the natural disasters faced by Texas over the past few years. In October, DHA coordinates 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 has continued to partner with Dallas County Office of Aging for on-site programming for seniors at Roseland Gardens and Buckeye Commons. In 2022, DHA began a partnership with Parkland Hospital and opened community HUBs to serve the southern sector of Dallas at Park Manor and Buckeye Commons, by offering weekly on-site free medical services to residents.

Section 3: DHA has an active Section 3 program and strongly supports opportunities for Section 3 residents to access education, training, and employment opportunities. Where applicable, the DHA procurement process includes in its selection criteria efforts to employ Section 3 residents. In 2019, DHA met or exceeded HUD's goals for Section 3 new hires, non-construction spending, and construction spending in both the Operating Fund and Capital Fund. Additionally, the Section 3 program promotes economic development and self-sufficiency through entrepreneurial and community reinvestment opportunities. This occurs through DHA's resident and employment coordinators who work closely with residents to provide employment, education, and training opportunities through DHA's partnership with potential employers, and with for-profit and nonprofit entities in the community. In 2019, there were 312 new hires for opportunities funded through the Capital Fund (primarily construction contract workers) and 38 new hires through the Operating Fund (primarily technical professionals). In 2020, HUD revised the Section 3 rule to improve a focus on economic opportunity outcomes while simultaneously reducing the regulatory burden. DHA began reporting under the revised Section 3 rule on March 1, 2023.

Actions taken to provide assistance to troubled PHAs

The Dallas Housing Authority is not a troubled housing authority.

HOME: The activities carried out with HOME program funds for FY 2022-23 were consistent with the objectives of the Consolidated Plan Strategy. The City's overall goal was to promote and strengthen the stability, development, revitalization, and preservation of Dallas neighborhoods. There are several housing objectives that contribute to helping achieve this goal, including: increasing homeownership opportunities for low- and moderate-income renter households, reconstruction of substandard, owner-occupied homes, and new construction of affordable housing for homeowners and renters.

HOME activities served 15 households. The racial and ethnic breakdown of people served is:

- 8 White
- 7 Black/African American
- Of these, 7 identified as Hispanic

HOPWA: During FY 2022-23, HOPWA funding was used to provide housing assistance to persons living with HIV/AIDS and their families. The racial/ethnic composition of the 955 households assisted was:

- 201 White (21%)
- 697 Black/African American (73%)
- 2 Asian (0.2%)
- 1 American Indian or Alaskan Native (0.1%)
- 54 other or multi-racial (5.7%)
- Of these, 94 identified as Hispanic (12%), and 861 as Non-Hispanic (88%)

*NOTE: Updated HUD reporting guidelines for HOPWA racial and ethnicity data now reflects all households who have received any HOPWA assistance, not just those receiving housing.

ESG: ESG 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. In FY 2022-23, the racial and ethnic composition of the 4,185 persons assisted with ESG funds were as follows:

- 1,146 White (27.4%)
- 2,788 Black/African American (66.7%)
- 39 Asian (0.9%)
- 63 American Indian or Alaskan Native (1.5%)
- 14 Native Hawaiian/other Pacific Islander (0.3%)
- 135 multi-racial (3.2%)
- Of these, 526 identified as Hispanic (12.6%) and 3,659 as Non-Hispanic (87.4%)

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)

Throughout the program year, elected officials, community stakeholders, and City departments addressed many policies to ensure alignment or to realign policies where necessary to ensure cohesive strategies and outcomes. The City of Dallas believes that every resident has the right to safe, decent, affordable, and fair housing regardless of race, color, national origin, religion, sex, sexual orientation, disability, familial status, or source of income. In support of its residents and in compliance with HUD's recently issued Affirmatively Furthering Fair Housing Final Rule and the Voluntary Compliance Agreement, City staff identified areas in ordinances, policies, programs, and practices that could be modified to better address housing choices throughout Dallas. Elements identified for the Housing Policy under consideration include:

Comprehensive Housing Policy: In May 2018, the City Council adopted a Comprehensive Housing Policy (CHP) that addresses citywide housing issues systematically and strategically. The policy's goals are to:

- Create and maintain available and affordable housing throughout Dallas
- Promote greater fair housing choices
- Overcome patterns of segregation and concentrations of poverty through incentives and requirements

On May 11, 2022, Dallas City Council amended and adopted an updated Comprehensive Housing policy. To inform the policy, the City first developed the Dallas Market Value Analysis (MVA), an analytical tool used to assess the residential real estate market throughout the city to determine with granular detail where market strength, transition, and stress exists. The MVA helps policy makers and stakeholders have meaningful conversations around acceptable potential strategies based on objective data. In addition to the above policy goals, the amended policy:

- Utilizes an equity lens informed by a Racial Equity Assessment
- Supports the adopted Racial Equity Plan
- Amends Dallas City Code Chapters 51A and 20A, which helps regulate the Mixed Income Housing Development Bonus (MIHDB) that addresses systemic inequities in housing

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 was crafted based upon a racial equity audit of the CHP. DHP33 is centered around 7 Housing Equity Pillars: 1) Equity Strategy Target Areas, 2) Citywide Production, 3) Citywide Preservation, 4) Infrastructure, 5) Collaboration & Coordination, 6) Engagement, and 7)

Education. DHP33 like the CHP, continues to address market conditions which that have historically led to disinvestment in some communities while attempting to meet the needs of the residents by creating Equity Strategy Target Areas, which will be areas that Housing and other departments focus their resources to have positive impact.

The identification of the Equity Strategy Target Areas allows Housing to invest in Neighborhood Revitalization efforts by focusing and aligning resources from Housing along with other department initiatives such as the Dallas Racial Equity Plan, The Economic Development Policy, forwardDallas!, and the Comprehensive Environmental and Climate action Plan. Equity Strategy Target Areas will be selected using the City of Dallas Racial Equity Index, the Market Value Analysis and other departmental funding commitments. Selected areas must have demonstrated a housing need and have resources to address the needs to produce and preserve affordable housing through combined neighborhood revitalization efforts.

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

Underwriting: The Housing Policy provides more streamlined procedures for underwriting development projects that allows for transparency in available funding and awards. The new process includes a formal bid process for single-family and multifamily development projects. This ensures better utilization of funding to assist neighborhoods with comprehensive planning and provides a mechanism for concentrated efforts. These efforts encompass new construction of and rehabilitation of existing housing, focused code compliance, street and infrastructure improvements, and provision of other support and City services, as applicable. Additionally, the Policy provides for a tiered Reinvestment Strategy Areas to address three market types in need of City investment namely: Redevelopment Areas, Stabilization Areas, and Emerging Market 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 fair 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

Neighborhood Empowerment Zones: On January 22, 2020, the City Council created a Residential Neighborhood Empowerment Zone Program and seven Neighborhood Empowerment Zones (NEZ) in and near designated Stabilization Areas. City staff can implement the following programs and strategies to preserve affordability and deconcentrate RECAP:

The NEZ program preserves affordability and deconcentrates RECAP by providing for 1) grants in amounts equal to eligible development fees and certain development-related costs and 2) tax abatements for:

- New construction of single-family homes or duplexes that are sold or rented to eligible households, or new construction of multifamily dwelling units that are sold to eligible households, on lots that are either currently vacant, subject to an order of demolition under Chapter 27, or purchased through the City's Land Bank or Land Transfer Programs
- Renovation of owner-occupied single-family homes, duplexes, and multifamily developments for income-qualified owners; and
- Renovation, code compliance, and guaranteed affordability for single-family rental and duplex rental housing units. In FY 2022-23 one project was completed in District 7.

Mixed Income Housing Development Bonus (MIHDB): In addition to development subsidies, the City also incentivizes the production of mixed-income rental units via regulatory incentives. The MIHDB program provides development bonuses to encourage the construction of mixed-income housing in multi-family and mixed-use zoning districts. On March 27, 2019, City Council amended the Development Code to allow for by-right development bonuses, including increases in maximum height and lot coverage, for developments that provide mixed-income housing in six multifamily and mixed-use base zoning districts. Since 2019, the City has also approved multiple planned development districts that provide bonuses in exchange for mixed income development.

The MIHDB was amended by City Council on May 11, 2022, in order to further address systemic inequities in housing throughout the City. Additional program and regulatory benefits are provided to incentivize program participants, support the creation of housing least likely to be supported by

the market, create affordable housing in strong neighborhoods, create mixed income communities, and reduce displacement due to gentrification. Amendments include additional development bonus options, additional development rights, parking reductions, adding a fee in lieu of onsite-provision, and the establishment of the Mixed Income Housing Development Bonus Fund (One Dallas Fund).

The resulting mixed-income developments include 5-15% affordable units ranging from 51% to 100% of Area Median Family Income. In addition, the program requires such mixed-income housing developments to adopt design principles that encourage walkability, reduce the need for parking, and require the provision of more open space. As of the end of FY 2022-23, more than 8,191 units were in the development pipeline, and 1,631 of those were income-restricted with no additional subsidy provided.

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. Eighteen low-income households at or below 115% AMI were assisted through the landbank program for FY 2022-23.

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

Homeless Street Outreach: In FY 2022-23, the City allocated \$146,291 in Emergency Solutions Grant (ESG) funds to street outreach and \$614,627, to emergency shelter. In addition, the City had allocated over \$8.9 million in ESG-CV CARES Act funds to emergency shelter, including essential services and operations for individuals and families impacted by COVID-19. During FY 2022-23, the City reallocated an additional \$1million in ESGCV CARES Act funds to emergency shelter to meet shelter overflow needs. Additionally, there were continuing street outreach programs working daily to locate and refer homeless households to appropriate facilities and programs.

Rapid Re-Housing Services: In FY 2022-23, the City allocated \$169,190 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 201 (ARPA) and Local Fiscal Recovery funds under ARPA.

Homelessness Prevention Services: In FY 2022-23, the City allocated \$246,086 in ESG funds and \$1.8 million in ESG-CV CARES funds to provide homeless prevention services for persons at risk of losing their housing. An additional \$27,852 in ESG funds were re-allocated to Homeless Prevention for use by the Office of Homeless Solutions to stabilize former Shelter Plus Care participants as they transitioned out of the Shelter Plus Care to other permanent housing

destinations. In response to the COVID-19 pandemic, the City of Dallas also operated additional homeless prevention projects funded through, for example, U.S. Department of Treasury Emergency Rental Assistance Program (ERA1 and ERA2) and the Texas Emergency Rental Assistance Program (TERAP).

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 700 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: As part of its Homeless Collaborative System Transformation, 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 2022-23, in addition to those described earlier, include the following:

- Continued the [Dallas R.E.A.L. Time Rapid Rehousing \(DRTRR\) Initiative](#) to significantly reduce unsheltered homelessness (as described above). In April 2023, Housing Forward re-branded DRTRR as the R.E.A.L. Time Rehousing (RTR) Program, with an expanded

goal to rapidly rehouse 6,000 people experiencing homelessness by 2025.

- Continued efforts to end family and youth homelessness (as described above).
- Re-structured MDHA organization to better align with needs of homeless response system in February 2022 – in particular focusing on housing initiatives and housing navigation. In late September 2022, MDHA rebranded and changed its name to Housing Forward described below.
- Diversion's initial pilot ended in Spring 2023. The System-wide Family Diversion was launched in May 2023 with the use of private funds and Housing Forward is projecting to implement System-wide Diversion in November 2023.
- Awarded \$9.3 million in funding under HUD's Youth Homelessness Demonstration Program (YHDP) in collaboration with CoC Youth workgroup and the Youth Advisory Board (YAB) in September 2023.
- Submitted application for funding under HUD's Continuum of Care (CoC) NOFO in September 2023

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 Services 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.
- In FY 2022-23 the Lead-Based Paint hazards program completed 3 households.

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 utilized CDBG-CV funding to support its Drivers of Poverty Program. 18,579 people were assisted through the program. The essential services provided by these programs are in higher demand than originally expected, due to the COVID-19 pandemic.
- 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 2022-23, 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 2022-23, a new partner was added that will provide Financial/Resource/Career Coaching in three locations within the City of Dallas.
- The City is investing more than \$26M of ARPA SLFRF funds in social services programming through the Office of Community Care and partnerships with nonprofits, to provide services such as food distribution, mental health, family violence intervention, youth development, benefits navigation, and more.
- 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).

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 2022-23 the City:

- Adopted the Comprehensive Environmental and Climate Action Plan (CECAP), which aligns with the goals of the 2017 Paris Climate Agreement. The goals of the CECAP plan 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 Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative that will rehouse over 2,700 individuals and families experiencing homelessness 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.
- Initiated 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 in conjunction with the Dallas Commission on Homelessness.

Housing Forward (formerly known as Metro Dallas Homeless Alliance-MDHA): Dallas City Council Resolution No. 06-2657 Recognized MDHA / Housing Forward as the regional authority on homelessness. MDHA is 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. MDHA/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 MDHA/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 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 32 master leased units (some with double occupancy), and AIDS Services of Dallas has about 17 master leased units.

- Permanent Housing Placement: The HOPWA program also provides permanent housing placement assistance throughout the HOPWA formula program. This assistance is available to 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 FY 2022-23 program year, all Dallas HOPWA projects are participating in the local Continuum of Care's Homeless Management Information System (HMIS) administered by MDHA/ Housing Forward, 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 coordinates with Ryan White services on two levels. At the service provider level, HOPWA case managers accept and make referrals to/from Ryan White case managers for services. All HOPWA case managers are familiar with Ryan White services in the area. In some cases, Ryan White services are offered within the same agency as HOPWA services; in other cases, they are made available through referrals. Except for governmental entities, HOPWA service providers are also typically (though not always) funded for Ryan White services as well.

At the administrative level, the HOPWA program coordinates with the Ryan White Planning Council (which is overseen by Dallas County Health and Human Services) by regular participation in Council meetings and activities. The City of Dallas has one appointee to the Ryan White Planning Council itself, and a City staff member serves on the Planning & Priorities Committees. The Ryan White Planning Council manages and oversees the HIV/AIDS Continuum of Care in the Dallas area and, as such, includes HIV/AIDS housing issues in planning where appropriate. However, in Dallas, the Council has no direct oversight or responsibility over HOPWA funding. In addition, a City staff member has participated in the local Fast Track Cities Ending the HIV Epidemic initiative and the Ryan White Integrated Plan process, where possible. During this past year, the Ryan White Planning Council completed a new 2022 Dallas EMA/HSDA Status Neutral Needs Assessment and Dallas Regional Integrated HIV Prevention and Care Plan CY 2022-2026. These studies will be considered, as the City of Dallas embarks on the development of its 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 Partnership Act (HOME), and Emergency Solutions Grant (ESG) funds, the City of Dallas must certify that it will “affirmatively further fair housing” in accordance with federal regulatory requirements at 24 CFR 91.225(a)(1). The certification means that the City will conduct an Analysis of Impediments to fair housing choice (AI) within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard. In 2019, the City of Dallas

completed the final version of the Analysis of Impediments (AI). The final version of the AI was submitted to the HUD regional field office and is posted on the City's [Fair Housing website](https://dallasfairhousing.com) at DallasFairHousing.com. The final list of impediments includes the following:

- Lack of affordable housing
- Lack of accessible housing choices for seniors and persons with disabilities
- Housing rehabilitation resources are not distributed between renter and owner households
- Lack of awareness of a reasonable accommodation procedure to provide relief from codes that may limit housing opportunities to individuals with disabilities
- Historic pattern of concentration of racial/ethnic and low-income populations
- Lending practices that may be disproportionately impacting racial and ethnic minority populations
- Increase in the potential for persons with mental disabilities to be restricted in housing choices due to cuts in case management and supportive services
- Inadequate fair housing education and awareness in the community at-large but most especially for underrepresented and minority populations with limited English proficiency (LEP)
- Residents facing challenges accessing public transportation
- NIMBY-ism sentiments in the private sector and rules that support it continue to exist

Below are actions taken during the 2022-23 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing. The City:

- Continuation of the Eviction Assistance Initiative with CDBG-CV funds to provide education, training, and legal representation to Dallas tenants who are negatively impacted by COVID-19 and facing eviction. This Initiative contracted with:
 - Legal Aid of Northwest Texas to provide legal assistance and community outreach
 - The Concilio to provide education and outreach to underrepresented communities with limited English proficiency
- Approved Fair Housing and Affirmative Fair House Marketing Plan applications for investors and property managers, and provided guidance to investors and property managers on marketing strategies to affirmatively further fair housing, and guidance for advertising and community contact usage requirements when receiving federal funds
- Conducted monthly homebuyer trainings sponsored by Community Housing Development Organizations to educate homebuyers on fair housing laws and their rights
- Conducted fair housing reviews of Low-income Housing Tax Credit projects
- Conducted fair housing reviews of mixed income and economic development projects seeking City support

- Partnered with other divisions in the Office of Equity and Inclusion to address issues of inequity within the City of Dallas
- Partnered with the Dallas Independent School District's Equity Office in identifying housing issues and other issues that affect student performance

Additional Fair Housing Efforts

Enforcement: There were a total of 26 case closures related to fair housing and six cases closed based on source of income. Four (4) of the fair housing cases were conciliated totaling \$25,650.00 in settlements.

Education and Training: The City conducted 5 fair housing education and outreach events for FY 2022-23.

Promotion/Outreach: Promoted the services of the FHO through:

- Two print ads:
 - One African American publication, printed bi-weekly
 - One LGBT newspaper, printed bi-weekly
- Multiple audio/radio services, including:
 - One Hispanic news station within Dallas zip code
 - One English radio station for four weeks, and a Spanish radio station for multiple weeks

Affordable Housing Assistance:

The Office of Equity and Inclusion - Fair Housing Division:

- Evaluated and monitored 3 Affirmative Fair Housing Marketing Plans for City-assisted housing developments This falls short of the goal of 38 by 92 percent. This is largely due to a change in staff. The department is currently working closely with the City's Housing Department to improve the monitoring process.
- Received, processed, and made necessary referrals for 580 resident requests for services. This is far less than the goal of 5,000 by 88 percent. This is largely due to a reduction in outreach meetings, an effect of the global pandemic.
- Distributed 11 government assisted housing/affordable housing referral packets.
- Maintained and updated semi-annually, for distribution to residents, the list of 216 government-assisted affordable multifamily housing units in Dallas.

Fair Housing Enhancements: Enhancements for this period include creating and maintaining the Eviction Assistance Initiative. This Initiative has been imperative to addressing the urgency surrounding residents at risk of eviction who have been impacted by COVID-19.

City of Dallas
Housing and Neighborhood Revitalization Department
Consolidated Plan Strategy
October 1, 2022 – September 30, 2023

Assessment of the relationship of the activities carried out under the HOME program to the objectives in the Consolidated Plan Strategy:

The activities carried out in FY 2022-23 under the City of Dallas' HOME program were consistent with the objectives of the Consolidated Plan Strategy. The City's overall goal is to promote and strengthen the stability, development, revitalization and preservation of Dallas neighborhoods. There are several housing objectives that contribute to helping achieve this goal. These objectives include: 1) increasing homeownership opportunities for very low-income and moderate-income renter households; and 2) New construction of affordable homes. The activities carried out under the HOME program by the Housing and Neighborhood Revitalization Department in FY 2022-23 were consistent with these objectives.

These activities were implemented through *The Dallas Homebuyer Assistance Program (DHAP)*.

The City of Dallas adopted the Comprehensive Housing Policy to align programs with the housing policy, the programs were paused and restructured. Below are all activities that contributed to the objectives in the Consolidated Plan.

OBJECTIVE	ACTIVITY	HOME PROGRAM	HOME UNITS COMPLETED*	HOME AMOUNT
Increasing homeownership for very low to moderate income renters	Home Buyers Assistance	Home Assistance Program	15	\$337,300

*construction completed and occupied

City of Dallas
Housing and Neighborhood Revitalization Department
Dallas Housing Assistance Program (DHAP) Report
October 1, 2022 - September 30, 2023

IDIS CDBG Activity	IDIS HOME Activity	Property Type	Race	Ethnicity	AMI Income Range	Street Number	Street Name	Settlement Date	Sales Price	DHAP Amount	HOME Amount	Development HOME Amount	CDBG Amount	General Funds	Council District
13434	13495	Existing	African American	Non Hispanic	74.8%	3425	Pondrom	12/23/2022	\$240,000.00	\$40,000.00	\$20,000.00		\$20,000.00	\$ -	7
13434	13539	New	African American	Non Hispanic	65.2%	312	N. Patton Ave #101	1/9/2023	\$128,000.00	\$29,500.00	\$14,750.00	\$ -	\$14,750.00	\$ -	1
13434	13545	New	African American	Non Hispanic	36.5%	3161	Appaloosa Dr	2/17/2023	\$270,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13434	13546	New	African American	Non Hispanic	42.7%	7118	Field View Ln	2/24/2023	\$260,000.00	\$60,000.00	\$30,000.00	\$ -	\$30,000.00	\$ -	3
13434	13556	New	Black/African American	Non-Hispanic / Non-Latino	62.8%	2339	Gooch Street	6/23/2023	\$232,500.00	\$50,000.00	\$25,000.00	\$ -	\$25,000.00	\$ -	8
13434	13552	New	Black/African American	Non-Hispanic / Non-Latino	42.8%	7120	WINTERBERRY DR	4/21/2023	\$256,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	3
13434	13555	New	Black/African American	Non-Hispanic / Non-Latino	76.2%	610	N Denley Dr	6/15/2023	\$235,000.00	\$47,300.00	\$23,650.00	\$ -	\$23,650.00	\$ -	4
13434	13551	New	White	Hispanic / Latino	60.6%	1133	Serena Drive	4/7/2023	\$249,890.00	\$50,000.00	\$25,000.00	\$ -	\$25,000.00	\$ -	8
13434	13554	New	Black/African American	Non-Hispanic / Non-Latino	26.2%	2731	San Diego Dr	5/8/2023	\$193,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	9
13434	13557	Existing	Black/African American	Non-Hispanic / Non-Latino	73.9%	2420	Gooch St.	6/30/2023	\$230,200.00	\$50,000.00	\$25,000.00	\$ -	\$25,000.00	\$ -	8
13434	13558	New	Black/African American	Non-Hispanic / Non-Latino	54.0%	4606	Jamaica St	6/30/2023	\$230,000.00	\$45,000.00	\$22,500.00	\$ -	\$22,500.00	\$ -	7
13434	13553	New	Black/African American	Non-Hispanic / Non-Latino	74.6%	512	N. Denley Dr.,	4/28/2023	\$260,000.00	\$50,000.00	\$18,500.00	\$ -	\$31,500.00	\$ -	4
13434	13561	New	Black/African American	Non-Hispanic / Non-Latino	75.1%	2023	Bayside Street	8/18/2023	\$255,000.00	\$50,000.00	\$25,000.00	\$43,000.00	\$25,000.00	\$ -	6
13434	13581	New	Black/African American	Non-Hispanic / Non-Latino	74.4%	1503	Bickers Street	9/15/2023	\$230,000.00	\$45,800.00	\$22,900.00	\$43,000.00	\$22,900.00	\$ -	6
13434	13562	New	Black/African American & White	Non-Hispanic / Non-Latino	67.5%	2333	Gooch St	8/25/2023	\$232,500.00	\$50,000.00	\$25,000.00	\$ -	\$25,000.00	\$ -	8
TOTAL									\$3,502,090.00	\$687,600.00	\$337,300.00	\$86,000.00	\$350,300.00	\$0.00	

AA - African American/Black

W - White

NH - Non Hispanic

H - Hispanic

PROJECT NAME: EMERGENCY SOLUTIONS GRANT PROGRAM

BACKGROUND

The City of Dallas is the eligible grantee of Emergency Solutions Grant (ESG) formula grant funds. During this program year, grant funds were administered by the City of Dallas Office of Homeless Solutions and the Office of Community Care. 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. The City of Dallas has been receiving ESG funds since 1987. Under ESG requirements, funding for street outreach and emergency shelters is capped at 60 percent of the grant award. For the FY 2022-24 ESG grant, this cap is \$760,918, which was used for these services, with ESG CARES Act (ESG-CV CARES) funds providing leverage. Eligible activities funded under the grant included the following:

1. Emergency Shelter Services (Sheltered Homeless)

Essential Services - Provides case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance use treatment, transportation, and services for special populations. During FY2022-23, ESG funds paid for case management services at two local emergency shelters.

Shelter Operations - Includes the cost of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance (property and liability related to facility), utilities, food prepared on site, shelter furnishings, and supplies essential for shelter operations. During FY 2022-23, ESG funds paid for operating costs for three local emergency shelters.

2. Street Outreach (Unsheltered Homeless)

Provides essential services necessary to reach out to unsheltered homeless people; connects them with emergency shelter, housing, or critical mainstream services; and provides urgent, non-facility-based care to unsheltered homeless unwilling or unable to access emergency shelter, housing, or an appropriate health facility. During FY 2022-23, ESG funds paid for 2.0 full-time City of Dallas staff person to provide street outreach for unsheltered homeless persons. Other City staff in the Office of Homeless Solutions funded through the City's General Fund also provided street outreach.

3. Homelessness Prevention Services (At-Risk of Homelessness)

Provides housing relocation and stabilization services (HRSS) and short- and medium-term rental assistance to prevent an individual or family from moving into an emergency shelter or another place that has characteristics associated with instability and an increased risk of homelessness. Individuals and families must meet three conditions: 1) have an annual income below 30 percent of median family income for the area, as determined by HUD; 2) insufficient resources or support networks immediately available to prevent them from becoming homeless; and 3) meet one of the seven risk factors. In the prior year, ESG Homeless Prevention eligibility was expanded to include those living in housing with characteristics associated with instability and an increased risk of homelessness as identified in the City's Consolidated Plan, so that ESG funds could be made available to provide homeless prevention assistance. For FY 2022-23, ESG funds paid rental assistance, financial assistance, and service costs for persons at risk of losing their housing.

PROJECT NAME: EMERGENCY SOLUTIONS GRANT PROGRAM

4. Rapid Re-Housing (Literally Homeless)

Provides financial assistance and housing relocation and stabilization services (HRSS) necessary to help an individual or family move as quickly as possible into permanent housing and achieve stability in that housing. Individuals and families must: 1) lack a fixed, regular, and adequate nighttime residence; and 2) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions related to violence. HRSS is limited to financial assistance for housing costs (rental application fees, security/utility deposits, utility payment, last month's rent, moving costs) and cost of services (housing search/placement, housing stability case management, mediation, legal services, credit repair). In FY 2022-23, traditional ESG funds were used for a rapid re-housing project at a one local emergency shelter.

5. Homeless Management Information Systems (HMIS)

The information system designated by the Continuum of Care (CoC) to comply with HUD's data collection, management, and reporting standards. It is used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Grantees and sub-grantees of ESG funds are required to participate in HMIS. However, in FY 2022-23, ESG funds were not used for this purpose.

6. Administration

Activities include costs of overall program management, coordination, monitoring, and evaluation. The administrative cap is 7.5 percent of the grant award. For the FY 2022-23 ESG grant, this cap is \$95,114, but only \$89,003 (or 7.0 percent) of the City's allocation was allocated for administration to avoid reducing services.

BUDGET ALLOCATION

The HEARTH Act codified into law and enhanced the CoC planning process, the coordinated response for addressing the needs of homelessness established administratively by HUD in 1995. The City of Dallas consulted with Housing Forward (formerly Metro Dallas Homeless Alliance) (lead agency for the Dallas/Irving and Dallas/Collin Counties CoC) on the FY 2022-23 ESG budget; with CoC membership support, the approved budget for the ES22 Grant (E-22-MC-48-0009) is as follows:

Activity	FY 2022-23 Approved Budget
Emergency Shelter	\$614,627
Street Outreach	\$146,291
Homelessness Prevention	\$246,086
Rapid Re-Housing	\$169,190
Homeless Management Info System	\$0
Administrative Costs	\$89,003
TOTAL	\$1,268,197

PROJECT NAME: EMERGENCY SOLUTIONS GRANT PROGRAM

In FY 2022-23, the City of Dallas implemented two non-substantial changes to the budgets for the two open ESG grants. Non-substantial amendments (outlined in the chart below) were made to re-allocate funds to provide needed services in categories where funding could be utilized efficiently and effectively for the benefit of homeless and at-risk persons in the community.

E-21-MC-48-0009	FY 2021-22 Original	Change #1	Change #2	FY 2021-22 Revised
Emergency Shelter	\$640,877.00	(\$30,000.00)	\$2,147.55	\$613,024.05
Street Outreach	133,261.00	\$0.00		133,261.50
Homeless Prevention	246,086.00	30,000.00	(2,147.55)	273,938.45
Rapid Re-housing	181,006.00	0.00		181,006.00
HMIS	0.00	0.00		0.00
Administrative Costs	89,000.00	0.00		89,000
TOTAL	\$1,290,230.00	\$0.00	\$0.00	\$1,290,230.00

For FY 2022-23, a small amount of ESG funds were reallocated to Homeless Prevention for use by the Office of Homeless Solutions to stabilize former Shelter Plus Care participants as they transitioned out of the Shelter Plus Care to other permanent housing destinations.

CONTINUUM OF CARE

One of the CoC responsibilities is to develop policies and procedures for ESG program sub-recipients. During the ESG consultation process in January and February of 2022, the City of Dallas presented its budget to the CoC membership for consideration. The priorities identified and supported by the CoC membership for the FY 2022-23 included additional funding for Emergency Shelter and Street Outreach services.

MATCHING FUNDS REQUIREMENT

The City of Dallas matched ESG funds dollar-for-dollar. Match funds consisted of local funds used to support the City-owned emergency shelter.

PERFORMANCE MEASURES

Persons Served	Action Plan Goal	Actual	Variance
Emergency Shelter	4,500	3,698	82%
Street Outreach	272	333	122%
Homelessness Prevention	102	134	131%
Rapid Re-housing	29	20	69%
Total	4,903	4,185	85%

ESG funds were used to provide operational funds for emergency and transitional shelters, direct services to clients through essential services, homelessness prevention, and rapid re-housing for homeless individuals/households. Operational and essential services funds received by emergency and transitional shelters were used to provide services to 3,698 persons, while street outreach served 333 unsheltered persons. Homeless prevention funds were used to assist 134 persons to remain in stable housing, and 20 persons received rapid re-housing services. A total of 4,185 unduplicated persons were served during the term. Additional services and operations were provided utilizing City general funds and other funding.

Emergency Shelter projects were below target for FY2022-23 (serving 3,698 persons compared to a goal of 4,500). Fewer shelters were supported through regular ESG funding, as some shelters received ESG CARES Act funding for shelter overflow. The Street Outreach project was just above target for FY2022-23 (serving 333 persons compared to a goal of 272). Additional persons were served with ESG Street Outreach based on additional capacity added with one new staff position in Street Outreach for the full program year. More persons were served with ESG Homeless Prevention funding (134 persons compared to a goal of 102) due to funds used by the Office of Homeless Solutions ("OHS") to stabilize former Shelter Plus Care families as they transitioned out of Shelter Plus Care to other permanent housing destinations, as mentioned earlier. Lastly, 20 persons were served with traditional ESG Rapid Re-Housing services (compared to a goal of 29) during this program year. However, as with homeless prevention funding, fewer persons were served with traditional funding, as other funding sources (e.g., ESG CARES Act funds and American Rescue Plan Act (ARPA) funds) were utilized to place homeless in housing under the Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative, rebranded as the R.E.A.L. Time Rapid Rehousing (RTR) Program.

CONTINUED IMPACT OF CORONAVIRUS PANDEMIC

On March 12, 2020, the Coronavirus (COVID-19) pandemic reached the Dallas community, and the public health emergency has persisted to date. At this time, neither government nor business have resumed normal operations. During FY2022-23, the pandemic continued to pose challenges for persons experiencing homelessness and those at risk of homelessness, as well as for homeless service providers. The City's Office of Homeless Solutions continued to support emergency shelters (including support for shelter overflow and hotels). In addition, the City continued to fund Rapid Re-Housing assistance through ESG-CV CARES funds for homeless individuals and families placed into housing in response to the pandemic and worked with Housing Forward (formerly Metro Dallas Homeless Alliance) on the Dallas R.E.A.L. Time Rapid Re-Housing Initiative, which has housed over 2,700 homeless individuals and families. The economic impact of the pandemic continued to be felt by residents, putting them at continued risk of losing their housing. During FY2022-23, the City of Dallas also used ESG-CV CARES funds to assist persons with Homeless Prevention assistance. Other funding sources were also available to assist residents at risk of losing their housing, including Treasury Emergency Rental Assistance ERA1 and ERA2 funds.

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	277,505
Total Number of bed-nights provided	264,996
Capacity Utilization	95.5%

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 2023-23 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:

- 3,698 persons served with emergency shelter
- 2,549 persons receiving case management
- 3,698 persons receiving overnight shelter
- 3,185 persons receiving essential services
- 310 exited to temporary/transitional housing destinations
- 885 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:

- 333 contacted, engage, and enrolled in case management
- 333 were successfully referred to other services
- 0 exited to temporary or permanent housing destinations

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:

- 134 persons served with homelessness prevention
- 134 received case management
- 8 received financial assistance (with only rent assistance provided)
- 128 exited to permanent housing destinations
- 3 exited with more income than at program entrance (as services are time limited)

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.

- 20 persons served with rapid re-housing
- 15 received housing search and placement services
- 20 receiving case management
- 14 receiving financial assistance
- 13 exiting to permanent housing destinations
- 4 exited with more income than at program entrance

APENDIX E

U.S. Department of Housing & Urban Development (HUD) FY 2023 Income Limits Summary (Effective June 15, 2023)

FY 2023 Income Limit Area	Median Family Income	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Dallas, TX HUD Metro FMR Area	\$105,600	Very Low (50%) Income Limits (\$)	36,100	41,250	46,400	51,550	55,700	59,800	63,950	68,050
		Extremely Low Income Limits (\$)*	21,700	24,800	27,900	30,950	35,140	40,280	45,420	50,560
		Low (80%) Income Limits (\$)	57,750	66,000	74,250	82,500	89,100	95,700	102,300	108,900

NOTE: Dallas County is part of the Dallas, TX HUD Metro FMR Area, so all information presented here applies to all of the Dallas, TX HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Dallas, TX HUD Metro FMR Area.

The Dallas, TX HUD Metro FMR Area contains the following areas: Collin County, TX; Dallas County, TX; Denton County, TX; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low-income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2023 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2023 Fair Market Rent documentation system.