

COMMUNITY DEVELOPMENT COMMISSION

FY 2023-24 Annual Report

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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

Approved by the Community Development Commission on February 6, 2025

dallascityhall.com/government/Boards-and-Commissions

Table of Contents

CHAIR MEMO	3
2024 MEMBERS	4
COMMUNITY DEVELOPMENT COMMISSION	5
• Mission Statement	
• Purpose	
• Coordinating Department	
• Committees	
• Attendance	
FY 2024 GOAL AND OBJECTIVES	8
FY 2024 SUCCESS INDICATORS	9
SUMMARY OF HUD GRANT ADMINISTRATION	10
• The Five-Year Consolidated Plan	
• Annual Action Plan	
• Consolidated Annual Performance and Evaluation Report	
FY 2025 PROPOSED GOAL AND OBJECTIVES	14
HIGHLIGHTS OF THE COMMISSION	15
• Citizen Participation	
• Neighborhood Public Meetings	
• National Community Development Week	
• Community Development Tour	
APPENDICES	
Appendix A	25
• FY 2024-25 HUD Consolidated Plan Budget	25
Appendix B	28
• CR-05 – Goals and Outcomes	28
• CR-15 – Resources and Investments 91.520(A)	40
• CR-20 – Affordable Housing 91.520(B)	49
• CR-30 – Public Housing 91.220(H); 91.320(J)	52
• CR-35 – Other Actions 91.220(J)-(K); 91.320(I)-(J)	62
• CR-70 – ESG - 91.520(G) - Assistance Provided and Outcomes	77

Memorandum



CITY OF DALLAS

DATE February 6, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Community Development Commission 2024 Annual Report**

Provided for your review is the FY 2023-24 Annual Report of the City of Dallas Community Development Commission (CDC), representing a summary of the Commission's activities as per Chapter 8, Section 8-1.1 of the City Code. The Community Development Commission unanimously approved the report on Thursday, February 6, 2025.

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
Chair

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Biliera Johnson, City Secretary
Shanee Weston, Boards and Commissions Manager

Janette Weedon, Director, Budget & Management Services
Chan Williams, Assistant Director, Budget & Management Services
Victor Salazar, Community Development Coordinator

FY 2023-24 Dallas City Council & Community Development Commission

Mayor – Eric Johnson

Community Development Commission Chair – Melanie Rubin

District	Council Members	Commissioners
Mayor	Mayor Eric Johnson	Melanie Rubin, Chair
District 1	Chad West	Goldenstene Davis, Sr.
District 2	Jesse Moreno	Michael Sitarzewski
District 3	Zarin D. Gracey	Vacant
District 4	Carolyn King Arnold	Oliver Black
District 5	Jaime Resendez	Vacant
District 6	Omar Narvaez	Arnulfo Garza
District 7	Adam Bazaldua	Zhen Barrientos, Vice Chair
District 8	Tennell Atkins	Vacant
District 9	Paula Blackmon	Todd Howard
District 10	Kathy Stewart	Vacant
District 11	Jaynie Schultz	Vacant
District 12	Cara Mendelsohn	Philip Glauben
District 13	Gay Donnell Willis	Yesenia Mendez
District 14	Paul E. Ridley	Rosanne Mills

FY 2023-24 Community Development Commissioners



**MELANIE
RUBIN**
CHAIR



**GOLDENSTENE
DAVIS**
DISTRICT 1



**MICHAEL
SITARZEWSKI**
DISTRICT 3



VACANT
DISTRICT 3



OLIVER BLACK
DISTRICT 4



VACANT
DISTRICT 5



ARNULFO GARZA
DISTRICT 6



**ZHEN
BARRIENTOS (VC)**
DISTRICT 7



VACANT
DISTRICT 8



TODD HOWARD
DISTRICT 9



VACANT
DISTRICT 10



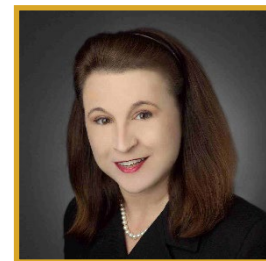
VACANT
DISTRICT 11



**PHILIP
GLAUBEN**
DISTRICT 12



**YESENIA
MENDEZ**
DISTRICT 13



ROSANNE MILLS
DISTRICT 14

Community Development Commission

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

MISSION STATEMENT

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

PURPOSE

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

COORDINATING DEPARTMENT

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

COMMITTEES

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



ATTENDANCE

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

CDC MONTHLY MEETING ATTENDANCE

POS	COMMISSIONER	Oct. 23	Nov. 23	Dec. 23	Jan. 24	Feb. 24	Mar. 24	Apr. 24	May 24	June 24	Aug. 24	Sep. 24
1	Goldenstene Davis, Sr.											P
2	Michael Sitarzewski											P
3	Vacant	V	V	V	V	V	V	V	V	V	V	V
4	Oliver Black	P	A	P	P	P	P	P	P	P	P	PV
5	Vacant	V	V	V	V	V	V	V	V	V	V	V
6	Arnulfo Garza	P	P	P	A	P	P	P	P	P	PV	PV
7	Zhen Barrientos (VC)	P	P	P	P	P	P	P	P	P	PV	PV
8	Vacant	V	V	V	V	V	V	V	V	V	V	V
9	Todd Howard	P	P	P	P	P	P	P	A	A	PV	PV
10	Vacant	V	V	V	V	V	V	V	V	V	V	V
11	Vacant	V	V	V	V	V	V	V	V	V	V	V
12	Philip Glauben									P	P	A
13	Yesenia Mendez	P	P	P	P	P	A	P	P	P	PV	PV
14	Rosanne Mills	P	P	P	P	P	P	P	P	P	PV	P
15	Melanie Rubin (C)	P	P	P	P	P	P	P	P	P	P	P

CDC COMMITTEE MEETINGS

	Oct. 23	Nov. 23	Dec. 23	Jan. 24	Feb. 24	Mar. 24	Apr. 24	May 24	June 24	Aug. 24	Sep. 24
Citizen Participation/Policy & Procedures	x					x					x
Economic Development/Housing and HOME programs				x		x					
Financial Monitoring and Performance Standards			x				x				
Public Improvements						x					
Public Services, HOPWA, and ESG						x	x				
Total	1	0	1	1	0	4	2	0	0	0	1

FY 2023-24 Goal and Objectives

GOAL

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

OBJECTIVES

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

FY 2023-24 Success Indicators

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

- 1) Review the Community Development Financial Status Report (FSR) and identify unspent funds to make reprogramming recommendations to the City Manager and the City Council, as necessary.
- 2) Hold a CDC meeting monthly to discuss and review citizen comments and requests. In FY 2023-24, the CDC continued to conduct their meetings by telephone or video conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Corona-virus, as approved by Governor Abbott's office Open Meetings Act provision.
- 3) Hold CDC committee meetings prior to public meetings to discuss and consider potential changes or amendments to present to City Council for the budget development process.
- 4) Solicit citizen participation at community meetings.
- 5) Solicit input by conducting Neighborhood Public Meetings and make budget recommendations.
- 6) Work with City staff with the development of the FY 2024-25 Annual Action Plan; and the 5-year Consolidated Plan for FY 2024-25 through 2028-29.
- 7) Coordinate the 2024 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 reviewed 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 Notice of Funding Availability (NOFA) 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.

Summary of HUD Grant Administration

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

FY 2024-25 THROUGH FY 2028-29 CONSOLIDATED PLAN

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

Budget and Management Services – Grants Administration Division serves as the CDBG administrator and lead agency responsible for preparing the FY 2024-25 through FY 2028-29 Consolidated Plan and the FY 2024-25 Annual Action Plan. The Housing & Neighborhood Revitalization Department oversees the HOME program, while the Office of Homeless Solutions and the Office of Community Care manage ESG and HOPWA funds.



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



ANNUAL ACTION PLAN FOR FY 2024-25

The city has also prepared an Annual Action Plan for FY 2024-25, effective October 1, 2024. The Action Plan is a one-year component of the Consolidated Plan, outlining the general priorities for allocating investment within the jurisdiction (or the EMSA for the HOPWA program) and detailing priority needs. It explains the basis for prioritizing each category of needs and identifies obstacles to serving underserved populations. The plan quantifies the proposed accomplishments that the City of Dallas expects to achieve in FY 2024-25. The strategies and priorities proposed for the one-year period are based on pragmatic goals and resources reasonably anticipated to be available from federal, state, and local sources.

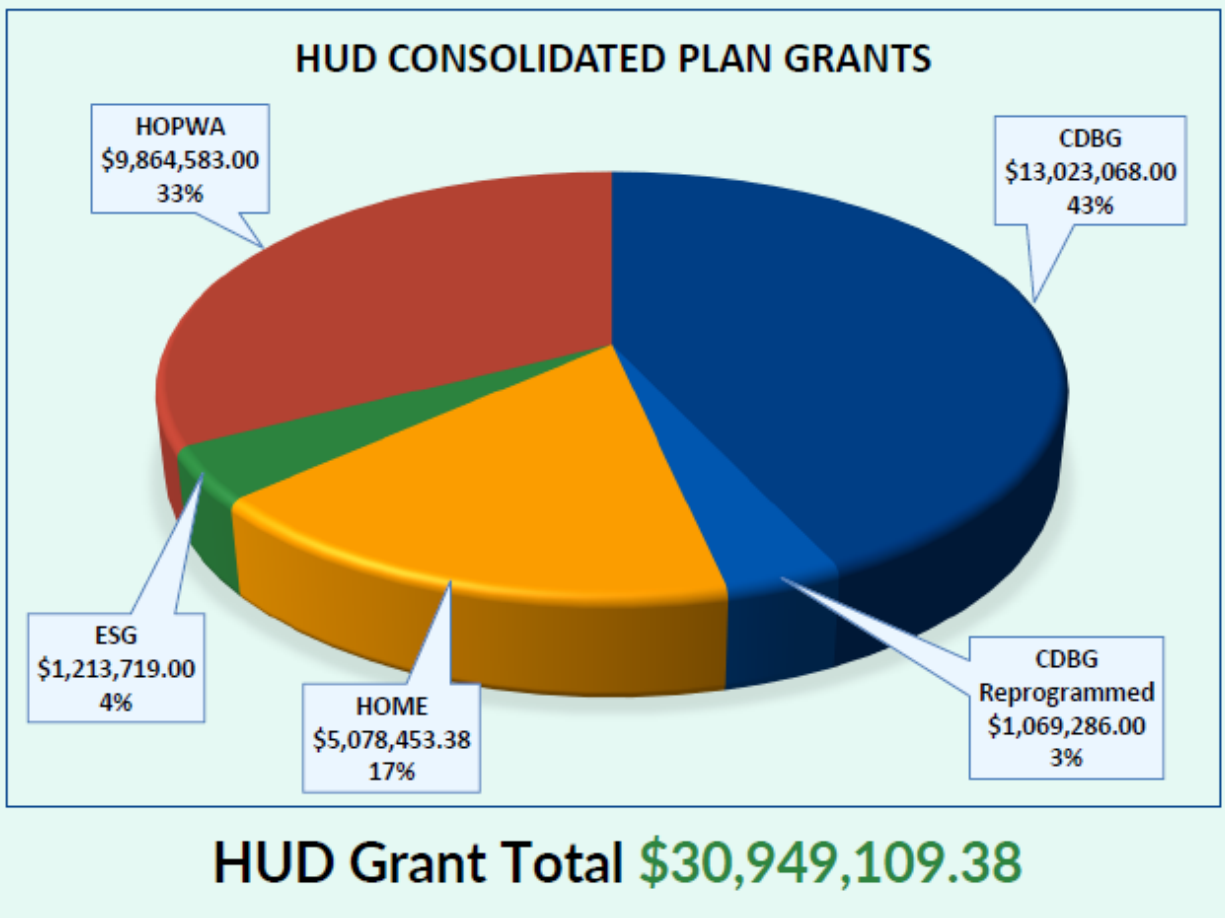
The City of Dallas has identified the following public and private resources expected to be available to address priority needs and objectives outlined in the Strategic Plan:

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

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

FY 2024-25 ANNUAL ACTION PLAN BUDGET

Source	FY 2024-25 Budget
Community Development Block Grant (CDBG)	\$13,023,068
FY 2023-24 CDBG Reprogrammed Funds	\$1,069,286
HOME Investment Partnership (HOME)	\$5,078,453.38
Emergency Solutions Grant (ESG)	\$1,213,719
Housing Opportunities for Persons with AIDS (HOPWA)	\$9,864,583
HUD Grant Total	\$30,249,109.38
CDBG Program Income - Housing Activities (est.)	\$200,000
HOME Program Income - Housing Activities (est.)	\$500,000
Estimated Program Income Total	\$700,000
Grand Total	\$30,949,109.38



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Progress towards the Consolidated and Action Plan goals is reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). Annually, the City of Dallas, designated by the U.S. Department of Housing and Urban Development (HUD) as an entitlement community, compiles and publishes the CAPER. The CAPER details the allocation and utilization of the City's Consolidated Plan Grant funds, covering expenditures and accomplishments for the fifth 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 CAPER summarizes the period from October 1, 2023, to September 30, 2024, reflecting the City's commitment to bettering the lives of its citizens.

FY 2024-25 Proposed Goal and Objectives

GOAL

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

OBJECTIVES

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

Highlights of the Commission

CITIZEN PARTICIPATION

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

NEIGHBORHOOD PUBLIC MEETINGS

In collaboration with numerous City departments, the CDC and the Budget & Management Services – Grant Administration Division hosted (4) virtual, (1) in-person and (1) hybrid Neighborhood Public Meetings for the FY 2024-25 through FY 2028-29 and FY 2024-25 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds. During the month of January 2024, the public meetings encouraged residents and nonprofit organizations to provide comments and input on the potential uses of the HUD funds. One virtual meeting was specifically held to solicit input from residents and service providers on the HOPWA grant, as mandated by federal regulations, and was open to residents within the City of Dallas and those outside of Dallas County.



CITY OF DALLAS

NEIGHBORHOOD PUBLIC MEETINGS

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



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



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

PUBLIC MEETINGS:	CURRENT FUNDING SUPPORTS:
HYBRID 7 p.m. Thursday, Jan. 4, 2024 Dallas City Hall 1500 Marilla Street, Room 6ES https://bit.ly/neighborhoodpm	 Low Income Neighborhood Improvements
IN-PERSON 10 a.m. Monday, Jan. 8, 2024 Tommie M. Allen Recreation Center 7071 Bonnie View Road	 Homebuyers Down Payment Assistance
VIRTUAL 5 p.m. Tuesday, Jan. 9, 2024 https://bit.ly/neighborhoodpm	 Youth & Senior Programming
12 p.m. Thursday, Jan. 11, 2024 HOPWA Meeting https://bit.ly/neighborhoodpm	 Homelessness Prevention & Rapid Re-Housing
6 p.m. Thursday, Jan. 11, 2024 https://bit.ly/neighborhoodpm	 Housing & Support for Persons with HIV/AIDS
TELEPHONE TOWN HALL 6 p.m. Thursday, Jan. 18, 2024 English: (888) 400-1932 Spanish: (888) 400-9342	 Home Repair Assistance

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

Grants Administration





 Budget & Management Services

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



CIUDAD DE DALLAS

REUNIONES COMUNITARIAS PÚBLICAS

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



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



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

REUNIONES PÚBLICAS 2024:	LOS FONDOS ACTUALES APOYAN:
HYBRIDA 7 p.m. Jueves, 4 de enero Alcaldía de la Ciudad de Dallas 1500 Marilla Street, Room 6ES https://bit.ly/neighborhoodpm	 Mejoras a vecindarios de bajos ingresos
PRESENCIAL 10 a.m. Lunes, 8 de enero Tommie M. Allen Recreation Center 7071 Bonnie View Road	 Asistencia con el pago inicial para la compra de vivienda
VIRTUAL 5 p.m. Martes, 9 de enero https://bit.ly/neighborhoodpm	 Programas para jóvenes, cuidado infantil y tribunal comunitario
12 p.m. Jueves, 11 de enero Reunión de HOPWA https://bit.ly/neighborhoodpm	 Prevención de la falta de vivienda y realojamiento rápido
6 p.m. Jueves, 11 de enero https://bit.ly/neighborhoodpm	 Vivienda y apoyo para personas con VIH/SIDA
REUNIÓN TELEFÓNICA 6 p.m. Jueves, 18 de enero Inglés: (888) 400-1932 Español: (888) 400-9342	 Asistencia para reparaciones de vivienda

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

Administración de subvenciones

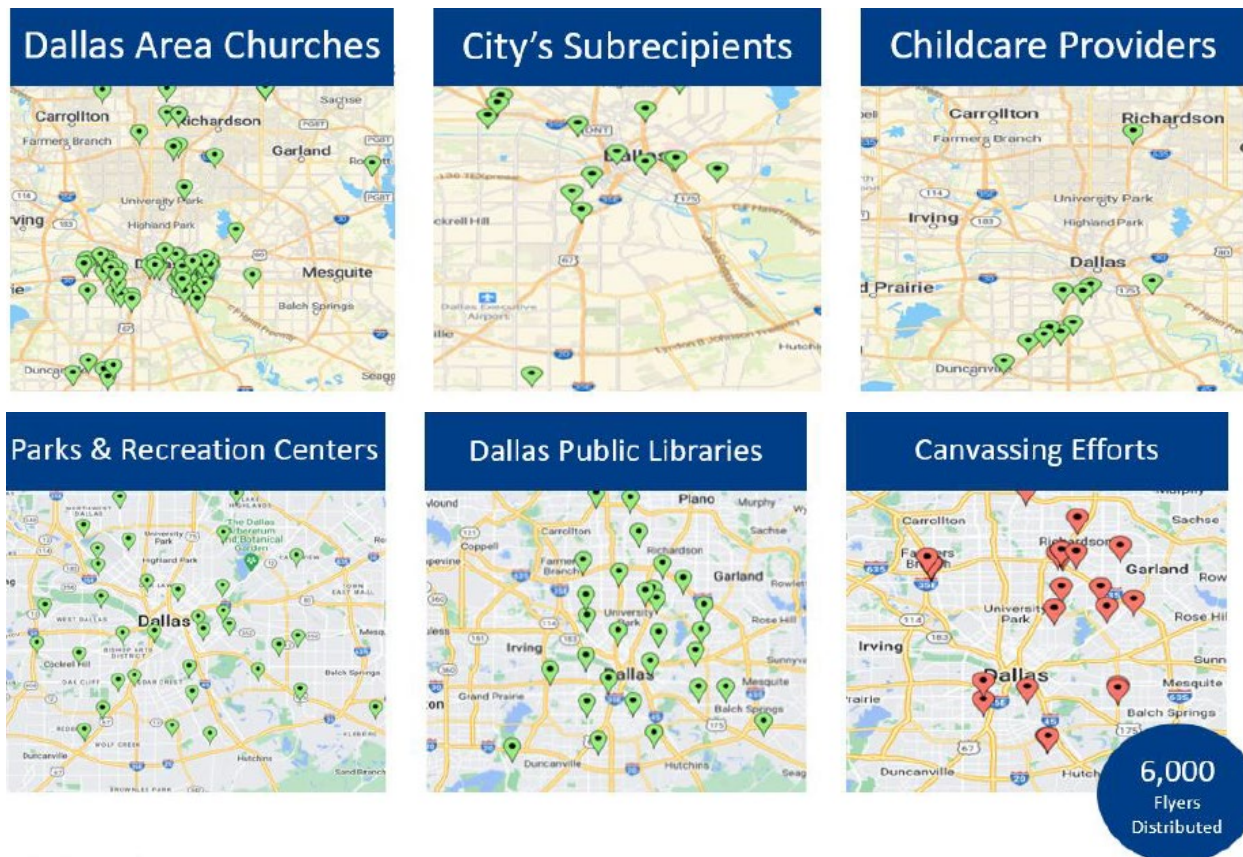




 Budget & Management Services

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

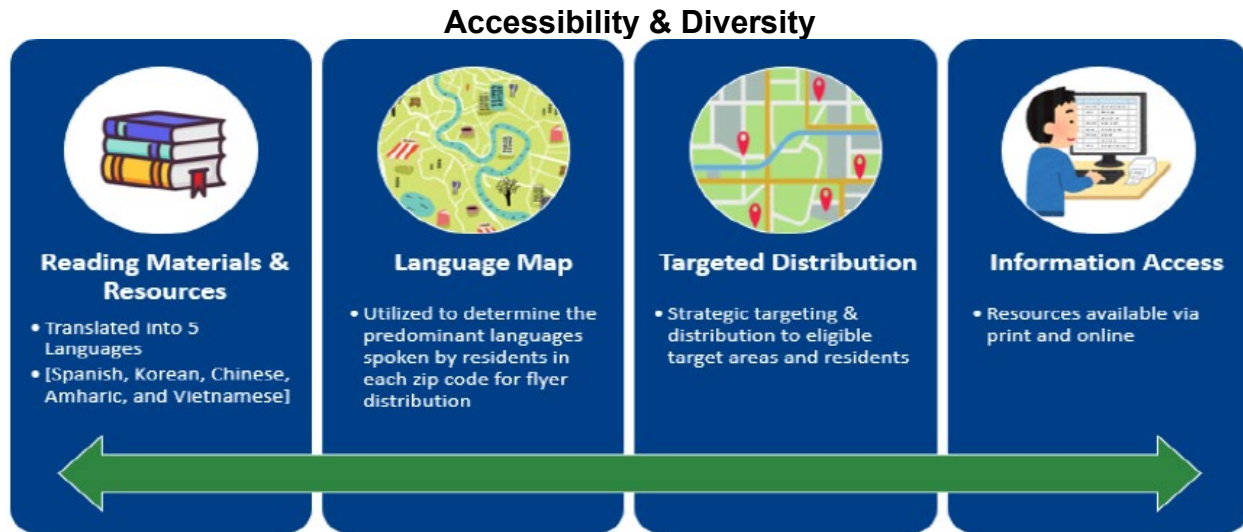
Flyer Distribution Locations



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



The neighborhood public hearings and community meetings provided opportunities for the public to participate in identifying community needs, goals, and objectives for the HUD Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29, and potential uses of FY 2024-25 HUD funding. Attendees of the public hearings were encouraged to complete the Five-Year Consolidated Plan Community Survey and add comments as needed. Community survey forms were available at all Neighborhood Public Hearing locations, on the City's website, and at City Hall in the Budget and Management Services – Grant Administration Division. Residents were also provided the opportunity to give input in-person, online, and by mail by June 11, 2024.



The City of Dallas had 4,448 residents participate in the public hearings and the City received 438 Five-Year Consolidated Plan Community Surveys for consideration. Residents and non-profit organizations provided a total of 158 comments regarding community needs to be considered in the development of the Five-Year Consolidated Plan.

- **On May 8, 2024**, the Dallas City Council authorized a public hearing and preliminarily adopted the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and the FY 2024-25 HUD Consolidated Plan Budget.
- **On May 12, 2024**, the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and FY 2024-25 Annual Action Plan was advertised in The Dallas Morning News, a publication of general circulation. To meet all statutory deadline requirements, the budget development process began assuming the four grant allocation amounts would remain the same as the current year.
- **On May 22, 2024**, a hybrid public hearing was held to receive resident comments on the Proposed FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and the FY 2024-25 Annual Action Plan. All verbal, electronic, and written comments were considered.
- **On May 26, 2024**, the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and FY 2024-25 Annual Action Plan were re-advertised in The Dallas Morning News. HUD published the actual formula grant allocations requiring the City Manager adjust funding to balance the budget with available resources.
- **On June 12, 2024**, after consideration of all received surveys and comments, the City Council adopted the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and the FY 2024-25 Annual Action Plan by Resolution No. 24-0873.

Comment Summary

The City received a total of 158 comments on various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments not related to HUD funds.

NATIONAL COMMUNITY DEVELOPMENT (NCD) WEEK

HUD designated the week of April 1-5, 2024, as National Community Development (NCD) week, a time to highlight the importance of the Community Development Block Grant (CDBG) and HOME- funded programs in building strong, resilient, and vibrant communities across America. The CDC and the City's Office of Budget & Management Services – Grant Administration Division participated in the 2024 national observance of National Community Development Week (NCD Week) on April 1 – 5, 2024. NCD Week provides communities with the opportunity to promote, educate and advocated on behalf of the Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) programs. These grants allow the City of Dallas to improve the physical, economic, and social conditions of Dallas' diverse communities.

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

- **April 1:** Electronic Distribution of Digital Impact Booklet to Elected and Appointed Officials
- **April 3:** City Council Special Recognition of City's After School Program
- **April 6:** Community Tour of Selected Projects

City of Dallas

2024

National Community Development Week

Planned Activities

APRIL 1
Electronic Distribution of Digital Impact Booklet to Elected and Appointed Officials

APRIL 3
City Council Special Recognition of City's After School Program
9 a.m.
Dallas City Hall, City Council Chambers
April 1-5, 2024, as NCD Week

APRIL 6
Community Tour of Selected Projects
8:30 a.m. to 1 p.m.
Proposed Tour Sites for Consideration:
• Kiva East
4724 Eastside Ave., Dallas, TX 75226
• Five Mile Notre Dame Place Single-Family Units
• St. Jude Center Park Central
8102 Lyndon B. Johnson Fwy., Dallas, TX 75251

50 YEARS
CDBG
Community Development Block Grant Program

For more information, visit dal.city/NCDW24

City of Dallas

Semana Nacional de Desarrollo Comunitario

2024

Actividades programadas

1 DE ABRIL
Distribución electrónica del Folleto de Impacto Digital a los funcionarios electos y designados

3 DE ABRIL
Reconocimiento especial del Concejo de la Ciudad por los programas de actividades después de clase de la Ciudad
9 a.m.
Alcaldía de Dallas, Salón del Concejo de la Ciudad
1 al 5 de abril, como Semana NCD

6 DE ABRIL
Visita comunitaria a proyectos seleccionados
8:30 a.m. a 1 p.m.
Lugares de interés propuestos:
• Kiva East
4724 Eastside Ave., Dallas, TX 75226
• Five Mile Notre Dame Place-unidades de vivienda unifamiliar
• St. Jude Center Park Central
8102 Lyndon B. Johnson Fwy., Dallas, TX 75251

50 YEARS
CDBG
Community Development Block Grant Program

Para más información, visita dal.city/NCDW24

2024 COMMUNITY DEVELOPMENT TOUR

On April 6, 2024, the Community Development hosted their annual Community Tour. This riding tour allowed the commission to visit 3 of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funded projects, namely: Kiva East, Five-Mile Notre Dame, and St. Jude Center.

- Kiva East – Recipient of \$2,500,000 in HOME funds for the new construction of an 87-unit mixed-income multifamily development, Kiva East stands just 3 miles from downtown Dallas. It represents a fresh luxury affordable community, presenting 1, 2, and 3-bedroom floor plans. Kiva East has joined forces with Bezos Academy to incorporate a Montessori-inspired preschool, offering complimentary on-site early childhood education. Additionally, our community boasts a fully furnished clubhouse, cyber lounge, and various amenities. Your new residence features elegant granite countertops, hard surface flooring, a kitchen island, and energy-efficient appliances.
- The Five Mile Notre Dame Place – Notre Dame Place has been granted \$1,600,000.00 in HOME Investment Partnerships Program (HOME) funds. The Five Mile Notre Dame project aims to erect up to 99 new single-family homes on Land Transfer lots. These homes will be available to households at 60-120% of the Area Median Income (AMI). Among the 99 units, 40 will be HOME-assisted, reserved for households at 60-80% of the AMI. Each residence will span from 1,400 to 2,336 square feet, complete with a garage and Energy Star-rated appliances, including a refrigerator, range/oven, dishwasher, and garbage disposal. Home prices will range from \$175,000 to \$220,000, conforming to the City of Dallas' Comprehensive Housing Policy and HOME regulations. NDP can purchase only 20 lots at a time, necessitating five phases of development. Moreover, lots must be developed and sold within two years of acquisition under the Land Transfer Program's guidelines.
- St. Jude Center Park Central – A repurposed an empty four-story hotel, featuring over 180 rooms, equipped with sprinklers and elevators, to establish a facility offering long-term transitional and permanent supportive housing, alongside comprehensive services, for individuals facing homelessness and housing insecurity in Dallas County. The initiative hosts residents participating in the ESG and HOME-ARP Rapid Rehousing funded services, blending Permanent Supportive Housing (PSH) with transitional housing to aid individuals transitioning from local shelters or similar environments, in partnership with non-profit organizations. The program also incorporates wraparound case management services to assess, comprehend, and address the unique needs of each resident.

KIVA EAST

4724 EASTSIDE AVE

A new construction of an 87-unit mixed-income multifamily development, Kiva East stands just 3 miles from downtown Dallas. It represents a fresh luxury affordable community, presenting one, two, and three-bedroom floor plans. The new units offer elegant granite countertops, tile backsplashes, hard surface flooring, a kitchen island, and energy-efficient appliances. Additionally, the community boasts a fully furnished clubhouse, a cyber lounge, a playground, a splash pad, access to Sante Fe Trail, and various other amenities.

Kiva East utilized the Mixed Income Housing Development Bonus (MIHDB) in the form of parking reductions, reduced setbacks, and higher unit density (Five MIHDB units). Also, this new housing development employed the Dallas 360 Plan to ensure automatic funding by TDHCA. In 2021, Kiva East was the highest scoring development in Region 3 for the competitive Housing Tax Credit (HTC) Program administered by the Texas Department of Housing and Community Affairs (TDHCA).



PROJECT DETAILS:

- Recipient of \$2,500,000 in HOME funds
- Tax credits (including supplementals): \$15.8M
- City provided \$4.8M in 3rd lien; 11 HOME units

PARTNERSHIPS:

Bezos Academy rents Building 4, paid for the interior build out, and will operate a Montessori-inspired childcare center for roughly 40 income-qualified students.



Five-Mile Notre Dame Place (NDP)

The Five Mile Notre Dame Place (NDP), situated at 2333 Gooch St., 2420 Gooch St., 2421 Kahn St., 2457 Kemp St., 2506 Naoma St., 2517 Sylvia St., 2736 Kavasars Dr., 5918 Plum Dale Rd., 6216 Kemrock Dr., 6308 Teague Dr., 6311 Kemrock Dr., and 6502 Leana Ave, Dallas, TX, 75241, has been awarded \$1,600,000.00 in HOME Investment Partnerships Program (HOME) funds. The Five Mile Notre Dame project aims to construct up to 99 new single-family homes on Land Transfer lots. These residences will be accessible to households at 60-120% of the Area Median Income (AMI). Within the 99 units, 40 will be HOME-assisted, allocated for households at 60-80% of the AMI. Each dwelling will range from 1,400 to 2,336 square feet and will include a garage, stone countertops, modern decor, and Energy Star-rated appliances, such as a refrigerator, range/oven, dishwasher, and garbage disposal.

Home prices will vary from \$175,000 to \$220,000, adhering to the City of Dallas' Comprehensive Housing Policy and HOME regulations. NDP is limited to purchasing 20 lots or less per tranche, necessitating five phases of development. The first lots were conveyed in May, 2021. The next lots were conveyed in May, 2023, and the third set of units are in the process of conveyance by Fall, 2024. Additionally, lots must be developed and sold within two years of acquisition under the Land Transfer Program's guidelines.

6015 Kemrock Dr.; 3BR, 2BA



Lots

In Spring, 2019 the City of Dallas issued a NOFA soliciting developers to take parts of 600 HB-110 accumulated lots under its land transfer program. HB-110 allows the lots to be sold for \$1000 plus a size surcharge if over 7,500 sf. However buyers must also pay post-petition property taxes, their own soft costs, title and recording, and financing costs. This might run to \$10,000 per lot but cost is still a fraction of market lot costs in the neighborhood; DCAD assessed most nearby vacant lots in 2023 at \$45,000. Also, the lots that were taken in tax foreclosures tend to be lots with topo challenges and/or water/sewer deficiencies which materially add to building costs. Buyers must agree to build an affordable home with an agreed maximum sale price in consideration of the lot cost advantage.

Developer and the homes

Notre Dame Place, Inc. ("NDP") proposed in July, 2019 to acquire all of the 99 offered lots in the Five Mile neighborhood, with a \$40,000 per lot HOME (HUD) subsidy for 40 of them; City Council approved the proposal March, 2020. Buyer income targeting is 60-80% of AMI for the 40 HOME lots and 60-120% for the other lots. All buyers at less than 80% of AMI are eligible for Dallas Housing Assistance Program and this is a powerful tool in selling entry level homes. It is also a significant delaying factor in closing sales. Other down payment assistance is usually needed given today's interest rates and might reduce the DHAP award. NDP secured a grant from Dallas County to install water and/or sewer service for about 20 of the lots. The homes are well designed and amenitized with energy star appliances, stone counter tops, and light, modern decor.

NDP is a member of the Catholic Housing Initiative which is better known for rental housing at 10 sites including three St. Jude Centers offering permanent supportive housing for chronically homeless. NDP builds homes knowing that ownership housing is better than rental housing for people that have the means to buy a home and the temperament to stick with it. Building infill ownership housing is much more troublesome than rental housing.

Builders

NDP is pacing the delivery of homes in consideration of market demand, financing capacity, availability of lots, and builder capacity. For now, NDP is using two builders, both of whom have a finite amount of bank credit and capacity to supervise trades. Both are using NDP lots to add volume to their other activities. And it would be fair to say, both require coaching to meet the formality levels of reporting and insurance expected by the City.

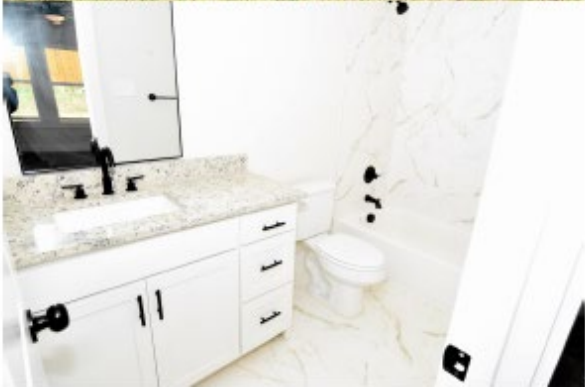
Box score

The first lots were conveyed in May, 2021. (City policy is 20 or less per tranche with more when 60% sold.) The next lots were conveyed in May, 2023 and the third set is in process of conveyance by fall, 2024. Following is a progress recap as of April 1:

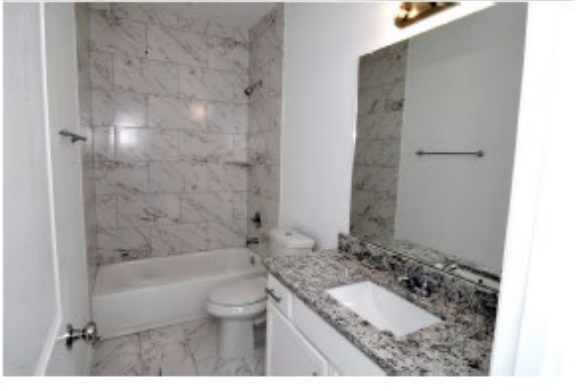
Activity	# lots
Purchased lots	35
+ Lots created by replat of 12,000 sf lots	3
- Lots in reversion to City (unbuildable)	2
- Homes completed and sold to qualifying buyers	19
- Homes completed and awaiting City buyer approval	3
- Homes completed and awaiting qualified buyer	3
- Lots under agreement to builders pending loan close	9
= Lots awaiting final replat approval	2

The following page has photos of two recently finished homes.

6015 Kemrock 3 bedroom, 2 bath, 2 garage \$239,000



2814 Gooch 3 bedroom 2 bath, 2 garage \$239,000





The St. Jude Center Park Central (SJC-PC), located at the junction of IH-635 and US-75, is a repurposed four-story hotel that offers long-term, transitional, and permanent supportive housing, alongside comprehensive services. Equipped with elevators, sprinklers, and over 180 rooms for individuals facing homelessness and housing insecurity in Dallas County, the initiative hosts residents participating in the ESG and HOME-ARP Rapid Rehousing funded services. These efforts blend Permanent Supportive Housing (PSH) with transitional housing.

SJC-PC aids individuals over the age of 18 with transitioning from local shelters or similar environments. The program also incorporates wraparound case management services to assess, comprehend, and address the unique needs of each resident. St. Jude provides a space for community partners, like Parkland, MetroCare, and IPS, to provide on-site behavioral health and medical health services to highly vulnerable residents who may not have access to care if it were not provided on-site. Also, Catholic Charities Dallas operates a food pantry at SJC-PC that is open to residents of the property along with those in the community in need of nutritious, free groceries.



COUNCIL
DISTRICT

11

Partnerships:

Dallas County
City of Dallas
Housing forward
City square
Stewpot
Catholic Housing Initiative

Under 1 roof
Dallas College
Veteran's Administration
Dallas County Health and Human Services
Metrocare
IPS recovery clinic

APPENDIX A

FY 2024-25 HUD CONSOLIDATED PLAN BUDGET

Project Name		Amount
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)		Resolution #24-0873
<u>CDBG - Public Services</u>		
1	PKR Out-of-School Time Program	\$ 738,301
2	Early Childhood and Out-of-School Time Services Program	650,000
	Youth Programs Sub-Total	1,388,301
3	Drivers of Poverty Program	618,565
	Other Public Services Sub-Total	618,565
	Total CDBG - Public Services	2,006,866
<u>CDBG - Housing Activities</u>		
4	Dallas Homebuyer Assistance Program	400,000
	Homeownership Opportunities Sub-Total	400,000
5	Home Improvement and Preservation Program (HIPP)	4,302,888
6	Residential Development Acquisition Loan Program	2,638,224
	Homeowner Repair Sub-Total	6,941,112
	Total CDBG - Housing Activities	7,341,112
<u>CDBG - Public Improvements</u>		
7	Public Facilities and Improvements	2,339,762
	Total CDBG - Public Improvement	2,339,762
<u>CDBG - Fair Housing and Planning & Program Oversight</u>		
8	Fair Housing Division	530,112
9	Citizen Participation CDC Support HUD Oversight	812,480
10	Community Care Management Support	153,200
11	Housing Management Support	707,618
12	HUD Environmental Review	401,204
	Total CDBG - Fair Housing and Planning & Program Oversight	2,604,614
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT		14,292,354
<u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u>		
13	CHDO Development Loan Program	765,000
14	HOME Project Cost	450,000

FY 2024-25 HUD CONSOLIDATED PLAN BUDGET

	Project Name	Amount
		Resolution #24-0873
15	HOME Program Administration	507,000
16	Dallas Homebuyer Assistance Program	400,000
17	Housing Development Loan Program	3,456,453
	Homeownership Opportunities Sub-Total	5,578,453
	TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	5,578,453

EMERGENCY SOLUTIONS GRANT (ESG)

18	Emergency Shelter	563,318
19	Street Outreach	164,913
	Essential Services/Operations Sub-Total	728,231
20	Homelessness Prevention	246,086
	Homeless Prevention Sub-Total	246,086
21	Rapid Re-Housing	148,373
	Rapid Re-Housing Sub-Total	148,373
22	ESG Administration	91,029
	Program Administration Sub-Total	91,029
	TOTAL EMERGENCY SOLUTIONS GRANT	1,213,719

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

23	Emergency/Tenant Based Rental Assistance	6,170,681
24	Facility Based Housing	2,682,450
25	Housing Placement & Other Support Services	163,395
26	Housing Information Services/Resource Identification	160,500
	Other Public Services Sub-Total	9,177,026
27	Program Administration/City of Dallas	295,937
28	Program Administration/Project Sponsors	391,620
	Program Administration Sub-Total	687,557
	TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS	9,864,583

GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET	\$30,949,109
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FY 2024-25 CONSOLIDATED PLAN BUDGET

Grant	Amount	Percentage
<u>Community Development Block Grant (CDBG)</u>		Resolution #24-0873
Entitlement	\$ 13,023,068	
Program Income (Prior Year Actual)	750,273	
	<u>13,773,341</u>	
Public Services	<u>2,006,866</u>	14.57%
Entitlement	\$ 13,023,068	
Program Administration	<u>2,604,614</u>	20.00%
<u>HOME Investment Partnerships Program (HOME)</u>		
Entitlement	\$ 5,078,453	
Program Income (FY 2024-25 City Projected)	500,000	
CHDO Operations	150,000	2.95%
CHDO Set-Aside	765,000	15.06%
Program Administration	507,000	10.00%
<u>Emergency Solutions Grant (ESG)</u>		
Entitlement	\$ 1,213,719	
Emergency Shelter Services	563,318	46.41%
Program Administration	91,029	7.50%
<u>Housing Opportunities for Persons with AIDS (HOPWA)</u>		
Entitlement	\$ 9,864,583	
Program Administration	\$ 295,937	2.99%

FY 2024-25 HUD CONSOLIDATED PLAN BUDGET

SOURCE OF FUNDS	FY 2024-25 Adopted Budget Resolution #24-0873
Community Development Block Grant (CDBG)	\$ 13,023,068
Program Income - Housing Activities (estimated)	200,000
FY 2023-24 CDBG Reprogrammed Funds	1,069,286
Home Investment Partnerships Program (HOME)	5,078,453
Program Income (estimated)	500,000
Emergency Solutions Grant (ESG)	1,213,719
Housing Opportunities for Persons With AIDS (HOPWA)	<u>9,864,583</u>
GRAND TOTAL HUD GRANT FUNDS	\$ 30,949,109

APPENDIX B

CR-05 - Goals and Outcomes

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

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 fifth 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, 2023, to September 30, 2024, 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 361 new housing units that are occupied by low- and moderate-income renters.
- Homeownership assistance was provided to 27 LMI households through the Dallas Home Buyers Assistance Program (DHAP), utilizing both CDBG and HOME funds.
- Also, 10 housing units owned by low- and moderate-income (LMI) households were rehabilitated during FY 2023-24.
- The Emergency Solutions Grant (ESG) funds supported a range of services for 4,004 individuals experiencing homelessness or at risk of homelessness. Emergency and transitional shelters utilized operational funds to serve 3,398 individuals, while 487 people received street outreach services. Homelessness prevention services assisted 93 individuals at risk of becoming homeless. Additionally, ESG funds provided Rapid Re- Housing assistance to 26 individuals this year.
- Housing Opportunities for Persons with AIDS (HOPWA) funds were used to provide assistance across all services for a total of 1,082 unduplicated households, comprised of 1,082 persons living with HIV/AIDS in the Dallas EMSA, with 458 family members (total of 1,540 persons). Of the 1,082 unduplicated households served by the Dallas HOPWA program during the 2023-24 program year, approximately 942 households received housing assistance, as follows: 311 received TBRA assistance (33.2%) and 316 received STRMU assistance (33.7%),

with 214 housed in facility-based permanent housing (22.4%) and 36 housed in facility-based short-term/transitional housing (3.8%), and 65 receiving permanent housing placement (PHP) assistance (6.9%). Note that 24 households received both TBRA and PHP assistance. In addition, 160 households received housing information services, and 4 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 projects was funded during the fiscal year. The project is currently pending completion and is expected to create a more suitable living environment for 6,980 low-income households in Dallas.
- **Street Improvement:** Funds have been allocated for the reconstruction of streets in the Joppa Area, which will involve paving, drainage, and the replacement of water and wastewater systems. This includes work on:
 - (a) The 4600 block of Stokes Street, from Hull Avenue to the end of Stokes Street, in Dallas, Texas, 75216. The targeted sections are primarily in residential areas and currently in poor condition. Scope of Work for Stokes Street consist of:
 - **Paving and Drainage:** Complete removal and reconstruction of approximately 1,300 linear feet of 26-foot-wide, 6-inch-thick, 4000 psi reinforced concrete pavement with curb approaches and gutters. The project includes stormwater drainage, sidewalks, driveway approaches, new slope-downs, barrier-free ramps, and other items needed for ADA compliance. All work will adhere to city specifications and will be conducted by City contractors. The improvements are expected to have a useful life of at least 20 years.
 - **Water/Wastewater:** Replacement of 1,350 linear feet of 8-inch water lines to replace substandard mains, as well as 1,350 linear feet of 8-inch wastewater lines. Appurtenance adjustments will also be made.
 - (b) The 7600 to 7900 block of Hull Avenue, from 300 feet of Linfield Road to Burma Road, Dallas, Texas, 75216. This section is also primarily residential and in poor condition. Scope of Work for Hull Avenue: consists of:
 - **Paving and Drainage:** Reconstruction of approximately 1,800 linear feet of 26-foot-wide, 6-inch-thick, 4000 psi reinforced concrete pavement with curb approaches and gutters. The project includes stormwater drainage, sidewalks, driveway approaches, new slope-downs, barrier-free ramps, and other components for ADA compliance. Work will follow city specifications and be completed by City contractors, with improvements designed for a minimum 20-year lifespan.
 - **Water/Wastewater:** Replacement of 1,800 linear feet of 8-inch water mains and 1,800 linear feet of 12-inch wastewater mains to upgrade substandard mains. Appurtenance adjustments will also be included.

- Two Public Improvement projects were funded in prior fiscal years. Each project is currently pending completion and is expected to create a more suitable living environment for 98,087 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) 2800 Block of Clydedale Drive from Star Light Rd. to Overlake Drive Dallas, Texas 75220, Council District Six (CD 6).; (2) the 3500 to 3700 block of Biglow Drive from Hudspeth Avenue to E. Overton Road, Dallas, Texas 75216, City Council District Four (CD 4), (3) the 2900 of Kendale Drive from Lakedale Apartment Entrance to Overlake Drive Dallas, Texas 75220, Council District Six (CD 6), and (4) the of 9900 Block of Overlake Drive from Clydedale Drive to Kendale, Dallas, Texas 75220, City Council District Six (CD 6).

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 to ensure compliance with ADA requirements. Project prioritization follows the City's Sidewalk Master Plans 12 Focus Areas, with a specific emphasis on neighborhood-serving sidewalks within Community Development Block Grant census tracts where a majority of residents fall into the low to moderate-income category.

- **ADA Improvements:** Enhancements will be made to ensure compliance with the Americans with Disabilities Act (ADA). Improvements will focus on the removal of materials and architectural barriers in City-owned facilities, specifically designed to enhance the mobility and accessibility of elderly and handicapped individuals. Funding for such improvements is provided in designated Community Development Block Grant (CDBG) eligible areas, including those identified as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) or other community priority areas.
- Notable locations for these ADA enhancements include Arcadia Park at 5516 N Arcadia Dr., Dallas, TX 75211; Skyline Branch Library at 5220 Cliff Haven Drive, Dallas, Texas 75236; Polk Wisdom Library at 7151 Library Ln, Dallas, TX 75232; and South Dallas Cultural Center at 3400 S Fitzhugh Ave, Dallas, TX 75210; Central Service Center at 3202 Canton Street, Dallas TX 75226. The prioritization of these projects aligns with the City of Dallas's Equity Impact Assessment Tool, which identifies communities at high risk and are vulnerable to prolonged hardship with fewer resources for recovery following COVID-19.
- CDBG-funded public service projects served 2,028 persons during the program year in addition to area benefits, including:

- 1,912 youth received services through two programs: Out of School Time and Early Childhood Services (1,537 and 375, respectively).
- 119 total defendants entered the Community Court system and received assistance that included short-term intensive case management, job training, housing, employment search services, and rehabilitation and treatment services, as needed.

Expanded Economic Opportunity

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 2023-24, Workforce Training Programs provided 11 persons with low- and moderate incomes with training in the IT (Information Technology) industry.

COVID-19 Pandemic

On March 12, 2020, the Coronavirus (COVID-19) pandemic reached the Dallas community. In response to the evident community spread of COVID-19 within the city, the Mayor of Dallas issued a Proclamation Declaring a Local State of Disaster. In light of these circumstances, the CARES Act introduced additional HUD funds (CDBG-CV, ESG-CV, and HOPWA-CV) to prevent, prepare for, and respond to the spread of COVID-19, and to facilitate immediate assistance to eligible communities and households economically impacted by COVID-19. Presently, the public health and economic consequences of the pandemic continue to be a significant concern for residents of Dallas.

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

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

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

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2023 Program Year	2023 Program Year	Percent Complete
Homeless Services – Emergency Shelter Operations	Homeless	ESG: \$568,4365	Homeless Person Overnight Shelter	Persons Assisted	17,525	31,971	182%	4,100	3,398	83%
Homeless Services – Rapid-Re-Housing	Homeless	ESG: \$180,813 ESG CV:	Tenant-based rental assistance / Rapid Rehousing	Persons Assisted	1,405	2,561	182%	11	26	236%
Homeless Services – Homeless Prevention	Homeless	ESG: \$246,086 ESG-CV:	Homelessness Prevention	Persons Assisted	1,297	1,350	104%	102	93	91%
Homeless Services – Street Outreach	Homeless	ESG: \$153,673 ESG-CV:	Homelessness Prevention	Persons Assisted	1,422	5,947	418%	272	487	179%
CV – HOME - Tenant Based Rental Assistance (TBRA) (COVID-19)	Affordable Housing		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	202	135%	0	0	0%
Housing Needs - CHDO Development Loans	Affordable Housing	HOME: \$1,216,076	Homeowner Housing Added	Household Housing Unit	85	41	48%	15	36	240%
Housing Needs – Homeowner/Rental Repairs	Affordable Housing	CDBG: \$4,281,465	Housing Rehabilitated	Household Housing Unit	340	127	37%	40	10	25%
Housing Needs - Residential Development Acquisition Loan Program	Affordable Housing	CDBG: \$2,638,224 HOME: \$4,233,307	Homeowner Housing Added	Household Housing Unit	224	1,425	636%	124	361	291%
Housing Needs – Dallas Home Buyers Assistance Program	Affordable Housing	CDBG: \$400,000	Homeowner Housing Added	Household Housing Unit	466	69	15%	16	27	169%

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2023 Program Year	2023 Program Year	Percent Complete
		HOME: \$400,000								
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$2,803,147	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	People Assisted	71,725	139,620	195%	35,400	0	0
Other Housing - HIV Facility Based Housing	Affordable Housing Non-Homeless Special Needs	HOPWA: \$2,682,450	HIV/AIDS Housing Operations	Household Housing Unit	1,475	1,134	77%	350	214	60%
Other Housing - HIV Housing Facility Rehab/Acquisition	Affordable Housing	HOPWA: \$	Housing for People with HIV/AIDS Added	Household Housing Unit	150	16	11%	0	0	0%
Other Housing - HIV Housing Information/Resource Identification	Non-Housing Community Development	HOPWA: \$160,500	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1,050	815	78%	175	160	91%
Other Housing - HIV Housing Placement and Supportive Services	Non-Homeless Community Development	HOPWA: \$163,395	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	370	1,646	445%	971	837	4,185%
Other Housing- HIV Rental Assistance	Non-Homeless Special Needs	HOPWA: \$5,918,510	Housing for People with HIV/AIDS added	Household Housing Unit	4,330	2,325	54%	755	311	41%
Public Services - Youth Programs	Non-Housing Community Development	CDBG: \$1,388,301	Public service activities for Low/Moderate Income Housing Benefit	Individuals Assisted	18,520	8,067	44%	2,070	1,912	92%
Public Service - Community Court	Non-Housing Community Development	CDBG: \$763,545	Public service activities for Low/Moderate Income Housing Benefit	People Assisted	6,270	2,842	45%	1,020	119	12%
Public Services- Overcoming Barriers to Work	Non-Housing Community Development	CDBG: \$0	Public service activities for Low/Moderate	Individuals Assisted	1,675	642	38%	0	0	0

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2023 Program Year	2023 Program Year	Percent Complete
			Income Housing Benefit							
CV- Public Services - Short-term Mortgage and Rent (COVID-19)	Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	9,875	1,544	16%	0	0	0
CV - Small Business Continuity Grant and Loan Program (COVID- 19)	Non-Housing Community Development		Jobs created/retained	Jobs	143	414	290%	0	0	0
CV - Small Business Continuity Grant and Loan Program (COVID- 19)	Non-Housing Community Development		Businesses Assisted	Businesses Assisted	300	369	123%	0	0	0
CV – Emergency Assistance Program (COVID-19)	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	708	142%	100	97	97%
CV – Drivers of Poverty/Childcare (COVID-19)	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,625	19,751	1,215%	0	0	0
CV – Enhanced Out of School Time Program (COVID-19)	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,620	0	0%	0	0	0
CV – Public Services – Digital Navigator Program (COVID-19)	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,000	0	0%	0	0	0

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2023 Program Year	2023 Program Year	Percent Complete
CV – Public Services – Evictions Assistance Initiative (COVID-19)	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	1,099	220%	0	553	0
CV – Workforce Training Program (COVID-19)	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	507	127%	0	11	--
CV – Section 108 Debt Payment (COVID-19)	Scheduled Section 108 Debt Payment		Other	Other	0	0	0	0	0	0
Program Administration, Compliance, and Oversight	Administration, Compliance and Oversight	CDBG: \$2,761,921 HOME: \$589,796 HOPWA: \$679,758 ESG: \$92,003	Other	Other	0	0	0	0	0	0

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

The City identified priority needs in the Consolidated Plan: Affordable Housing, Homelessness, Public Services, Public Improvements and Infrastructure, and Economic Development. Below is an assessment of the City's progress in meeting its five-year and one-year goals, which has been broken out by the City's six priority need areas.

Housing Needs

- **Construction of new Rental Housing** – The City has an open Notice of Funding Availability (NOFA), and staff are continuing efforts to review and approve upcoming multifamily and single-family projects. In FY 2023-24, three hundred and sixty-one (361) new multifamily units and single-family units were completed. The recently completed Westmoreland Station (238 new units), Kiva East (87 new units), Builders of Hope (13 new single-family units), and Notre Dame Place Inc., (23 single family units) provided additional affordable housing units to Dallas residents. In FY 2023-24, several mixed- income multifamily projects were funded with CDBG and HOME funds. These projects include Jaipur Lofts and Armonia Apartment Homes of which both have completed the acquisition phase and are currently under construction. Upon completion of construction, 86 affordable housing units will be provided to low- to moderate- income Dallas residents.
- **Dallas Homebuyers Assistance Program (DHAP)** - The City provided down payment assistance, closing costs, and/or principal reduction to 27 eligible homebuyers. DHAP exceeded the estimated 10 units with the increased subsidy and changes to underwriting criteria. The City's local general funded Anti-Displacement Homebuyer Assistance Program (DHAP 10) is aimed to provide homeownership opportunities for current Dallas residents who have lived in the city for 10 years collectively. In addition, the Targeted Occupations Homebuyer Assistance Program offers incentives for specific occupations, such as educational instruction, library occupations, healthcare practitioners, and protective service occupations, including firefighters and police. Collectively, the non- federal funded programs have assisted 10 eligible homebuyers with obtaining homeownership.
- **Home Improvement and Preservation Program (HIPP)** - provides an all-inclusive rehabilitation and reconstruction program for single-family owner-occupied housing units. The annual goal for HIPP was to serve 40 households this year; however, 10 households were rehabilitated in FY 2023-24. The HIPP program assisted a total of 10 households compared to the annual goal of 40 households during the CAPER evaluation period. The annual goal was not exceeded due to a myriad of factors to include: 1) an elongated contract negotiation process and program alignment issues to outsource the HIPP program to a selected vendor which resulted in the termination of the contract; 2) significant delays due to re-examinations of applications received with expired Part 5 income determinations; and additional delays related to organizational changes and legal compliance reviews on contracts. Currently, the City will exceed its annual HIPP goal in the next FY24-25 CAPER.

Homeless Services

- **Homeless Shelter Operations** - ESG funds were used to provide overnight shelter to 3,398 homeless persons. ESG funds were leveraged by City general funds.
- **Homeless Prevention** – ESG funds provided short-term (3 months) and long-term (4 to 24 months) of rental assistance and utility assistance to persons who are at risk of homelessness and are at or below 30% of area median income (AMI). This program aided 93 persons.
- **Rapid Re-Housing** – ESG funds were used to provide Rapid Re-Housing assistance for 26 persons.
- **Street Outreach** – ESG funds were used to provide street outreach services to meet the immediate needs of 487 unsheltered homeless people by connecting them with emergency shelter, housing and/or critical services.

Housing Opportunities for Persons with AIDS/HIV (HOPWA)

- **Prevention** - provided short-term rent and mortgage and utility assistance to persons with HIV/AIDS and their families living in the metropolitan area. The Short-Term Rent, Mortgage, and Utility (STRMU) program served 316 households, above the goal of 298. More households were served with HOPWA prevention assistance as demand increased with pandemic-related housing resources were going away.
- **Tenant-Based Rental Assistance (TBRA)** - provided long-term and transitional rental assistance to persons with HIV/AIDS and their families living in the metropolitan area. The City utilized HOPWA funding to assist 311 households through TBRA (compared to a goal of 395). Staff turnover and vacancies have hindered efforts to add new participants to the program, and higher rental rates in the housing market have limited the number that can be served. There also continues to be less turnover in the TBRA program compared to prior years. While this means that clients have remained stably housed, it does impact the number of new clients added.
- **Supportive Services** - provided housing services, information, outreach, and support to enhance the quality of life for persons living with HIV/AIDS and their families living in the metropolitan area, including hospice/respite care for affected children. During the FY 2023-24 program year, the HOPWA program provided supportive services for 837 unduplicated households with supportive services, which is lower than originally projected due to the lower number of households served in housing and fewer households served through the supportive services only childcare project.
- **Facility Based Operations and Master Leasing** - provided operational costs, including lease, maintenance, utilities, insurance, and furnishings for facilities and

master leased units that provide housing to persons with HIV/AIDS and their families living in the metropolitan area. Through permanent facility-based housing projects, 214 households were served, which is right on target with the goal. Through short-term/transitional housing, 36 households were served, compared to the goal of serving 60 households. These results are impacted by less turnover in housing units than anticipated and delays in adding new clients. In addition, there was under-utilization of emergency hotel/motel vouchers.

- **Housing Information Services** - provided housing information services and resource identification for persons living with HIV/AIDS and their families living in the metropolitan area, including hospice/respite care for affected children. During the program year, the HOPWA program provided housing information services for 160 unduplicated households through Legacy's Homebase for Housing project, just below the target of 175.
- **Housing Rehabilitation, Acquisition, and Repair** - HOPWA funds were allocated for housing rehabilitation, acquisition, and repair in the prior year at facility-based housing projects at AIDS Services of Dallas and Legacy Counseling Center. However, due to delays in contracting, the agencies have not yet begun those projects, but are expected to begin work in the coming year. In addition, in April 2024, AIDS Services of Dallas began placing residents in its new housing project with 8 HOPWA-funded units dedicated to housing persons living with HIV/AIDS who do not need intense wraparound services.

Public Services

- **Out of School Time Program** – provided structured recreational, cultural, social and life skills activities through after-school and summer outreach programs for youth (ages 6-12), Monday - Friday. The program served 1,537 youth which was below the goal of 1,750. Continued challenges persist post-pandemic, primarily involving staffing issues and evolving priorities with partnering agency, Dallas ISD, regarding facility access. Evaluation of alternative measures and potential programs is underway to increase participation and improve service levels.
- **Early Childhood and Out-of-School Time Services** - Provided childcare subsidies for low- and moderate-income working parents and teenage parents who are attending school and do not qualify for any other form of public assistance. The program assisted 375 children and 206 households.
- **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 119 unduplicated defendants served or 11.4% of the 1,050 estimated.

- **CV-Emergency Assistance Program** – Provided short-term and rental and utility assistance to help persons/households who are at-risk of homelessness due to loss of income as a result of COVID-19 pandemic and helped to regain stability in permanent housing. The program served 97 households, which does not exceed the goal of 100 households

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 2023-24, Workforce Training Programs provided 11 persons with low- and moderate incomes with training in the IT (Information Technology) industry.

Public Improvements and Infrastructure

- 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 Income (AMI). Three projects are currently pending completion and are expected to create a more suitable living environment for 105,067 households in Dallas.

CDBG-CV Projects without Accomplishments

The following projects were funded by the CDBG-CV CARES Act and do not have accomplishments during FY 2023-24.

- **CV – HOME Tenant Based Rental Assistance (TBRA)** – Program was completed during prior fiscal year
- **CV – Enhanced Out of School Time Program (COVID-19)** – Funding has been reprogrammed to other eligible activities
- **CV – Public Services – Digital Navigator Program (COVID-19)** – Funding has been reprogrammed to other eligible activities
- **CV – Small Business Continuity Grant and Loan Program** – Program was completed during prior fiscal year
- **CV – Public Services – Short-term Mortgage and Rent** – Program was completed during prior fiscal year
- **CV – Overcoming Barriers to Work** – Program was completed during prior fiscal year

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	\$ 15,009,603	\$ 6,472,689
HOME	public - federal	\$ 6,933,6138	\$ 5,430,627
HOPWA	public - federal	\$ 9,604,613	\$ 8,742,011
ESG	public - federal	\$ 1,214,010	\$ 2,109,914
OTHER	public - federal	\$ 0	\$ 4,195,676

Narrative

CDBG: The City successfully undertook and administered several CDBG-funded projects during the 2023-24 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 2023-24 the City expended \$6,472,689 in CDBG funds.

HOME: The City successfully undertook and administered several HOME funded projects in program year 2023-234 Activities funded included granting loans to developers to build affordable housing, the Dallas Home Buyers Assistance Program, and administration costs. In FY 2023-24 the City expended \$ 5,430,627 in HOME funds.

HOPWA: During the 2023-24 program year, \$8,742,011 of HOPWA funding was expended, with \$1,852,234 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 22.8%. 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 successfully undertook and administered several ESG projects in the program year of 2023-24. 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 2023-24 the City expended \$2,109,914 in ESG funds.

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

- **HOME-ARP** – Activities funded through HOME_ARP included funds for the Dallas R.E.A.L. Time Rapid Rehousing Initiative (DRTRR Initiative) to meet the urgent housing needs of those experiencing homelessness in the Dallas Continuum of Care – to place over 2,700 homeless persons in housing, provide ongoing tenant based rental assistance (TBRA) for 12 to 24 months and provide ongoing case management and other support services to maintain housing.
- **CDBG-CV** – Activities funded through CDBG-CV included emergency assistance, including rental, mortgage, and utility assistance, workforce development, Section 108 debt payment, and administration costs. In FY 2023-24 the City expended \$3360,146 in CDBG- CV funds.
- **CDBG-DR** – In FY 2023-24 the City expended \$125,497 CDBG-DR to provide the essential administrative and planning support for implementing long-term recovery and restoration efforts to address eligible activities and mitigation plans from the 2021 Winter Storm. These efforts include aiding low- and moderate-income (LMI) residents with housing needs by (1) offering down payment assistance, (2) rehabilitating or reconstructing residential units, and (3) constructing new resilient multi-unit housing to support residents before, during, and after a disaster. Additionally, the City will enhance community infrastructure with improvements to parks and recreational buildings and increase community resilience by funding projects outlined in the City's Mitigation Plan. Remaining funds will be allocated to planning and administration.

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 2023-24
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 2023-24
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 2023-24
Red Bird ("generally" CTs – 109.02 pt., 109.03 pt., 109.04., 166.05 pt. 166.07 pt.)	0%	0%	Not funded in FY 2023-24
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 2023-24
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 2023-24

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 2023-24
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 2023-24
West Dallas Stabilization Area ("generally" CTs- 101.01 pt., 101.02 pt., 43.00 pt., 205.00 pt.)	0%	0%	Not funded in FY 2023-24
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 2023-24
The Bottom Stabilization Area ("generally" CTS – 20.00 pt., 204.00 pt., 41.00 pt., 48.00 pt.)	0%	0%	Not funded in FY 2023-24
Red Bird North Stabilization Area ("generally" CTs – 109.03 pt., 109.04 pt., 165.02 pt.)	0%	0%	Not funded in FY 2023-24

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 2023-24
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 2023-24
University Hills Emerging Market Area ("generally" CTs 112.00 pt., 113.00 pr., 167.01 pt.)	0%	0%	Not funded in FY 2023-24

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 forwardDallas! 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.

Leveraging

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

CDBG: During the program year, \$6,472,689 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 \$5,430,627 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. In FY 2023-24, the City did not bank additional match funds.

HOPWA: During the 2023-24 program year, \$ 8,742,011 in HOPWA funding was expended, with \$1,852,234 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 22.8%. 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 2023-24 program year. The City, as well as its sub-recipients, are required to match ESG funds dollar-for-dollar. Matching funds of at least \$2,109,914 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	\$7,760,449
2. Match contributed during current Federal fiscal year	\$ 1,270,545.08
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 9,030,994.08
4. Match liability for current Federal fiscal year	\$614,866.27
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 8,416,127.81

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year				
Project No. or Other ID	Date of Contribution	Bond Financing	Foregone Taxes, Fees, Charges	Total Match
Dallas Housing Foundation	06/26/2024	\$1,400,000	\$0	\$98,045.62
ST. Jude	06/26/2024	\$2,345,000.73	\$0	\$1,172,500.36

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
\$0	\$559,691.36	\$559,691.36	\$0	\$0

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	2
Contracts					
Dollar Amount	\$0	\$0	\$0	\$0	\$7,500,000.00
Sub-contracts					
Number	0	0	0	0	0
Dollar Amount	\$0	\$0	\$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	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0

There was 0 rental property receiving HOME Program assistance during the fiscal year which had minority ownership.

In FY 2023-24, two contracts were awarded to a white non-Hispanic female. The Housing Department continues its collaborative efforts with the Small Business Center to establish Good Faith Effort plans in future contracts opportunities.

Table 10 – Relocation and Real Property Acquisition

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

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

CR-20 - Affordable Housing 91.520(b)

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

Table 11 – Number of Household

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	11	692
Number of non-homeless households to be provided affordable housing units	195	398
Number of special-needs households to be provided affordable housing units	693	521
Total	899	1,611

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	704	1,213
Number of households supported through the production of new units	139	361
Number of households supported through rehab of existing units	40	10
Number of households supported through acquisition of existing units	16	27
Total	899	1,611

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

Table 11: Affordable housing was provided to **1,611** households. This includes:

- During FY 2023-24, a total of **692** homeless households were provided with affordable housing units: 26 households through the Rapid Rehousing assistance program using regular ESG funds and 666 households using other resources (including HOME-ARPA TBRA funds).
- A total of **398** non-homeless households were provided affordable housing units: 27 through the Dallas Home Buyer Assistance Program (DHAP), 10 through rehabilitation and reconstruction programs (HIPP), and 361 units were constructed through the Development Loan Program (RDALP).
- A total of **521** special-needs households were provided affordable housing units: 311 through the Housing Opportunities for Persons with AIDS (HOPWA) funded tenant- based rental assistance (TBRA), and 210 through HOPWA funded permanent facility- based housing.

Collectively, the City exceeded expectations by achieving 179% of its affordable housing goal of 899 households. Notably, there was an unexpectedly high demand for housing, particularly among special-needs and homeless households.

Table 12: Number of households supported: **1,611** including:

- **1,213** households were supported through the provision of rental assistance: 521 households were served through HOPWA funded programs, 692 units through the ESG, ESG-CV funded Rapid Re-housing program.
- **361** households were able to purchase a newly constructed home through the production of new housing units through the Development Loan Program
- **10** households were supported through rehab of existing housing units
- **27** 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.

Discuss how these outcomes will impact future annual action plans.

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.

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

Table 13 – Number of Households Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	332	4
Low-income	221	10
Moderate-income	1,649	9
Total	2,202	23

Narrative

During the 2023-24 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 2023-24 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 **2,202** households, which includes:

- **322** extremely low-income households (less than or equal to 30 percent Area Median Family Income - AMFI)
- **221** low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- **1,649** moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

HOME: Activities supported by FY 2023-24 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 23 households, including:

- **26** 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 Notice of Fundin Availability (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 2023-24, 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 2023-24, the City developed 207 units with CDBG and 118 units with HOME funds. Housing spent significant time with CHDO applicants through certification of one (1) new CHDO, Southfair Community Housing Development Corp., and recertification for three (3) existing CHDOs,

Builders of Hope CDC, Brompton Community Housing Development Corp., and Notre Dame Place, Inc. The City is currently under contract with all three CHDOs and 36 CHDO units were completed in FY 2023-2024.

The city offered down payment and closing cost assistance to 27 homebuyers, spending an average of \$43,491 per person.

City-wide, 10 homeowners were approved for home repairs and all repairs were completed during FY 2023-24 for an expenditure of approximately \$1.1M.

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 3,196 units of public housing located throughout the city of Dallas. Housing is provided in both single-family and multifamily facilities. DHA also has approximately 20,344 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. In December 2024 DHA will complete its most recent Five-Year Plan which began on 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 22 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.
- DHA has begun predevelopment work for construction of The Culbreath, a proposed 364- unit housing community for seniors to be located on 10.305 acres of the former Rhoads Terrace public housing site.
- DHA is working with community leaders in the Bonton neighborhood of South Dallas to update the 2009 DiMambro Master Plan for the neighborhood. The master plan will include the remaining 35 acres of the Rhoads Terrace site.
- In December 2021, DHA closed on a mixed-income development in a high opportunity area with its development partner, Fairfield Residential. Construction of this 475-unit apartment complex is nearing completion and leasing has begun. Fifty percent (50%) of the units are affordable to families at 80% of the Area Median Income (AMI).

- 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.
- DHA received a \$5 million grant from the U.S. Department of Housing and Urban Development (HUD) to provide mobility related services and aims to foster housing choice and remove barriers to High-Opportunity Areas for 1,000 HCV families with children through the provision of comprehensive housing mobility-related services. DHA will offer a comprehensive suite of mobility services including pre-move counseling, housing search assistance, landlord recruiting, lease-up assistance, security deposit, flexible family financial assistance, and mobility-enhancing administrative policies.
- DHA has developed an interactive mapping tool hosted on its website to support families in the housing search process. The tool allows families to identify whether

a given unit/house is within an area of opportunity. Purposefully, the tool is Google-powered allowing families to switch to street views and vet/explore neighborhoods prior to touring in-person. The tool is intended to empower families to make informed decisions when searching for housing opportunities.

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 Johns 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 811 families in the Family Self-Sufficiency program and continues to promote overall self-sufficiency in the HCV program.
- DHA enrolled 580 new families to the FSS program, graduated 110 FSS families, and issued 59 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).
- In partnership with the City of Dallas, DHA engaged residents to assess barriers/gaps to internet services and to disseminate information about the Affordability Connectivity Program.

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 \$24.45 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	Repair Foundation
Cliff Manor	Exterior Spalling's
Roseland Gardens	Vent Covers
Renaissance Oaks	Vent Covers
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 & Villa Creek Apartments	Sidewalk Repairs
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

Site	Improvement
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
Barbara Jordan Square	Porch/Balcony; Replace
Buckeye Trail Commons	Splashpad; Repair
Buckeye Trail Commons	HVAC; Replace
Buckeye Trail Commons II	HVAC; Replace
Cedar Springs Place	HVAC; Replace
Frazier & Buckeye Properties	Irrigation System; Repair
Frazier Fellowship	HVAC; Replace
Frazier Fellowship	Vehicle Damaged Unit

Site	Improvement
Frazier Scattered Sites	Mold Remediation
Frazier Scattered Sites	HVAC; Replace
Hamptons at Lakewest	Fire Damaged Units; Repair
Hamptons at Lakewest	HVAC; Replace
Hidden Ridge	Vehicle Damaged Unit
Kingbridge Crossing	Fire Damaged Unit; Repair
Lakeview Townhomes	Concrete Repair/Replace
Lakewest Properties	Irrigation System; Repair
Little Mexico Village	Fence; Repair/Replace
Mill City Frazier	Repair Fire Damage Unit
Mill City Frazier	Replace fascia, trim & soffit
Mill City Frazier	Stone Caps, replace
Mill City Frazier	HVAC; Replace
Renaissance Oaks	Air Duct Cleaning
Renaissance Oaks	Dryer Vent Cleaning
Roseland Estates	Doors, Exterior; Common Area; Replace
Roseland Properties	Irrigation System; Repair
Roseland Townhomes	Artificial Turf, Install
Roseland Townhomes	Splashpad; Repair
Roseland Townhomes	Dumpster Enclosure
Roseland Townhomes & Estates	Replace Window Screens
Scattered Sites	Foundation Repair
Scattered Sites	Plumbing; Repairs
Scattered Sites	Remodel; Interior
Scattered Sites	Electrical; Repair
Scattered Sites	Water Heater; Replace
Single Family Homes	Renovation
Villas of Hillcrest	Electrical; Repair
Wahoo Frazier	Stone Caps, replace
Wahoo Frazier	HVAC; Replace
Wahoo Frazier	Fire Damaged Units; Repair

- 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 completed in mid-2023. The Oaks was constructed on the former Brooks Manor public housing site.
- DHA has begun predevelopment work for construction of The Culbreath, a proposed 364-unit housing community for seniors to be located on 10.305 acres of the former Rhoads Terrace public housing site.
- In December 2021, DHA closed on a mixed-income development in a high opportunity area with its development partner, Fairfield Residential. Construction of this 475-unit apartment complex is nearing completion and leasing has begun. Fifty percent (50%) of the units are affordable to families at 80% of the Area Median Income (AMI).
- 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 has 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 in March 1, 2023.

Actions taken to provide assistance to troubled PHAs

The Dallas Housing Authority is not a troubled housing authority.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve ssas 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.

Policy Amendments to the Dallas Housing Resource Catalog: On February 14, 2024, the Dallas City Council, by Resolution No. 24-0257, approved an amendment to the Dallas Housing Resource Catalog (DHRC) Single Family Homeownership Development Requirements/Underwriting (SFHDRU) to no longer require CHDOs to repay HOME funds loans. Under this amendment, loans are now forgivable for CHDOs and CHDO proceeds from the sale of HOME-assisted units to spur additional affordable housing for households at or below 80% AMI as defined by the Department of Housing and Urban Development (HUD).

On June 12, 2024, the Dallas City Council, by Resolution No. 24- 0846, approved additional amendments to the DHRC New Construction and Substantial Rehabilitation Program and Dallas Housing Policy 2033 (DHP33) to distribute funds more equitably.

- DHP33 was amended to allow for the commitment of 50% of all resources to the Department of Housing & Community Development (Housing) Equity Strategy Target Areas as a policy goal and to be delineated in the NOFA funding.
- The amendment imposed caps and added preferences for developers seeking NOFA funding.
- Changes to NOFA further incentivize the development of single-family and homeownership units.
- The amendment provided consistency in repayment terms for annual cash surplus payments for rental housing developments.

Gap funding provided to developers is now capped at a maximum 25% of the total development cost or \$5,000,000.00, whichever is less.

Exceptions include:

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

Preferences are included in the newly updated NOFA application to: 1) incentivize more development of single-family developments, including detached and attached projects or homeownership units (varying typologies); and 2) award to developers with no current outstanding housing projects with the City of Dallas.

Additional points for NOFA applications when/if: Developing single-family detached and attached projects or homeownership units (varying typologies). Developments in the Equity Strategy Target Areas.

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:

- 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

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 2023-24, more than 8,852 units were in the development pipeline, and 605 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. Five low-income households at or below 115% AMI were assisted through the landbank program for FY 2023-24.

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

Homeless Street Outreach: In FY 2023-24, the City allocated \$173,673 in Emergency Solutions Grant (ESG) funds to street outreach and \$568,435, to emergency shelter. During the year, a small amount (\$26,418) was reallocated between the two to better utilize the funding. There were continuing street outreach programs working daily to locate and refer homeless households to appropriate shelter facilities and programs.

Rapid Re-Housing Services: In FY 2023-24, the City allocated \$180,813 in ESG funds to provide rapid re-housing services to quickly re-house individuals and families experiencing homelessness. Other funding sources have become available for rapid re-housing, including HOME funds under the American Rescue Plan Act of 2021 (ARPA) and Coronavirus Local Fiscal Recovery funds under ARPA.

Homelessness Prevention Services: In FY 2023-24, the City allocated \$246,086 in ESG funds and to provide homeless prevention services for persons at risk of losing their housing. The City of Dallas continued to operate additional homeless prevention projects funded through, for example, U.S. Department of Treasury Emergency Rental Assistance Program (ERA1 and ERA2); however, most all of those funds have been exhausted now.

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

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

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

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

Highlights for FY 2023-24, in addition to those described earlier, include the following:

- **Rapid Re-Housing** - Continued the REAL Time Rapid Rehousing (RTR) Initiative to significantly reduce unsheltered homelessness (as described above). The goal of the program is to rapidly rehouse 6,000 people experiencing homelessness by 2025. The program continues to exceed its goals.
- **Family and Youth Homelessness** - Continued efforts to end family and youth homelessness. As demonstrated by the Point-in-Time Count, this year (2024) was the third consecutive year of reductions in homelessness in Dallas – reflecting an 18.6% reduction in overall homelessness, and 24.1% decrease in unsheltered homelessness.
- **Veterans Homelessness** - By designation from the United States Interagency Council on Homelessness issued on May 14, 2024, the Dallas Continuum of Care has achieved its goal of effectively ending veteran homelessness in the Dallas and Collin Counties, meaning that, while veteran homelessness may still occur, the local homeless response system has the capacity to rehouse homeless veterans within 90 days.
- **Diversion Efforts** - Diversion's initial pilot ended in Spring 2023. The System-wide Family Diversion was launched in May 2023 with the use of private funds, and Housing Forward is working to implement System-wide Diversion efforts.
- **HUD FY 2023 Annual Continuum of Care NOFO Competition** – Additional \$5 million (23.4% increase) to fund 24 continuing homeless housing projects and 4 new projects (including 50 new units of permanent supportive housing and 150 new units of rapid re- housing). Housing Forward submitted the application for funding under HUD's FY2024 Continuum of Care (CoC) NOFO in October 2024.
- **HUD's Special NOFO Competition to Address Unsheltered Homelessness** – New one-time funding (almost \$23 million) to expand homeless street outreach, enhance permanent housing options, improve supportive services, and make overall system improvements (including an enhancement in diversion efforts).
- **Day One Families Fund** – Private grant (\$1.25 million) to reduce family homelessness by expanding systemwide diversion initiatives for families.
- **Youth Homelessness Demonstration Program (YHDP)** - 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). Six local agencies have been funded to implement YHDP projects before the end of 2024.

- **U.S. Interagency Council on Homelessness (USICH) ALL INside Initiative** – A first-of- its kind initiative to address unsheltered homelessness across the country, with a focus on six communities, including Dallas. USICH and its member agencies will partner with Dallas for up to two years to strengthen and accelerate local efforts to help people move off the streets and into homes. A dedicated federal official is embedded in Dallas to help accelerate local strategies and enact system-level changes to reduce unsheltered homelessness.
- **Flex Fund** - Housing Forward offers a Flex Fund to pay for minimal costs that stand in the way of someone ending, or making progress to end, living in homelessness. For example, the Flex Fund could pay for critical documents, security deposits, transportation, medical costs, job related expenses, basic furniture and household items, a variety of fees, hotel stays while waiting for housing, rental arrears, rental assistance, storage, or utility assistance, subject to Housing Forward’s policy.

Housing Forward (formerly Metro Dallas Homeless Alliance or MDHA): Dallas City Council Resolution No. 06-2657 recognized Metro Dallas Homeless Alliance (MDHA) as the regional authority on homelessness. The organization is also the lead agency for the Continuum of Care and HMIS operator for the City of Dallas and Collin/Irving counties. In late September 2022, MDHA rebranded and changed its name to Housing Forward. Around the same time, the local Continuum of Care (previously known as the Homeless Collaborative for Dallas & Collin Counties) also rebranded and changed its name to All Neighbors Coalition. Housing Forward is the facilitator of the local Continuum of Care, which is an organization composed of over 100 agencies that represent shelters, hospitals, government agencies, local municipalities, nonprofits (including youth and family providers), faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders, and other community members. Continuum of Care assembly meetings were held on the fourth Tuesday of each month. Additionally, the Continuum of Care, through the Alliance Homeless Forum facilitated by Housing Forward, hosts monthly meetings to provide those experiencing homelessness, formerly homeless individuals, and service providers a public forum to discuss issues those experiencing homelessness encounter. This is an ongoing opportunity to:

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

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

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

The City implemented a Lead Based Paint Hazard Reduction Grant Match Program. The program provides match for the Lead-Based Paint Hazard Reduction Grant to support identification and control of lead-based paint hazards in eligible housing units and to repair conditions that exacerbate asthma in eligible housing units. The grant funds will be

used to perform eligible activities at housing units constructed prior to 1978 where at least one child under six years of age lives or spends a substantial amount of time visiting and where assistance under the City's Home Improvement and Repair Program (HIPP) or New Construction and Substantial Rehabilitation Program (NCSRP) is also being provided. In addition, the City of Dallas took the following actions to promote the reduction of lead-based paint hazards:

- Provided information on Lead-Based Paint (LBP) hazards to households utilizing federal funds for housing activities, i.e., purchasing a home, rehabilitation services, or reconstruction.
- To reduce LBP hazards, the Housing/Community 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.

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:

- The City of Dallas Housing programs are designed, in part, to address the needs of individuals and families below 30 percent of AMFI.
- Housing programs include assistance with rental units, homeowner maintenance, homeownership, and home repair.
- Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation, and the City's nonprofit partners also address poverty level individuals and families (i.e. public housing, LIHTC projects, homeownership assistance, and transitional housing) on a neighborhood level.
- Altogether, housing partners operate programs that reduce the number of households living in poverty throughout the city of Dallas through self-sufficiency and financial independence accomplished through connection with community and

social service agency resources, housing and housing assistance, education, training, health care, and transportation.

- The senior transportation program updated its client service model to continue serving older and disabled adults who need to keep medical appointments and address other health and wellness needs using a subsidy model that allows them to maximize their limited funds to cover the costs. The new service model provides clients with an on- demand service in partnership with Dallas Area Rapid Transit (DART) through its DART Rides Rider Assistance Program (RAP).
- The City provides access to free community events and supports workforce development programs through nonprofit partnerships while partnering with Workforce Solutions of Greater Dallas for employment opportunities and job fairs. The Black Chamber of Commerce continues its satellite office at the MLK Center, where the Business Assistance Center provides free services to Dallas residents interested in starting or expanding a micro-enterprise.
- The City has continued its partnerships with local and national nonprofits to launch a Financial Navigation program in the wake of the COVID-19 impacts, expanding internal capacity to provide effective referrals and resources to clients through internal and external partnerships.
- The City's Senior Services division provides resource navigation, referrals, and direct financial assistance (utility assistance) to thousands of low-income seniors annually.
- For FY 2023-24, the City continued to operate Financial Empowerment Centers supported by an annual appropriation that provides financial counseling and case management, financial service access points, and asset building partnerships, as well as linkages to job training and placement services. For FY 2023-24, a new partner was added that will provide Financial/Resource/Career Coaching in three locations within the City of Dallas.
- The City 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 2023-24 the City:

- Continued implementing the recently adopted Comprehensive Environmental and Climate Action Plan (CECAP), which aligns with the objectives of the 2017 Paris Climate Agreement. The goals of the CECAP include:
 - All Dallas communities have access to local and healthy food
 - All Dallas communities breathe clean air
 - Dallas communities have access to sustainable, affordable transportation options
- Continued the REAL Time Rapid Rehousing (RTR) Initiative that will rehouse over 6,000 people experiencing homelessness by 2025 and reduce the unsheltered population by 50% in Dallas and Collin Counties Continuum of Care. This public private partnership is a \$72 million initiative and is one of the first of its kind collaboration.
- Continued and maintained dialogue with housing providers to coordinate services and leverage private and public funds
- Supported the Dallas Housing Finance Corporation
- Provided technical assistance and capacity-building support for nonprofit developers
- Strengthened partnerships between the City, State, and HUD
- Pursued private resources to increase flexibility in the delivery of affordable housing developments
- Worked closely with the Dallas Housing Authority and Dallas County in the service of low- and moderate-income families and in the creation of affordable housing
- Worked closely with the Dallas Housing Authority and Dallas County in the creation of permanent affordable housing for the homeless

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

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

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

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

- Provide input into Housing Forward's planning and advocacy for the homeless population

- Gather information that will be helpful to homeless individuals
- Develop an organized movement of homeless individuals to advocate for improvements in homeless services

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

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

Dallas City Council Resolution No. 06-2657 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 35 master leased units (some with double occupancy), and AIDS Services of Dallas has about 30 master leased units.
- **Permanent Housing Placement** -- The HOPWA program also provides permanent housing placement assistance throughout the HOPWA formula program. This assistance is available those who are homeless, living with family or friends, or being compelled to relocate – to assist them in moving into a new unit..
- **Homeless Management Information System (HMIS)** – Beginning October 1, 2015 and continuing into the 2023-24 program year, Dallas HOPWA projects are participating in the local Continuum of Care's Homeless Management Information System (HMIS) administered by MDHA and which uses the Eccovia ClientTrack™ HMIS software – to record client-level data and outcomes, taking into account confidentiality and privacy considerations. For confidentiality purposes, HOPWA projects are segregated within HMIS, and data sharing (when a client consents in writing) is solely within the HOPWA program.

HOPWA Coordination with Ryan White Services: The Dallas HOPWA program 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 Planning 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 were considered, as the City of Dallas developed 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 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 2023-24 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing. The City:

- 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 was a total of 51 case closures related to fair housing with nine (9) of the Fair Housing cases being conciliated totaling \$53,350.00 in settlements.

Education and Training: Between September 2023 and October 2024, the Fair Housing Office facilitated a total of 20 conciliations and Fair Housing training sessions that engaged multiple stakeholders, and housing staff.

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 4 Affirmative Fair Housing Marketing Plans (AFHMP) for City- assisted housing developments This falls short of the goal of 38 by 89 percent. This is largely due to a change in staff. The office has plans of hiring a

staff member with a primary function of managing AFHMPs. Received, processed, and made necessary referrals for 197 resident requests for services. This is far less than the goal of 5,000 by 96 percent. This is largely due to a reduction in outreach meetings, an effect of the global pandemic.

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.

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	306,460
Total Number of bed-nights provided	292,991
Capacity Utilization	95.6%

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 2023-24 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:

- 3,398 persons served with emergency shelter
- 2,103 persons receiving case management
- 3,398 persons receiving overnight shelter
- 2,270 persons receiving essential services
- 382 exited to temporary/transitional housing destinations
- 685 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:

- 487 contacted, engage, and enrolled in case management
- 487 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:

- 93 persons served with homelessness prevention
- 93 received case management
- 35 received financial assistance (with only rent assistance provided)
- 93 exited to permanent housing destinations
- 0 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.

- 26 persons served with rapid re-housing
- 26 received housing search and placement services
- 26 receiving case management
- 23 receiving financial assistance
- 22 exiting to permanent housing destinations
- 1 exited with more income than at program entrance