



City of Dallas



**FIVE –YEAR CONSOLIDATED PLAN
FY 2013-14 THROUGH FY 2017-18
INCLUDING
FY 2013-14 ANNUAL ACTION PLAN**

City of Dallas
Office of Financial Services – Grant Administration Division
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City of Dallas

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Submitted to:

**U.S. Department of Housing and Urban Development
August 15, 2013**



City of Dallas

I'd like to extend my thanks to the many individuals that contributed to the production of the FY 2013-14 through FY 2017-18 Consolidated Plan and the FY 2013-14 Action Plan. This process requires a large commitment of time and energy and is an essential piece of the City's Consolidated Planning efforts. I would like to recognize the individuals below for their commitment and participation in this year's Consolidated Planning process.



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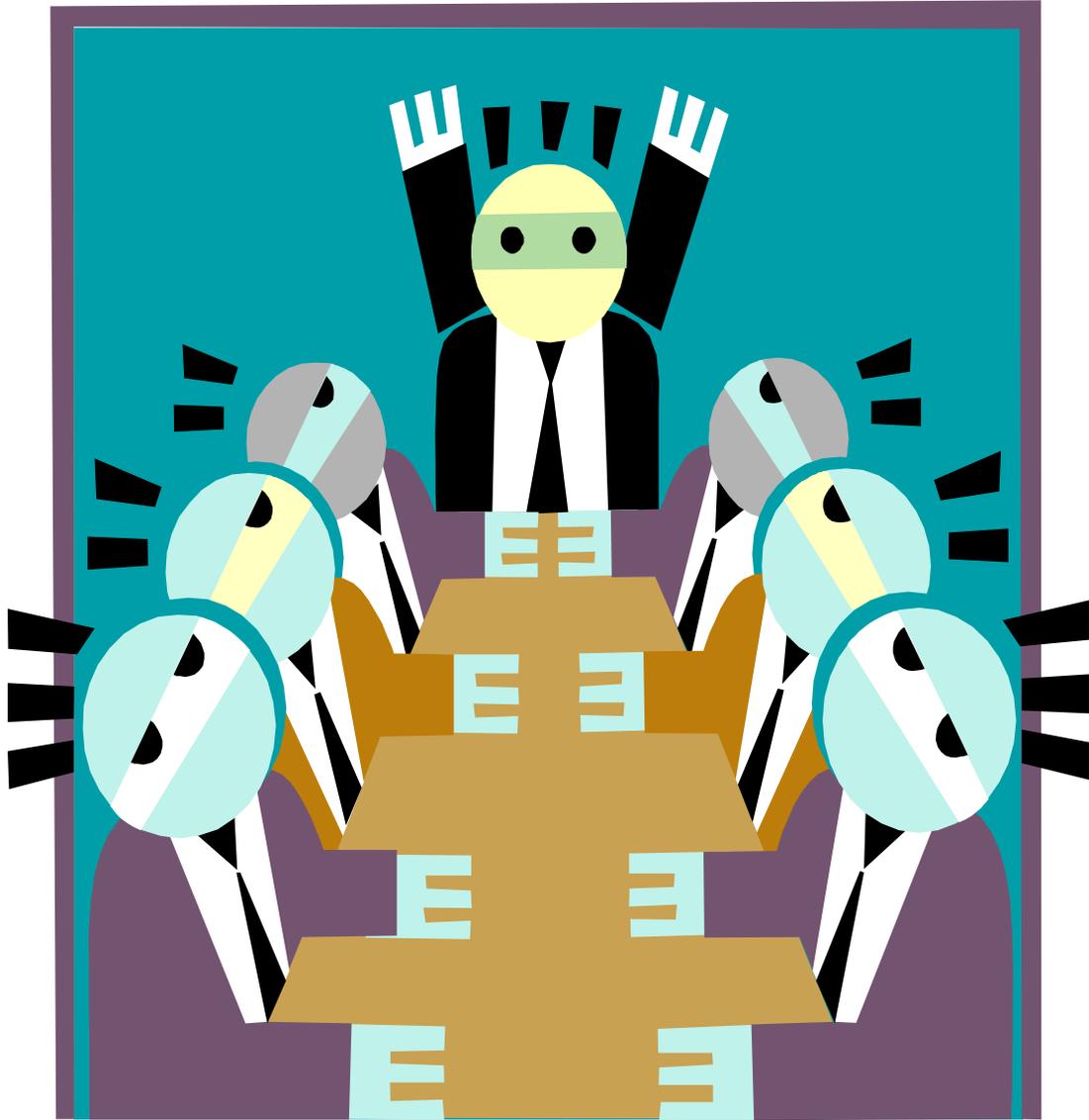
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EXECUTIVE SUMMARY



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The United States Department of Housing and Urban Development (HUD) requires that all jurisdictions entitled to receive funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs develop a Consolidated Plan for community development no less than every five years, and an Action Plan every year. Developing the plan is a collaborative process that relies on community input and provides an opportunity for strategic planning to ensure that actions taken at the local level are coordinated and comprehensively address priority housing and community development needs. An Action Plan is required annually to provide specific information on how the funds awarded will be used to meet the priority needs identified in the Consolidated Plan, and annual evaluation and performance reports are prepared to track progress and measure accomplishments.

The City's Consolidated Plan is a comprehensive planning document that guides funding decisions from FY 2013-14 through FY 2017-18 and an application for funding under any of the Community Planning and Development formula grant programs. The Plan includes a needs assessment, a housing market analysis, and strategies to address the priority needs. Five major categories of priority needs are addressed in the Consolidated Plan:

- Housing
- Homelessness
- Public Services
- Public Improvement
- Economic Development

The plan coordinates the City's housing and economic development with other public, private and non-profit community housing providers and non-housing service agencies. The resulting Consolidated Plan provides a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalized target neighborhoods, support for homeless and special needs populations and expansion of economic development opportunities.

The City of Dallas coordinated with Dallas County Health Department, Dallas Housing Authority, The Continuum of Care, Dallas Independent School District, Parkland Hospital and Health Systems, Dallas VA Medical Center, City of Garland, City of Irving, City of Plano, adjacent jurisdictions and various public and private agencies that provide health services, social and fair housing services, including those focusing on services to children, elderly persons, and persons with disabilities, persons with HIV/AIDS and their families, and homeless persons, to enhance coordination between public and private

agencies when developing the proposed Consolidated Plan. Additionally, a needs assessment and market analysis was conducted to identify levels of relative need regarding affordable housing, homelessness, public services, public improvements, special needs, economic development and non-housing community development needs. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis. Priorities for funding for the Consolidated Plan and the FY 2013-14 Annual Action Plan were established by analysis of data, services available in the community and citizen input.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan incorporates the objectives and outcomes derived out of needs assessment, market analysis, data sources and community interaction, as it relates to affordable housing, homelessness, public services, public improvement, and economic development. Priority needs formed the basis for choosing specific overall goals and objectives for the Consolidated Plan in addition to the projects for the FY 2013-14 Annual Action Plan. Based on the data and analysis of the Consolidated Plan, the following conclusions can be made:

Housing

Though the City's population grew 7% from 2000 to 2009, available housing decreased by 3%. The overwhelming housing problem in Dallas continues to be its cost burden. Housing inventory is aging with 33% of the units having one of the following conditions:

- Lacks a kitchen
- Lacks complete plumbing
- Severe overcrowding
- Severe cost burden

Hispanics and African American households experience these problems at disproportionately higher levels. In general, rental households bear the majority of the burden of all four housing problems. The elderly are experiencing a cost burden between 50% and 100% of their financial resources on housing. There is a higher representation of rental households with one to four of the housing problems compared to home owners with one to four of the listed problems.

The City needs more small units that are affordable. The data show three times the amount of small households, approximately 91,000, at 80% AMFI and higher. Thus, the City needs more apartments, town homes, condos, and single family detached units that are affordable.

Public Housing

The Dallas Housing Authority (DHA) had 18,330 applicants on DHA's Public Housing waiting lists with 6% applicants who were disabled. The Housing Choice Voucher program listed 16,425 applicants on the waiting list with 18% described as disabled. There is a need for more housing vouchers to address long waiting lists.

Homelessness

The Point-in-Time Homeless Count and Census conducted in January, 2012, indicated 3,447 were homeless on any given night with 3,242 sheltered and 205 unsheltered individuals and self-reported these characteristics:

- 407 chronically homeless individuals
- 190 unaccompanied runways youth
- 496 respondents had children living with them on the night of the count
- 554 veterans

This represents a 66% decrease in the chronic homeless since 2004 and a 578% increase in the permanent supportive housing since 2005.

Non-Homeless Special Needs Population

Persons who are considered non-homeless special needs with housing needs include:

- The elderly and frail elderly needing modification to their homes
- Persons with HIV and AIDS who need increased supportive housing
- Those with developmental and physical disabilities
- Those with mental health and substance abuse disorders
- Lower-income households that include children with special needs
- Victims of domestic violence needing safe and secure housing and transportation

For the elderly, incomes are general fixed at a rate that does not keep pace with the costs of living. Maintenance, construction material and labor costs are rising. More than 70% of owner occupied units and 54% of rental units were built before 1980. It is critical to maintain these units before they are lost from inventory.

3. Evaluation of past performance

Progress towards Consolidated and Action Plan goals are reported yearly through the Consolidated Annual Performance and Evaluation Reports (CAPER). Last year's CAPER reported the results achieved in the fourth of the five year 2008-2013 Consolidated Plan. Based on the City's CAPER Reports for the last four years, the City

of Dallas has carried out programs substantially as described in the FY 2008-09 through FY 2012-13 Consolidated Plan. The City has accomplished the following:

- The City implemented a comprehensive Neighborhood Investment Program (NIP) in five (5) target areas during the program year with Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds. The City targets its funds for housing, public facilities, economic development, public services and code enforcement activities.
- The City assisted 1,178 low and moderate income households through its Substantial Rehabilitation and Minor Home Repair programs. An additional 1,222 low and moderate income households were assisted through the People Helping People Volunteer Home Repair Program.
- The City assisted 959 low and moderate income households through its Mortgage Assistance Program and 185 households were assisted through the City's Reconstruction Program.
- The City's Senior Services Program provided case management services to 2,515 elderly persons.
- The City provided after school and summer enrichment programs to 15,890 low and moderate income youth.
- The City provided homeless prevention assistance to 4,287 homeless families and individuals. Assistance was provided through the Emergency Solutions Grant (ESG), Supportive Housing Program (SHP), Shelter Plus Care (SPC), Housing Opportunities for Persons with AIDS (HOPWA) and HOME programs.
- The City expended 100% of its CDBG funds for activities that principally benefitted low and moderate persons for FY 2008-09 through FY 2011-12. This exceeds the 70% minimum standard for overall program benefit.
- The City implemented its CDBG program in a timely manner. HUD's CDBG timeliness standard is that 60 days before the end of the program year, a grantee must not have more than 1.50 program years of grant funds in its line of credit (LOC). Every year of the FY 2008-09 through 2011-12 the City met HUD's timeliness standard. Last year's LOC balance was 1.17 grant years as of August 2, 2012. This rate of progress assures that the benefits of the CDBG program are reaching the intended beneficiaries within a reasonable period of time after grant approval.
- The amount of CDBG funds obligated on public service activities for FY 2008-09 through FY 2011-12 was 15.0 percent meeting but not exceeding the cap for such activities.
- The amount of CDBG funds obligated on planning and administration for FY 2008-09 through FY 2011-12 was 17.4 percent which is below the 20% cap for such activities.

4. Summary of citizen participation process and consultation process

In 2012, the City of Dallas developed a process of consultation with City departments, local non-profit agencies, businesses, residents and the public to obtain both a short-range and long-range perspective on human service, physical development, and

affordable housing needs. Consultation is traditionally defined as a proactive, sharing of best practices in Consolidated Planning. It determines present and future needs, and encourages collaboration with other entities.

The City reached out to public and private agencies that provide health services and social and fair housing services, including those focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons, State or local health and child welfare agencies in regard to the portion of its consolidated plan concerning lead-based paint hazards. The City continues to partner with the Dallas Housing Authority (DHA) on various housing projects throughout the City. In addition, the City regularly consults with community stakeholders such as non-profit agencies, social service providers, the local Continuum of Care, realtors, developers, builders and lenders regarding the availability of funds for assistance with potential development of affordable housing; social services; and economic development.

Throughout the year, the City met with non-profit and for-profit developers on proposed projects for housing development to share information on community needs. Additionally, various outreach efforts are in place to reach homeowners, neighborhood associations, churches, businesses, and community fairs.

All the public hearing meetings, time and location, along with the written comment period was published and posted in the City of Dallas' official newspaper -The Dallas Morning News, several local minority newspapers, posted in all 26 public libraries, the City Secretary's Office, on the City's webpage, City's cable station, and the Dallas Area Rapid Transit Buses.

A needs assessment and market analysis was conducted to identify levels of relative need regarding affordable housing, homelessness, public services, public improvements, special needs, and economic development. This information was gathered through this process with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis. Priorities for funding for the Consolidated Plan and the FY 2013-14 Annual Action Plan were established by analyzing the data and services available in the community, and through direct citizen input.

5. Summary of public comments

Citizen participation was solicited through six (6) neighborhood public hearings to collect citizen comments and priority rankings for the use of HUD funds. These meetings were held from January 3 - January 10, 2013. One of these meetings was held in Collin County for the sole purpose of soliciting input from citizens and service providers as it pertains to the HOPWA grant.

At each public hearing, an informational pamphlet on the Consolidated Plan Citizen Guide & Comment Form was handed out. This pamphlet included a ranking form for

citizens to prioritize their community concerns for all four grants (CDBG, HOME, HOPWA, and ESG). Approximately 1,720 written ranking comments were received by January 31, 2013 for consideration in the development of the Five Year Consolidated Plan and the FY 2013-14 Action Plan Budget. The highest priority under each grant was:

- CDBG - **Youth Services**
- HOME - **Homeownership Opportunities**
- HOPWA - **Housing Facilities Operations**
- ESG - **Homeless Prevention**

Detailed listings of public comments are contained in the table 4 PR-15 Citizen Participation Public Comments section of this document.

6. Summary of comments or views not accepted and the reasons for not accepting them.

All comments received were taken into consideration and incorporated into one of the adopted strategies.

7. Summary

The Consolidated Plan describes the City’s housing market conditions, identifies the need for affordable housing and community development and provides strategies to address the needs over the next five years. The plan coordinates the City’s housing and economic development with other public, private and non-profit community housing providers and non-housing service agencies. The resulting Consolidated Plan provides a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalized target neighborhoods, support for homeless and special needs populations, elimination of blight on spot basis, and expansion of economic development opportunities.

The City has also prepared an Annual Action Plan for FY 2013-14 that begins October 1, 2013. This plan identifies the funding for projects that address the City’s most critical needs in affordable housing, economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households and the homeless population.

Listed below is the funding amount that Dallas will receive from HUD for each of the four federal grants in FY 2013-14:

- Community Development Block Grant (CDBG) \$13,921,262
- Program Income – Housing Activities (est.) 400,000
- Program Income -Section 108 In-town Housing (est.) 35,000
- Program Income – Sub-recipient Retained (SDDC) (est.) 600,000
- CDBG Reprogramming 773,873

• HOME Investment Partnership (HOME) Program Income (est.)	4,240,210 50,000
• Emergency Solutions Grant (ESG)	1,050,237
• Housing Opportunity for Persons With AIDS (HOPWA)	<u>4,393,520</u>
GRAND TOTAL OF HUD FUNDS	\$25,464,102





The Process



The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Dallas	Office of Financial Services
CDBG Administrator	Dallas	Office of Financial Services
HOPWA Administrator	Dallas	Housing/ Community Services
HOME Administrator	Dallas	Housing/ Community Services
Emergency Solutions Grant (ESG) Administrator	Dallas	Housing/ Community Services

Table 1 – Responsible Agencies

Narrative

The Five Year Consolidated Plan is a comprehensive planning document of the City of Dallas that guides funding decisions from FY 2013-14 through FY 2017-18 and an application for funding under any of the Community Planning and Development formula grant programs. The grant programs are Community Development Block Grant (CDBG) program, HOME Investment Partnerships (HOME) program, Emergency Solutions Grant (ESG) program, and Housing Opportunities for Persons with AIDS (HOPWA).

The Office of Financial Services - Grants Administration Division is the CDBG administrator and the lead agency responsible for the preparation of the FY 2013-14 through FY 2017-18 Consolidated Plan for HUD Grant Funds and the subsequent Annual Action Plans. The City’s Housing / Community Services Department administers HOME, ESG, and HOPWA Grants. The City of Dallas coordinated with Dallas County Health Department, Dallas Housing Authority, adjacent jurisdictions and various public and private agencies that provide health services, social and fair housing services, including those focusing on services to children, elderly persons, and persons with disabilities, persons with HIV/AIDS and their families, and homeless persons, to enhance coordination between public and private agencies when developing the proposed Consolidated Plan.

Matching requirements will be satisfied as follows

Cities are required to make match contributions under the HOME Program. The contributions must be at least 25 percent of the HOME expenditure, unless the jurisdiction has received a reduction in the match requirement.

The City of Dallas has qualified in past years for match reduction due to fiscal distress. The City has typically received 50 percent reduction on its required HOME match contribution, making its liability equal to 12.5 % of the total HOME funds expended.

ESG Grant regulations require that grant funds be 100% matched. The City of Dallas as well as its sub-recipients matches ESG funds dollar-for-dollar. Matching funds may consist of the following:

- Cash
- Value or fair rental value of any donated material or building
- Value of any lease on a building
- Salary paid to staff to carry out the program of the recipient
- Value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of \$5 per hour
- Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community

While there are no match requirements for HOPWA, funded agencies have other resources that are used to supplement HOPWA funding.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City's Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development and provides strategies to address the needs over the next five years. The plan coordinates the City's housing and economic development with other public, private and non-profit community housing providers and non-housing service agencies. The resulting Consolidated Plan provides a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalized target neighborhoods, preserve historic resources, support for homeless and special needs populations and expansion of economic development opportunities. A strategic plan then describes the goals of the City with respect to housing and non-housing community development needs.

The City of Dallas began the process in 2012 to develop a strategy of consulting with City departments, local non-profit agencies, businesses, residents and the public in obtaining both a short-range and long-range perspective on human service, physical development, and affordable housing needs. Consultation has been traditionally defined as proactive, sharing best practices in Consolidated Planning, determining present and future needs, and encouraging collaboration with other entities as a result of consultation.

As a result, the City reached out and consulted with public and private agencies that provide health services and social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons, State or local health and child welfare agencies in regard to the portion of its consolidated plan concerning lead-based paint hazards. The City continues to partner with the Dallas Housing Authority (DHA) on various housing projects throughout the city. In addition, the City regularly consults with community stakeholders such as non-profit agencies, social service providers, the local Continuum of Care, realtors, developers, builders, and lenders regarding the availability of funds for assistance with potential development of affordable housing; social services; and economic development.

In developing the Consolidated Plan, the City conducted six (6) neighborhood public hearings to solicit citizen comments and priority ranking for the use of HUD funds. These meetings were held from January 3 – January 10, 2013. One of these meetings was held in Collin County for the sole purpose of soliciting input from citizens and service providers as it pertains to the HOPWA grant. Additionally, a needs assessment and market analysis was conducted to identify levels of relative need regarding affordable housing, homelessness, public services, public improvements, special needs, and economic development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis. Priorities for funding for

the FY 2013-14 through FY 2017-18 Consolidated Plan and the FY 2013-14 Annual Action Plan were established by analysis of data, services available in the community and citizen input.

2. Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City continues to take a multifaceted and collaborative approach to addressing the needs of low-income residents. Below are examples of efforts the City has undertaken to enhance coordination between publicly assisted housing providers, private and governmental health and service agencies:

- Some of the American Recovery and Reinvestment Act (ARRA) grants awarded to the City allowed pilot programs and new collaboration on the intersections of health, housing and homelessness, establishing new local partnerships and enhancing existing ones. The Homelessness Prevention and Rapid Re-Housing Program (HPRP) brought together homeless service providers, the local Continuum of Care, adjacent local municipalities and legal services housing experts to create a new programmatic infrastructure for eviction prevention and rapid re-housing in Dallas. The lessons learned have provided the foundation for the new infrastructure which will be using the Emergency Solutions Grant to rapidly re-house individuals and homeless families with children.
- The City continues to partner with the Dallas Housing Authority (DHA) on various housing projects throughout the City. The City coordinated with DHA to complete the Needs Assessment and Market Analysis for the Plan. New partnerships have emerged between DHA and the City for the provision of permanent supportive housing units for persons experiencing homelessness.
- The City entered into an agreement with the DHA in 2012 to provide 225 units of housing to eligible ESG program participants. Sub-recipients and city-operated programs provide housing stability case management utilizing ESG Housing Relocation and Stabilization Services funds. Housing placement costs (application fees, security deposits, and rental arrears) is paid using ESG financial assistance to eligible clients. Case managers provide wrap around services to connect program participants with mainstream resources such as Social Security, Medicaid/Medicare, Temporary Assistance to Needy Families (TANF), Women Infants and Children (WIC), child support, Veteran services, health/mental services, etc.
- The City coordinates with housing and service providers as well as City and county agency departments to ensure the effective and efficient provision of housing and services to homeless individuals and families. City staff and Community Development Commission members participated in the City's Consolidated Plan community meetings throughout the winter of 2012 and spring of 2013.

The City regularly consults with community stakeholders such as developers, builders, non-profit agencies, service providers, realtors, and lenders regarding the availability of funds for assistance with potential development of affordable housing; social services; and economic development. Table 2 below represents a comprehensive listing of agencies, groups, organizations that participated in the consultation process.

3. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Dallas City Council resolved that Metro Dallas Homeless Alliance (MDHA) act as the “regional authority on homelessness”. As a result, MDHA, a 501(c) 3 member organization composed of a broad spectrum of stakeholders is the Dallas area’s public-private alliance and membership organization with the mission to prevent and end homelessness. Approximately, 74 agencies including City of Dallas that represent shelters, hospitals, government agencies, local municipalities, nonprofits, faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical / educational leaders, and other community members meet on fourth Tuesday of each month to collaborate on issues to fight homelessness. The Alliance engages nonprofit and public service organizations, policy makers, people experiencing homelessness and the general public to make continuous progress toward its mission through advocacy, planning, and education that creates and sustains needed change.

MDHA is the lead nonprofit agency designated by the U.S. Department of Housing and Urban Development (HUD) to coordinate and plan local homeless services and acts as the convener of the Dallas/Irving and Collin Counties Continuum of Care (CoC). The CoC Committee elects a chair, who also serves on the Executive Committee of the MDHA board. The CoC Program is designed to:

- Promote a community-wide commitment to the goal of ending homelessness.
- Provide funding for efforts by nonprofit providers, state, and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness.
- Promote access to and effective utilization of mainstream programs by homeless individuals and families.
- Optimize self-sufficiency among individuals and families experiencing homelessness.

The Alliance provides stewardship and management of approximately \$15 million in federal funds annually through the HUD-MDHA Continuum of Care for Dallas and Collin counties. The annual Point-In-Time Homeless Count is one of its responsibilities. The data-based, objective role that MDHA plays in this initiative is largely funded by local philanthropy and not taxpayer dollars.

The Alliance has been central to the development of more than 2,000 units of permanent supportive housing for homeless children and families and single adults with disabling conditions and more than 1,800 units of transitional supportive housing in the Dallas area. MDHA provided implementation planning and private sector fundraising for The Bridge, Dallas' homeless assistance center. MDHA opened The Bridge in May 2008 and operated the center until it became a separate entity in October 2011. The Alliance efforts to develop housing and services have helped thousands of formerly homeless children and families and individuals recover from homelessness over the last decade.

The Continuum of Care Steering Committee meets on the third Friday of each month, prior to the CoC Members' meeting held on the 4th Tuesday of the month. The Steering Committee is responsible for developing, reviewing, and implementing strategies to present to the full CoC Membership for consideration and approval. One of the committee responsibilities is to develop policies, procedures and reporting for Emergency Solutions Grantees within the continuum of care geographic area. During the consultation process, each municipality presents budget allocations to the Steering Committee for consideration. Those recommendations are then presented to the full Continuum of Care for approval. The CoC is in the process of developing a new governance policy, scheduled to be completed by August 2014.

4. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Dallas began the consulting/coordination process with MDHA, in January 2012 as part of the substantial amendment process for the Emergency Solutions Grant second allocation. To ensure that City's funding priorities align with national goals established in the HEARTH Act and the Federal Strategic Plan, MDHA worked with the City and County of Dallas as well as the two other Emergency Solution Grant (ESG) entitlement jurisdictions in Dallas County – Garland and Irving --to design a program that would combine and leverage existing ESG resources to create a more robust and comprehensive program in the Continuum of Care region.

The new ESG replaces the program formerly known as the Emergency Shelter Grant and reflects "the change in the new program's focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness." The ESG interim rule also requires area-wide systems coordination, including coordinated assessment and coordination with other targeted homeless services and mainstream resources.

On January 18, 2013, the City of Dallas presented its FY 2013-14 ESG budget to the CoC Steering committee based on ESG Policies and Procedures established on March

27, 2012. The recommendations were consistent with the following priorities for ESG funds:

- Rapid Re-Housing-Services (especially, case management)
- Rapid Re-Housing–Rental Assistance
- Emergency Shelter–Operations
- Emergency Shelter–Essential Services
- Emergency Shelter–Street Outreach
- Homeless Management Information System (HMIS)
- Homelessness Prevention

On January 22, 2013, the City of Dallas presented the FY 2013-14 ESG budget to the CoC membership. The budget as presented by the City was approved during that meeting. Funding recommendations include a minimum of 60% of funds be allocated to rapid re-housing after funds have been appropriated for outreach/shelter services, HMIS and administrative costs. The City of Dallas contracts with MDHA to provide data management services under the grant. MDHA uses the Empowered Case Management (ECM) system to capture client-level data and services provided to clients in compliance with provisions of Homeless Management Information Systems Proposed Rules.

The City of Dallas currently uses ECM to track data for its homeless programs. The software is a web-based system which allows homeless providers to coordinate care to better serve program participants. The City of Dallas, as well as the sub-recipients, will adhere to the data standards outlined by the HMIS Proposed Rule. The proposed rule establishes standards related to HMIS, which includes standards related to encryption of the data collected and the rights of persons receiving services under the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11381–11389). This proposed rule provides for:

- Uniform technical requirements of HMIS
- Proper collection of data and maintenance of the database
- Confidentiality of the information in the database

The CoC has developed performance measures/outcomes from the HMIS data elements. These elements will be used as the basis for monthly performance reporting. At a minimum, sub-recipients will be evaluated based on their performance against established outcomes.

5. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Metro Dallas Homeless Alliance
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Staff met directly and repeatedly with staff from MDHA requesting input regarding all aspects of the Consolidated Plan and specific action being undertaken /implemented by the parties involved.
2	Agency/Group/Organization	Dallas Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meetings (2/15/213; 4/17/2013) with the goal of greater coordination of public improvements with DHA housing developments within Neighborhood Investment Program (NIP) target areas; allocation of units of housing to eligible Emergency Solutions Grant (ESG) program participants; determination of public housing needs assessment, and market analysis.
3	Agency/Group/Organization	The Family Place
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meeting. Needs assessment on family violence, on 4/22/2013
4	Agency/Group/Organization	Dallas Independent School District
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Public and Campus Improvement within NIP target areas

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meeting on February 15, 2013 with the goal of greater coordination of public improvements with campus improvements within NIP target areas.
5	Agency/Group/Organization	Dallas Area Rapid Transit Authority
	Agency/Group/Organization Type	Planning organization Regional Transportation Agency
	What section of the Plan was addressed by Consultation?	Economic Development Coordination of Public Improvement Projects
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meeting on February 15, 2013 with the goal of greater coordination of public improvements with DART rail and bus stations and transit lines within NIP target areas.
6	Agency/Group/Organization	Dallas County
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meetings with the goal of greater coordination of housing development needs and homeless needs, November 27, 2012. Barriers to Affordable Housing; Needs and Market Analysis Discussion; Non-Homeless Special Needs Assessment; Strategic Plan
7	Agency/Group/Organization	Ryan White Planning Council of the Dallas Area
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meetings (1/29/2013; 2/28/2013; 3/26/2013; 4/23/2013 ;) with the goal of greater coordination and planning of healthcare services delivery on behalf of persons living with HIV in North Texas. City Staff (Lori Davidson) sits on Planning Evaluation Committee and attends Monthly Meetings focused on following: planning and coordination of healthcare services on behalf of PLWHA in North Texas; Needs assessment on persons living with HIV.
8	Agency/Group/Organization	Dallas County Health and Human Services
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	2012 Comprehensive HIV Health Services Plan. Ryan White Planning Council for the Dallas Area (Lead Agency: Dallas County Health & Human Services)
9	Agency/Group/Organization	North Texas Community Development Association, Inc.
	Agency/Group/Organization Type	Community Housing Development Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Barriers to Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meetings with the goal of greater coordination of housing development needs, 10/30/2012
10	Agency/Group/Organization	North Texas Housing Coalition
	Agency/Group/Organization Type	Non Profit Agency Serving Homebuyers and Developers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meetings with the goal of greater coordination of housing needs, April 9, 2013. Barriers to Affordable Housing; Needs and Market Analysis Discussion; and Strategic Plan.
11	Agency/Group/Organization	Texas Department of Housing and Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Strategic Plan and Barriers to Affordable Housing.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meetings (12/05/2013; 3/07/2013, and ongoing) with the goal of greater coordination of housing tax credit projects. Barriers to Affordable Housing; Needs and Market Analysis Discussion; Non-Homeless Special Needs Assessment; Strategic Plan.
12	Agency/Group/Organization	National Domestic Violence Hotline
	Agency/Group/Organization Type	Non Profit Serving Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	No face-to-face meeting. Consulted their website for needs assessment data on assessment on family violence on 4/22/2013.
13	Agency/Group/Organization	HIV Services Providers Council
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face- to-face meetings to determine Needs Assessment and services for persons living with HIV/AIDS. City Staff Lori Davidson) sits on HIV Service Providers Council and attended Monthly Meetings as follows: 3/18/2013; 4/15/2013; 5/13/2013.
14	Agency/Group/Organization	Dallas EMSA Integrated HIV/AIDS Housing Plan Strategy
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and coordination of healthcare services on behalf of People with HIV/AIDS in North Texas.
15	Agency/Group/Organization	Parkland Hospital & Health System
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face to face meeting for the goal of planning and coordination of healthcare services on behalf of homeless persons in Dallas.
16	Agency/Group/Organization	City House
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
17	Agency/Group/Organization	ABC Behavioral Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
18	Agency/Group/Organization	The Family Gateway
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
19	Agency/Group/Organization	PWA Coalition of Dallas, Inc. d/b/a AIDS Services of Dallas
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.

20	Agency/Group/Organization	Vogel Alcove
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
21	Agency/Group/Organization	CitySquare
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
22	Agency/Group/Organization	Interfaith Housing Coalition
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
23	Agency/Group/Organization	Hopes Door
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
24	Agency/Group/Organization	Shared Housing Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
25	Agency/Group/Organization	Life Path System, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
26	Agency/Group/Organization	Dallas Metrocare Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
27	Agency/Group/Organization	Brighter Tomorrows, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
28	Agency/Group/Organization	Operation Relief Center
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
29	Agency/Group/Organization	Legal Aids Of North West Texas
	Agency/Group/Organization Type	Services-homeless Legal Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
30	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
31	Agency/Group/Organization	Promise House
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
32	Agency/Group/Organization	Legacy Counseling Center, Inc.
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
33	Agency/Group/Organization	Community Dental Care
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
34	Agency/Group/Organization	LifeNet Community Behavioral Health
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
35	Agency/Group/Organization	The Bridge
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
36	Agency/Group/Organization	Texas Department of Transportation
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-Face meeting on January 31, 2013 with the goal of greater coordination of public improvements with TxDOT transportation projects within NIP target areas.

37	Agency/Group/Organization	City of Dallas-Housing/Community Services Department (HOU)
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from HOU department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
38	Agency/Group/Organization	Dallas VA Medical Center
	Agency/Group/Organization Type	Housing Services-Veterans Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
39	Agency/Group/Organization	City of Garland
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation	Housing Need Assessment Homelessness Assessment Strategic Plan on Homeless Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
40	Agency/Group/Organization	City of Irving
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation	Housing Need Assessment Homelessness Assessment Strategic Plan on Homeless Needs.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
41	Agency/Group/Organization	City of Plano
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation	Housing Need Assessment; Homelessness Assessment; Strategic Plan on Homeless Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dallas met with the organization in a meeting on January 22, 2013 in which input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken / implemented by the parties involved.
42	Agency/Group/Organization	City of Dallas Office of Economic Development
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment Marketing Analysis Strategic Plan Annual Action Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from OED department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
43	Agency/Group/Organization	City of Dallas Office of City Attorney
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment Marketing Analysis Strategic Plan Annual Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from City Attorney's Office to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
44	Agency/Group/Organization	City of Dallas Office of Fair Housing
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment Marketing Analysis Strategic Plan Annual Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from Office of Fair Housing to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
45	Agency/Group/Organization	City of Dallas Police Department
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment Marketing Analysis Strategic Plan Annual Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from HOU department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
46	Agency/Group/Organization	City of Dallas Fire Department
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment Marketing Analysis Strategic Plan Annual Action Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from Fire Department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
47	Agency/Group/Organization	City of Dallas Code Compliance Department
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment Marketing Analysis Strategic Plan Annual Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from Code Compliance department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
48	Agency/Group/Organization	City of Dallas Water Utilities Department
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment; Marketing Analysis; Strategic Plan; Annual Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from Water Utilities department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
49	Agency/Group/Organization	City of Dallas Park and Recreation Department
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment; Marketing Analysis; Strategic Plan; Annual Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from City's Office of Financial Services met directly and repeatedly with staff from Dallas Park and Recreation department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.
50	Agency/Group/Organization	City of Dallas Sustainable Development and Construction Department
	Agency/Group/Organization Type	City Government / Grantee Department
	What section of the Plan was addressed by Consultation	Needs Assessment Marketing Analysis Strategic Plan Annual Action Plan

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff from City’s Office of Financial Services met directly and repeatedly with staff from Sustainable and Construction department to request input regarding all aspects of the Consolidated Plan and specific actions to be undertaken / implemented by the department.</p>
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Table 2 – Agencies, groups, organizations who participated

6. Identify any Agency Types not consulted and provide rationale for not consulting

None were identified.

7. Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Dallas Homeless Alliance	The Strategic Plan works in conjunction with the COC Plan

Table 3 – Other local / regional / federal planning efforts

8. Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

To ensure coordination, with other public entities in the implementation of the Consolidated Plan, the City of Dallas coordinated with:

- City of Garland
- City of Irving
- City of Plano
- Dallas County
- Dallas County Health and Human Services
- Dallas Independent School District
- Dallas Area Rapid Transit
- Dallas VA Medical Center
- Parkland Hospital And Health System
- Texas Department of Housing and Community Affairs
- Texas Department of Transportation

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

The City of Dallas is the lead agency for the preparation of the FY 2013-14 through FY 2017- 18 Consolidated Plan for HUD Grant Funds and the subsequent Annual Action Plans. The Office of Financial Services Department, Grants Administration Division will be responsible for the coordination and planning process for the Consolidated Plan.

The Dallas City Council appoints a 15 member Community Development Commission (CDC) to assist the Council and City staff in formulating the Consolidated Plan and Annual Action Plan. The CDC works with staff to develop recommended projects and allocation amounts for funding with the program's annual entitlement grant. When identifying and prioritizing projects for program funding, the commission will consider public input gathered from public hearings and comments during regular monthly meetings.

The CDC designated 5 sub-committees to evaluate, formalize and make recommendations to the entire CDC on matters generally relating to the purpose and reason for the creation of a particular committee (Housing, Public Service/Public Improvement, Economic Development, Citizen participation/Policy and Procedures, and Financial Monitoring/Performance Standards). The committee schedules and conducts additional meetings as necessary to discuss the allocation effort prior to presenting its recommendations to Council for approval.

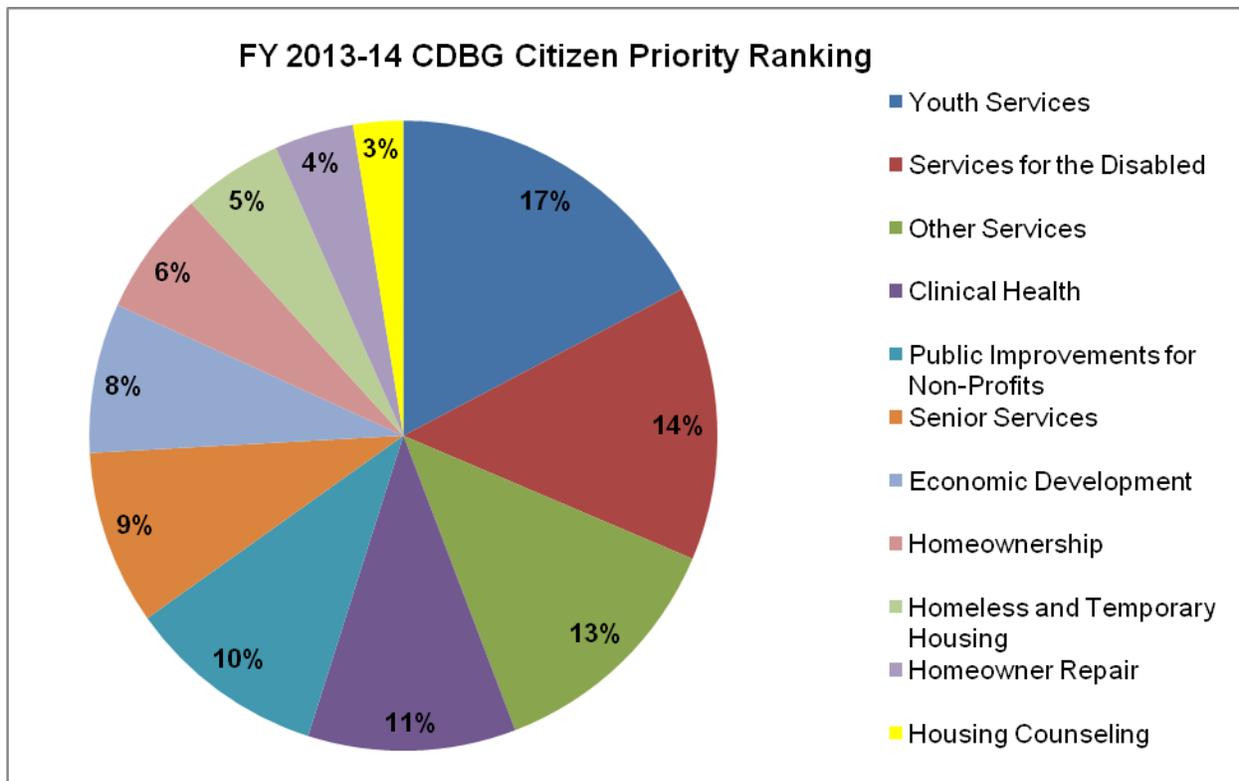
In the planning process of the Consolidated Plan, the City of Dallas coordinated with Dallas County Health Department, Dallas Housing Authority, adjacent jurisdictions, public and private social service agencies, and the local Continuum of Care regarding their concerns on housing, economic opportunity and the creation or retention of suitable living environments.

Citizen participation was also solicited. The City conducted six (6) neighborhood public hearings to solicit citizen comments and priority ranking for the use of HUD funds. These meetings were held from January 3 – January 10, 2013. One of these meetings was held in Collin County for the sole purpose of soliciting input from citizen and service providers as it pertains to the HOPWA grant. To encourage citizen participation, a listing of all the public hearing meetings, time and location, along with the written comment period was published and posted in the City of Dallas official newspaper -The Dallas Morning News, several local minority newspapers, posted in all 26 public libraries, the

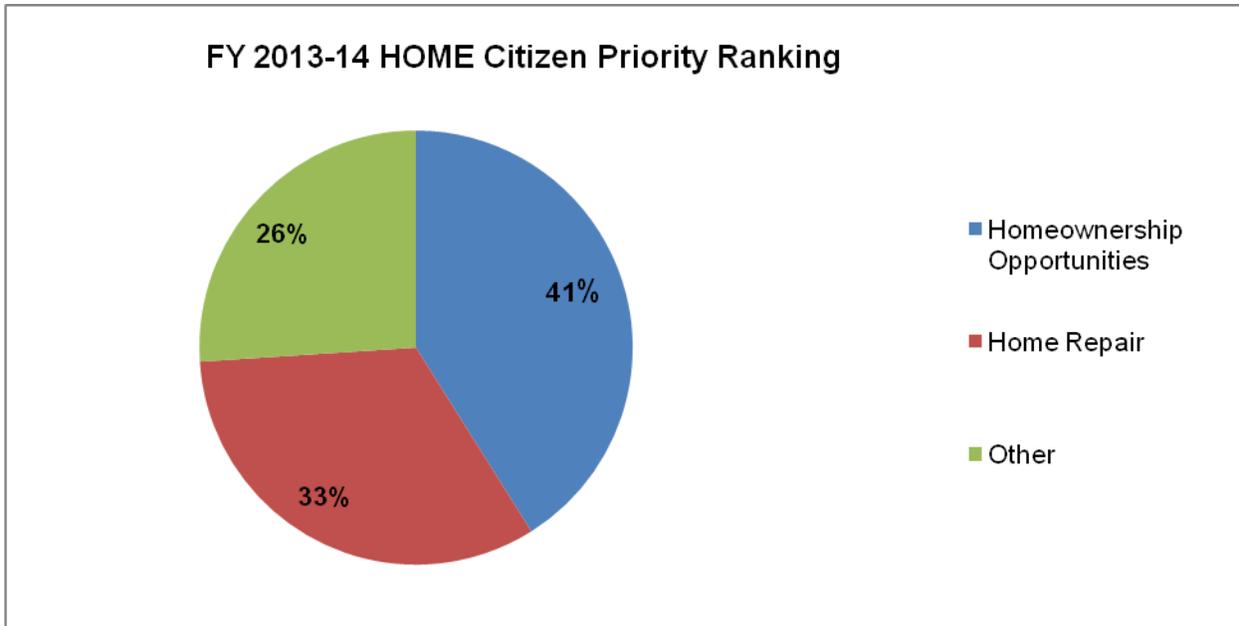
City Secretary’s Office, on the City’s webpage, City’s cable station, and the Dallas Area Rapid Transit Buses.

At each public hearing, an informational pamphlet on the Consolidated Plan Citizen Guide & Comment Form was handed out. This pamphlet included a ranking form for citizens to prioritize their community concerns for all four grants (CDBG, HOME, HOPWA, and ESG). 1,720 written ranking comments were received by January 31, 2013 for consideration in the development of the Five Year Consolidated Plan and the FY 2013-14 Action Plan Budget. Below Charts 1-4, feature outcome of citizen priority ranking of eligible services for each grant funding category. The highest priority under each grant was:

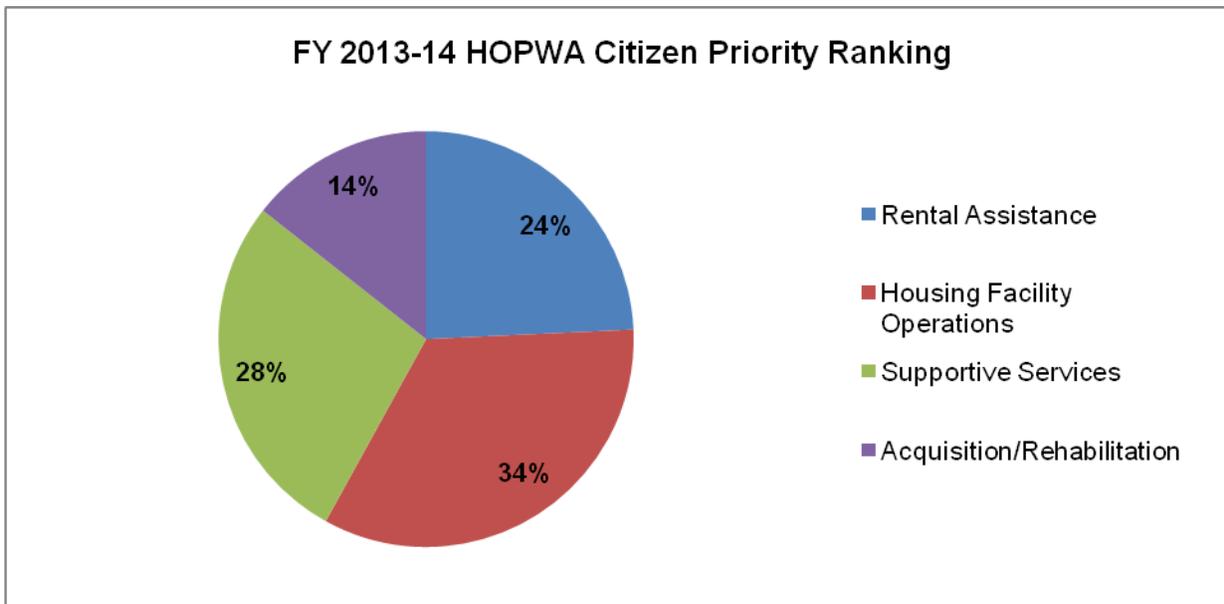
- CDBG - **Youth Services**
- HOME - **Homeownership Opportunities**
- HOPWA – **Housing Facilities Operations**
- ESG – **Homeless Prevention**



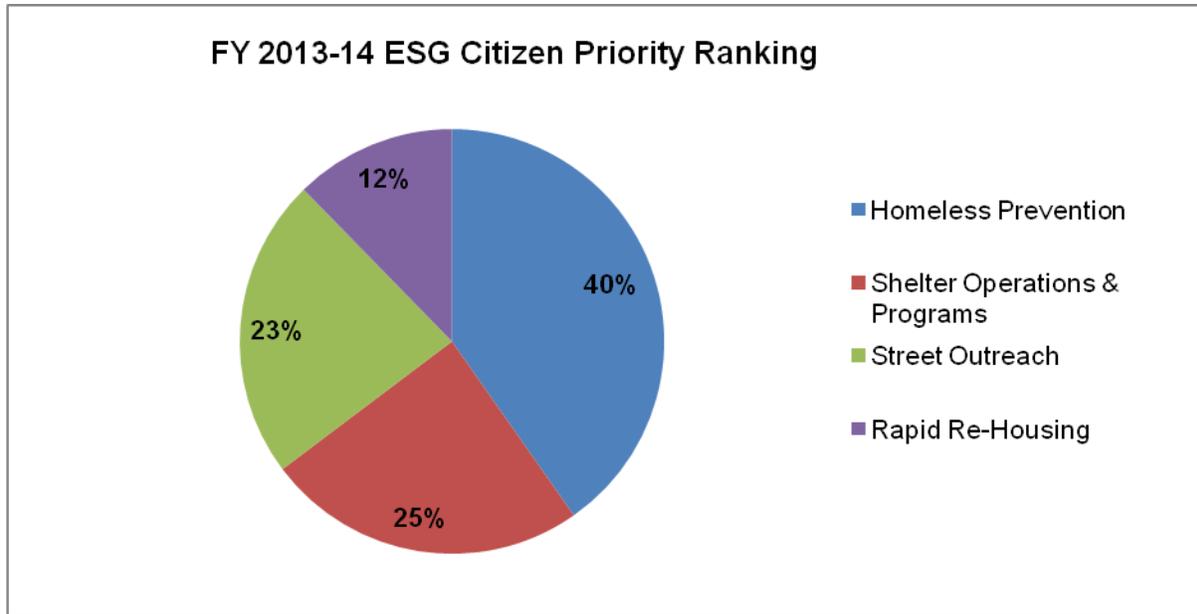
PR-15-Chart 1: Citizen Priority Ranking of CDBG Eligible Services. Data Source: 2013 Dallas Citizen Priority Ranking Survey



PR-05-Chart 2: Citizen Priority Ranking of HOME Eligible Services. Data Source: 2013 Dallas Citizen Priority Ranking Survey



PR-15-Chart 3: Citizen Priority Ranking of HOPWA Eligible Services. Data Source: 2013 Dallas Citizen Priority Ranking Survey



PR-15-Chart 4: Citizen Priority Ranking of ESG Eligible Services. Data Source: 2013 Dallas Citizen Priority Ranking Survey

On May 22, 2013, the City Council authorized a Public Hearing to be held on June 12, 2013. On June 12, 2013, a public hearing was held to receive comments on the FY 2013-14 through FY 2017-18 Consolidated Plan and the FY 2013-14 Annual Action Plan Budget and FY 2012-13 Reprogramming Budget. No written or verbal public comments received.

The 30-day review and comment period for the FY 2013-14 through FY 2017-18 Consolidated Plan and the FY 2013-14 Annual Plan Budget and FY 2012-13 Reprogramming Budget concluded on June 26, 2013. There were no written or verbal comments received.

2. Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	No response	No comments received	Not applicable	
2	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Chinese</p> <p>Non-targeted/broad community</p>	The City conducted Six (6) neighborhood public hearings to solicit citizen comments and priority ranking for the use of HUD funds. These meetings were held from January 3, 2013 to January 10, 2013. Total of 31 attendees.	<p>Four Citizens made following comments:</p> <p>1."presentation was very informative, no changes should be made at this time";</p> <p>2."every thing is just perfect and fine"; "business cards of all representatives attending to be made available"; and for "</p> <p>3. "Presenters to elaborate and be more informative on roles of staff attending so people will know who to ask for help".</p>	Not applicable. All comments will be considered.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Chinese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	No response	No comments received	Not applicable	
4	Dallas Area Rapid Transit Buses Nova tails.	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Five (5) Citizens called the Office of Financial Services regarding Public Hearing Advertisement on DART Buses.	No Comments received	Not applicable.	
5	Public Meeting	Housing Development	Housing / Community Services staff presented information relative to Community Development to South Dallas Fair Park CDC.	More funds needed for interim construction; more funds needed for rental housing; HOME requirements are stringent.	Not applicable.	
6	Public Meeting	Housing Development	Housing / Community Services staff presented information to East Dallas Community Organization.	More funds needed for interim construction; more funds needed for rental housing; HOME requirements are stringent.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Meeting	Non-targeted/broad community	Staff presented information on Community Development goals and priorities to Residents, Neighborhood Associations, Community-based developers and other non-profits, and business/private developers.	Comments focused on a variety of topics including: a need for code enforcement, home repair, infrastructure improvements, issues of crime, lack of jobs, lack of pedestrian accessibility, and other neighborhood issues and concerns	Not applicable. All comments were considered.	
8	Public Meeting	Senior Affairs Commission (SAC)	11 monthly meetings. Averages of 18 seniors attend monthly.	Recommended funding for emergency home repair	Not applicable. All comments were considered.	
9	Public Meeting	Home Repair Coalition for Seniors	15 agencies are represented.	Collaborate with public and private community partners to make Dallas a safe and healthy place.	Not applicable. All comments were considered.	
10	Public Meeting	Non-targeted/broad community Seniors and Elderly	Oak Cliff Bible Fellowship. Provided information about senior services. 62 Older adults.	No comments received	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
11	Public Meeting	Non-targeted/broad community GLBT Resource Ctr.	Housing / Community Services staff presented information regarding Community Development Services targeted to seniors. 32 senior attendees.	Provided information about senior services.	Not applicable	
12	Public Meeting	Skillman Senior Fair	Housing / Community Services staff presented information relative to Community Development services targeted to seniors. 328 older adults attended.	Staff provided information about senior services.	Not applicable	
13	Public Meeting	Larry Johnson Senior Luncheon	Housing / Community Services staff presented information relative to Community Development services targeted to seniors. 175 seniors attended.	Staff provided information with respect to housing and other available public Services targeted to seniors.	Not applicable.	
14	Public Meeting	Non-English Speaking - Specify other language: Spanish.	89 Hispanic seniors attended.	Housing / Community Services staff provided information with respect to housing and other available public Services targeted to seniors.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
15	Public Meeting	Hillburn Hills Homeowner's Association	Housing / Community Services staff presented information on Home Repair program to the Hillburn Hills Homeowner Association meeting.	More funds needed for housing repairs; more funds needed for housing reconstruction/r eplacement housing	Not applicable. All comments were considered.	
16	Public Meeting	Non-targeted/broad community	Housing / Community Services staff presented information on Home Repair program at Jubilee Park & Community Center.	More funds needed for housing repairs; more funds needed for housing reconstruction/r eplacement housing.	Not applicable. All comments were considered.	
18	Public Meeting	Housing Development	Housing / Community Services Staff presented information with regards to Community Housing Development Organizations to Altura Homes Community Development Corporation.	More funds needed like NSP funds; More subsidies for for-profit builders	Not applicable. All comments were considered.	
19	Public Meeting	Housing Development	Housing / Community Services staff presented information to Builders of Hope CDC.	More funds needed for interim construction; more funds needed for rental housing; HOME requirements are stringent	Not applicable. All comments were considered.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
20	Public Meeting	Senior Affairs Commission Fall Festival	Housing / Community Services staff presented information regarding Community Development funded projects at a Senior Affairs Commission sponsored Festival. 131 attendees.	No comments received.	Not applicable.	

Table 4 – Citizen Participation Outreach





Needs Assessment



Needs Assessment

NA-05 Overview

1. Needs Assessment Overview

Data provided in this section are from the 2000 and 2010 Census, American Community Survey (ACS) 2005-2009 and the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) provided by HUD. Overall needs created a framework on which to base decisions in selecting projects to fund. Priority needs formed the basis for choosing overall goals and objectives for the Consolidated Plan in addition to the projects for the FY 2013-14 Annual Action Plan.

As the 9th largest city in the nation (2010 Census), Dallas' plentiful land and active economy is a factor in housing remaining relatively affordable. But recent changes in the economy and in the housing market have changed this image.

According to ACS data provided to the City by HUD, Dallas' population increased 7% from 2000 to 2009. The 2010 U.S. Census indicates an approximate 1% population growth. Considering its growth, the City of Dallas has identified priority needs in the availability and affordability of housing. As was the situation in the FY 2008-13 Consolidated Plan, the overwhelming housing problem continues to be cost burden and affordable housing. The data reflect a high need for affordable housing in income levels ranging from 0% to over 100% AMFI. The highest needs are for households below 80% AMFI. The numbers reflect equal distribution of needs across income levels up to 80% AMFI. Moreover, housing inventory is aging with 33% of the units having one of the following conditions:

- Lacks a kitchen
- Lacks complete plumbing
- Severe overcrowding
- Severe cost burden

A house is more than an investment, although in this country it is the most common form of creating personal wealth. And, a home is more than just a place, even though in cities such as Dallas, three-quarters of the land is devoted to housing. While Dallas is a relatively affordable city, its lack of affordable housing is the source of some of Dallas' most pernicious problems.

ForwardDallas! Policy Plan

The ACS data reflect equal distribution of small families, an average of 32,000 households, in income levels from 0% to 80% AMFI. Additionally, the data show three times the amount of small households, approximately 91,000, at 80% AMFI and higher. Thus, the data support the need for small units of affordable housing such as apartments, town homes, condos, and single family detached units.

An average of 13% of all households in all income ranges have at least one person at 62-74 years of age living in the household. An average of 10% of the households in all income categories has at least one person over 74 years of age in the household. These numbers support the need for more affordable housing for seniors and/or more units with space to support senior living.

Dallas County's population is expected to age markedly, and the City is the third largest metro region in the United States with the greatest number of elderly. In 2012, the Texas State Data Center reported 305,770 people in Dallas County age 60 and older. They project an increase in that number by 2019 to 364,095. These households will require low-maintenance housing, as well as low-income housing as they increasingly depend on Social Security (approximately \$770 a month) and retirement funds for income. Senior renters and owners alike, face rising housing costs.

Construction material costs and labor are a hardship on existing homeowners, particularly for elderly homeowners on fixed incomes. Compounded annually, these homes may continue to decay and become unsafe for habitation. Without these existing homes, affordable housing is lost and not replaced at the same rate.

Americans, today, face a greater cost in housing. Increasingly, people of moderate and low incomes are forced to pay more than 30 percent of their incomes toward housing expenses. Simultaneously, home prices are rising faster than incomes. Dallas is fortunate to still have relatively low housing costs; however, Dallasites also earn less than the average American. As housing costs rise, so do property taxes and the associated costs of homeownership.

Public Housing surveys indicate a need for unit updates and more units for persons with physical and cognitive disabilities. Homeless numbers are decreasing, while the numbers of homeless unaccompanied youth is increasing. The factors contributing to homelessness continue to be low or no employment, loss of housing, mental illness and substance abuse. Thus, nearby support services are crucial.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

1. Summary of Housing Needs

While Dallas' population has increased 7% in nine years (2000-2009), the total number of households has decreased by 3%. Housing needs are determined by reviewing the demographics: population, Area Median Income, the number and types of housing units' available (inventory), their affordability and condition. Housing problems (Table 7) are identified as households with at least one of these issues; **severe overcrowding, a high cost burden relative to income, and/or are lacking complete plumbing or kitchen facilities (substandard)**. Of all 469,468 housing units in Dallas, these needs have been identified:

- Nineteen percent (19%) of all households (85,274) are extremely low income (0-30% HAMFI), (Table 6).
- Fifty-five (55%) of all households (256,769) have income ranging from zero to 80% HAMFI.
- Severe cost burden: 107,005 renter households (23% of total households), and 47,904 homeowners (11% of total households) pay over 30% of their income for housing cost. Similarly, 51,985 renter households (9% of total population) and 23,940 owner occupied households (5% of total population) pay half or more of their income for housing cost, totaling 14% percent.

The ACS data in tables 7-9 compares housing problems between renters and owners. The data reflect that Renters are more likely to occupy housing that has one or more of the identified housing problems. Of those living in substandard housing (incomplete plumbing or kitchen facilities) in Dallas, 78% pay rent. Of those who live in severe overcrowding, 79% are renters.

The Housing Cost Burden relative to Household Income is also a significant issue in Dallas. Among households that list at least one housing problem, across all incomes, 66% dedicate more than half their income to rent fees or mortgages (Table 7).

An average of 13% of all households in all income ranges has at least one person aged 62-74 years living within the housing unit. An average of 10% of all households has at least one person over 74 years of age in all income ranges within a household. Of households in which at least one person is over the age of 62 years and dedicates more than 30% of their income toward housing, 51% have incomes of less than \$4,565.11 (0-30% of HAMFI). Another 9,200 of households with older adults of this same income category pay more than half of it toward housing costs. These numbers support the need for more affordable housing for seniors and/or more units with space to support senior living.

Geographic concentrations of substandard housing occur in pockets within the city where density tends to be greatest and the median income lowest. The Southern Sector, West Dallas and pockets in the Northeast and North Central portions exhibit

more of the housing problems where persons and families of low-income and very low-income are clustered. Public Housing facilities are dispersed throughout the city, however, more of these facilities and Section 8 housing can be found in the areas south and west the Central Business District (Downtown). Map 1 indicates Median Income. The darker areas correlate to those households with higher incomes.

Among the Homeless, the overall number of homeless recorded during the 2012 Point-in-Time Count has decreased by less than 1%. Forty-two percent list mental illness as part of their personal profile. In addition, 42% list substance abuse as a contributing factor to homelessness. The majority of homeless adults in Dallas continue to be disproportionately among African-Americans.

Housing problems for those with physical and developmental disabilities is divided. Among children and youth (5-17 years), cognitive disabilities dominate. Among adults (18-64 years), ambulatory disabilities are the foremost issue.

Table 5 displays the population, number of households, and median income for a base year (2000) and recent year (2009) and calculates the percentage of change. Data Source: American Community Survey (ACS).

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	1,188,580	1,269,204	7%
Households	484,117	469,468	-3%
Median Income	\$37,628.00	\$41,266.00	10%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

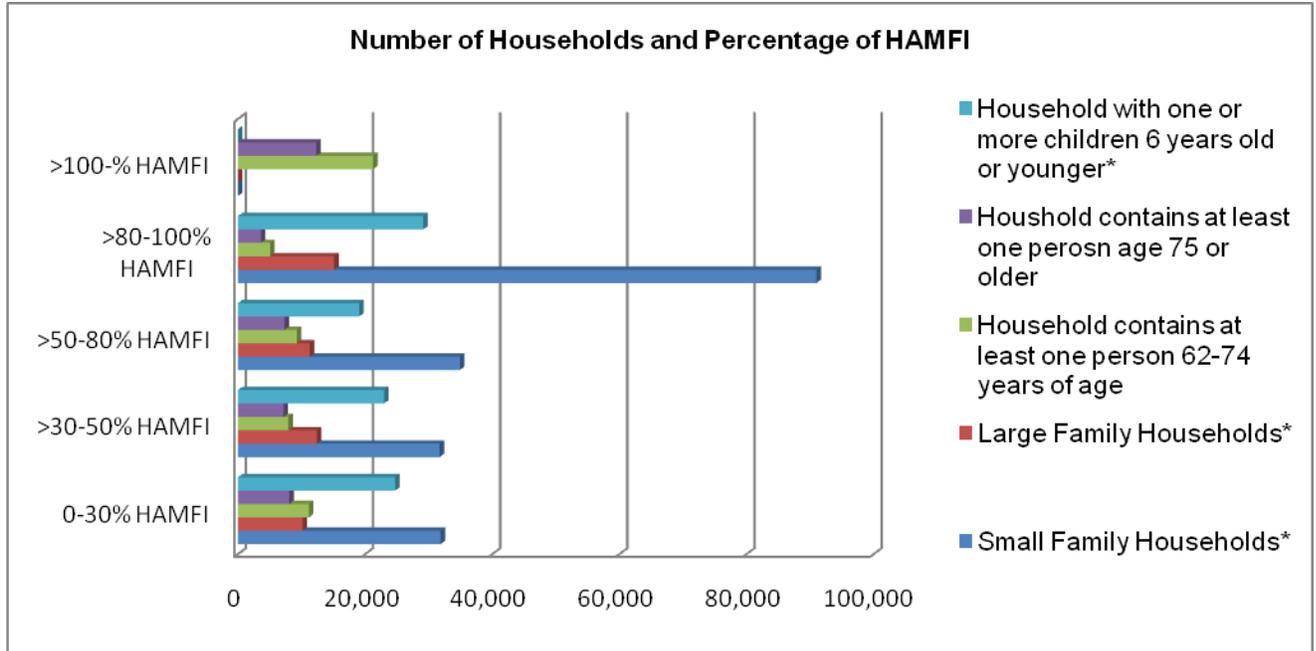
Number of Households Table

Table 6 provides the number and types of households by HUD Adjusted Median Family Income (HAMFI). The data fields marked with an asterisk provide data for “>80% HAMFI” as opposed to “>80-100% HAMFI”. Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	85,274	74,850	89,645	46,645	
Small Family Households *	31,890	31,740	34,910	91,010	
Large Family Households *	10,165	12,410	11,325	15,155	
Household contains at least one person 62-74 years of age	11,174	7,925	9,255	5,039	21,254
Household contains at least one person age 75 or older	8,080	7,170	7,330	3,605	12,324
Households with one or more children 6 years old or younger *	24,735	22,985	19,070	29,164	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS



NA-10 – Chart 1: Total Households; Data Source: 2005-2009 CHAS (Table 6 above)

Housing Needs Summary Tables

This table (7) displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI). Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,535	580	575	230	2,920	250	205	245	140	840

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,885	1,940	940	560	6,325	305	475	700	235	1,715
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	5,595	5,535	3,725	1,220	16,075	1,010	2,160	2,295	720	6,185
Housing cost burden greater than 50% of income (and none of the above problems)	35,140	9,115	1,940	325	46,520	11,335	7,030	3,980	1,175	23,520
Housing cost burden greater than 30% of income (and none of the above problems)	6,695	24,020	15,905	3,350	49,970	3,429	7,420	11,025	4,645	26,519
Zero/negative Income (and none of the above problems)	6,645	0	0	0	6,645	1,695	0	0	0	1,695

Table 7 – Housing Problems Table

Data Source: 2005-2009 CHAS

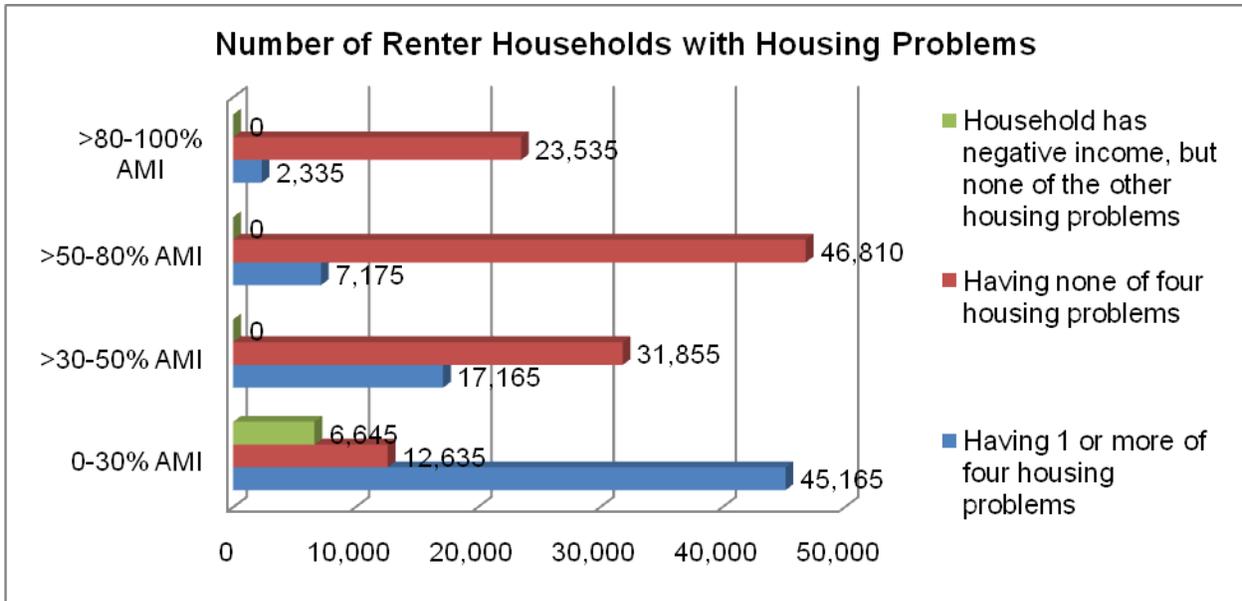
2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 8 displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD Adjusted Median Family Income (HAMFI). Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD. Data illustrates that rental households constitute a large number of households with one or more of the four housing problems enumerated above, 69% of renters compared to 31% of owner occupied households.

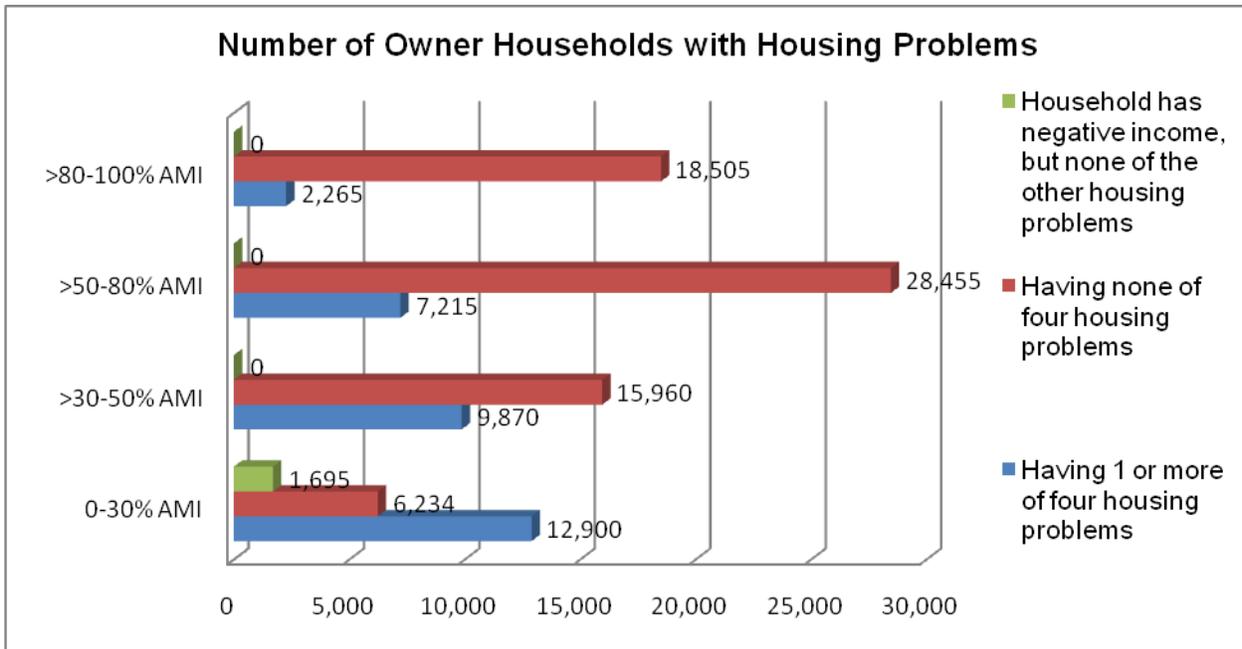
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	45,165	17,165	7,175	2,335	71,840	12,900	9,870	7,215	2,265	32,250
Having none of four housing problems	12,635	31,855	46,810	23,535	114,835	6,234	15,960	28,455	18,505	69,154
Household has negative income, but none of the other housing problems	6,645	0	0	0	6,645	1,695	0	0	0	1,695

Table 8 – Housing Problems 2

Data Source: 2005-2009 CHAS



NA-10-Chart 2: Number of Renter Households by Percentage of AMI with Housing Problems; Data Source: 2005-2009 CHAS (Table 8 above)



NA-10 –Chart 3: Number of Owner Households by Percentage AMI with Housing Problems; Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

Tables 9 and 10 respectively display the number of households with housing cost burdens more than 30% and 50%, respectively, by household type, tenancy, and household income (expressed as a percentage of Area Median Income (AMI)). Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	22,025	16,755	5,895	44,675	4,015	6,520	6,935	17,470
Large Related	6,510	4,120	825	11,455	2,380	3,960	2,130	8,470
Elderly	5,845	3,225	1,725	10,795	6,834	4,110	3,230	14,174
Other	16,380	13,520	10,180	40,080	2,680	1,640	3,470	7,790
Total need by income	50,760	37,620	18,625	107,005	15,909	16,230	15,765	47,904

Table 9 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

Data in Table 9 indicates that 107,005 renter households (23% of total households), and 47,904 homeowners (11% of total households) pay over 30% of their income for housing cost.

4. Cost Burden > 50%

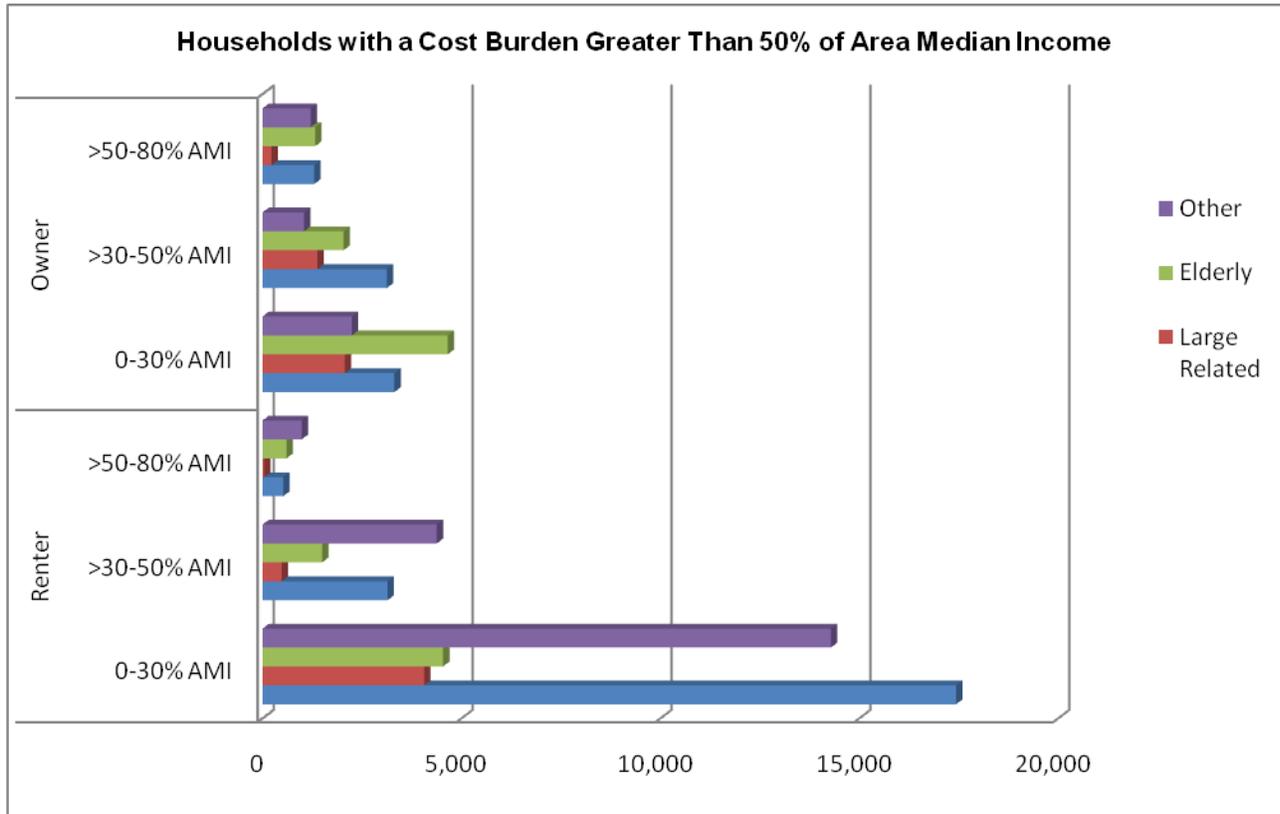
Data in Table 10 indicates that 14% of total households in Dallas pay half or more of their income for housing cost (51,985 renter households and 23,940 owner occupied households). Below is a breakdown of family income of renters experiencing cost burden of over 50% of family income:

- 77% have incomes under 30% AMI
- 18% have incomes between 30-50% AMI
- 5% have incomes between 50-80% AMI

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	17,435	3,145	520	21,100	3,315	3,125	1,300	7,740
Large Related	4,065	480	40	4,585	2,070	1,380	225	3,675
Elderly	4,540	1,500	605	6,645	4,660	2,040	1,325	8,025
Other	14,290	4,380	985	19,655	2,245	1,045	1,210	4,500
Total need by income	40,330	9,505	2,150	51,985	12,290	7,590	4,060	23,940

Table 10 – Cost Burden > 50%

Data Source: 2005-2009 CHAS



NA-10 Chart 4: Number Households by Percentage of AMI with Cost Burden Greater Than 50% AMI. Data Source: 2005-2009 CHAS, (Table 10 Above)

5. Crowding (More than one person per room)

Table 11 displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenancy, and household income (expressed as a percentage of Area Median Income (AMI)). Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	7,800	6,480	3,890	0	18,170	1,075	1,960	2,045	0	5,080
Multiple, unrelated family households	705	795	735	0	2,235	245	740	995	0	1,980
Other, non-family households	100	255	130	0	485	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	8,605	7,530	4,755	0	20,890	1,320	2,700	3,040	0	7,060

Table 11 – Crowding Information – 1/2

Data Source: 2005-2009 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

6. What are the most common housing problems?

The City of Dallas has consistently recorded population increases since 1890 and continues to grow. Part of the information provided to City by HUD on which the Consolidated Plan is based included information from the 2005-2009 ACS. It indicates an approximate 7% increase in total growth. The 2010 U.S. Census report indicates an approximate 1% population growth.

The City has identified high priority needs in the availability and affordability of housing. The data reflect a high need for affordable housing in income levels ranging from 0% to over 100% AMFI. The highest needs are for housing units for households where income is below 80% AMFI. The numbers reflect equal distribution of needs across income levels up to 80% AMFI.

The ACS data reflect equal distribution of small families, an average of 32,000 households, in income levels from 0% to 80% AMFI. Additionally, the data show three times the amount of small households, approximately 91,000, at 80% AMFI and higher. Thus, the data support the need for small units of affordable housing such as apartments, town homes, condos, and single family detached units. However, housing inventory is aging with 33% of the units having one of the following conditions:

- Lacks a kitchen
- Lacks complete plumbing
- Has severe overcrowding
- Has severe cost burden

Table 8 illustrates a statistically significant representation of rental households with one to four of the housing problems compared to home owners with one to four of the listed problems. Also, ACS data reflect higher numbers of substandard housing, and higher overcrowding of units for renters compared to owners. Renters are more likely to occupy housing that has one or more of the identified housing problems of overcrowding, high cost burden, lack of complete plumbing or lack of complete kitchen facilities (Tables 7-9). Of those living in substandard housing (incomplete plumbing or kitchen facilities) in Dallas, 78% pay rent. Of those who live in severe overcrowding, 79% are renters.

An average of 13% of all households, in all income ranges, has at least one person at 62-74 years of age living in the household. An average of 10% of the households in all income categories has at least one person over 74 years of age in the household. These numbers support the need for more affordable housing for seniors.

In general, Cost Burden is a sizeable problem in Dallas. For those who dedicate more than half their income to housing costs, 69% have incomes of \$4,585.11 or less and another 23% make less than \$20,633. The Cost Burden of households is greatest among the poor, the working poor and the elderly.

For homeless persons or those at risk of homelessness, the most significant problem is the lack of affordable housing. This problem has been compounded by decreases in housing subsidies available through Section 8, and the ending of the ARRA funded Homelessness Prevention and Rapid Re-Housing financial assistance. Many chronically homeless persons have multiple co-occurring disorders which makes housing stability more difficult to maintain once achieved.

7. Are any populations/household types more affected than others by these problems?

In most cases, regarding Tables 5-11, those in Dallas with a household income less than 80% of the Area Median Family Income of \$33,012 (ACS Data 2009), pay a higher overall percentage of their income toward housing. In addition, rental households contrast from owned housing in that they exhibit more crowding, more instances of substandard facilities and a greater likelihood of a cost burden in excess of 50% of their income. Additionally, rental households exhibit a majority of all four housing problems. There is a statistically significant representation of rental households with one to four of the housing problems compared to home owners with one to four of the listed problems

The vast majority of these households are characterized as Small Family Households, and most of these households will have children under the age of six. Other data on children in low-income families echo some of the instability within housing issues. The Kids Count Data Center at the Annie E. Casey Foundation measures the well-being of children and families through ACS, the U.S. Census data, the Population Reference Bureau and the Centers for Disease Control surveys. Of children living in Dallas, the 2011 data show:

- 61% within low-income families live in housing costing exceeding 30% of income
- 31% live in crowded housing conditions
- 44% are of immigrant families and live in households that are owned
- 45% are of immigrant families and live in crowded housing conditions

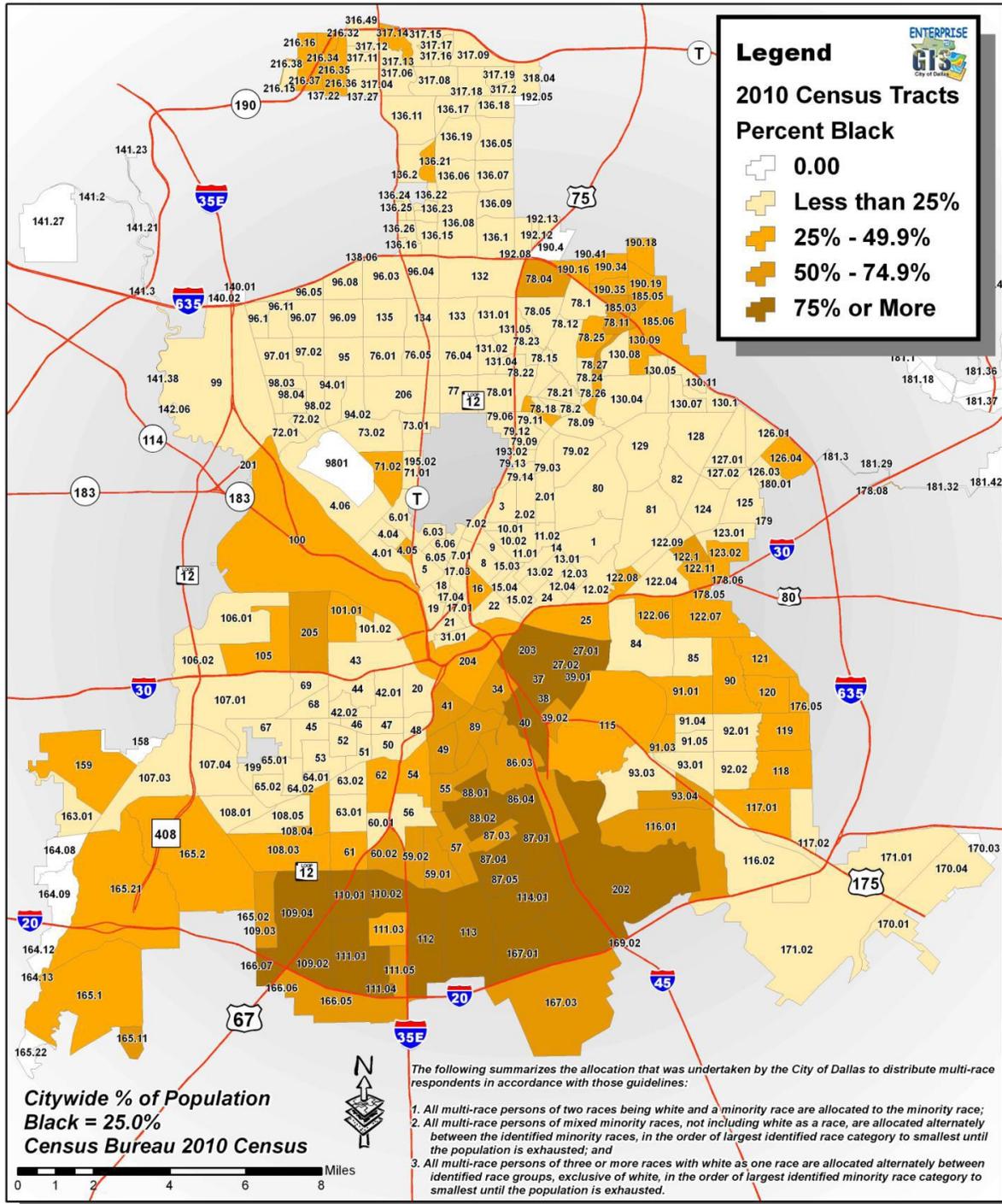
An area with a minority concentration is a census tract with a population of a single minority group exceeding 50% of the total population of the census tract. (See below maps NA-10- Maps 1, 2, and 3). The Brookings Institute study, The New Metro Minority Map: Regional Shifts in Hispanics, Asians, and Blacks from Census 2010, lists Dallas as the 7th highest urban area of Hispanics and the 9th highest in numbers of African-Americans.

At 0-30% AMFI, African Americans have a greater need with housing that has all four housing problems. The data reflects over 36% of African American households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.

At 30-50% AMFI, Hispanic households have a greater need with housing that has all four housing problems. The data reflects over 52% of Hispanic households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.

An area with a minority concentration is a census tract with a population of a single minority group exceeding 50% of the total population of the census tract. At 50-100% AMFI, White households have a greater need with housing that has all four housing problems. The data reflects over 33% of White households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.

An area with a minority concentration is a census tract with a population of a single minority group exceeding 50% of the total population of the census tract.



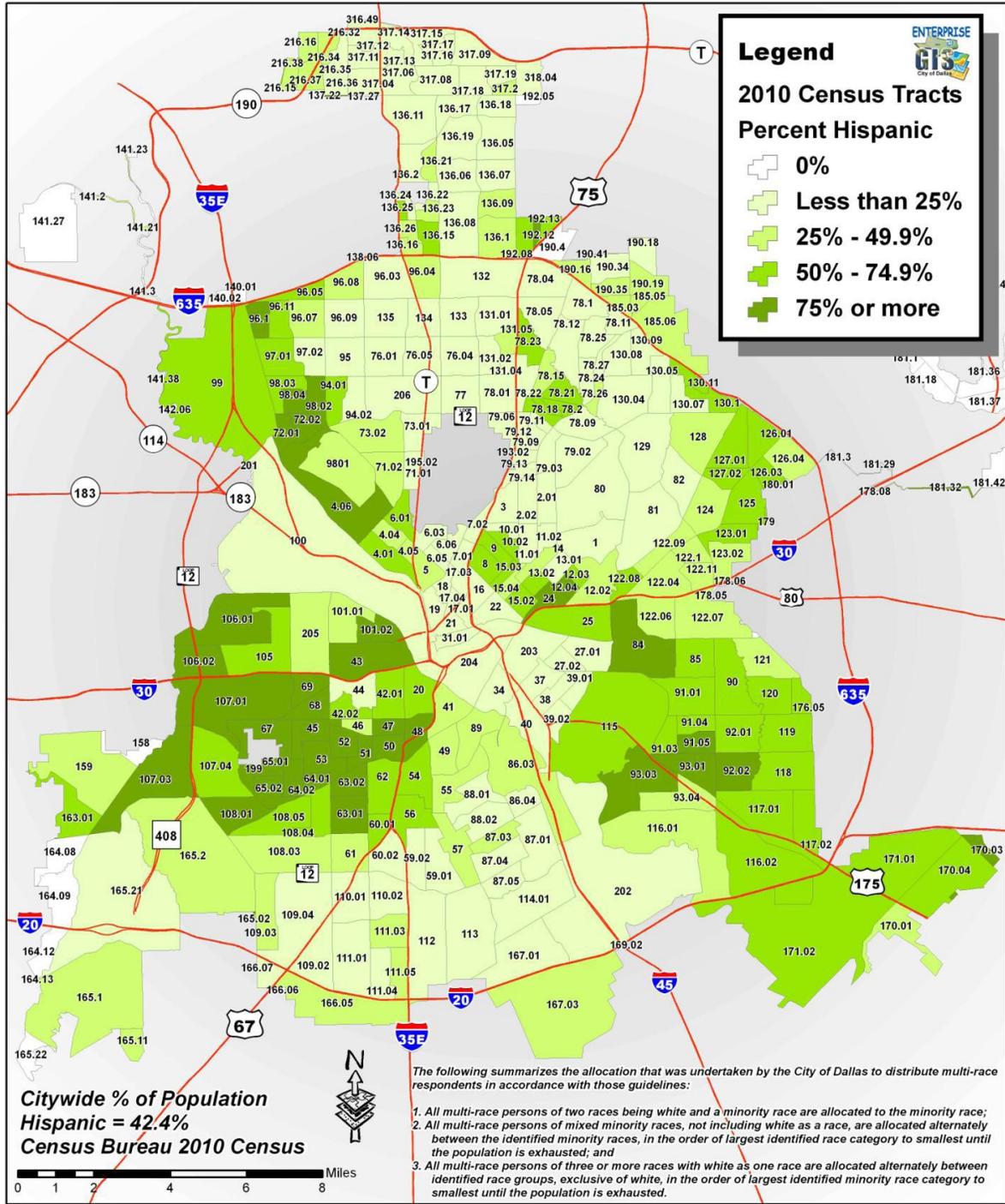
Data Source:
 Census Tracts - U.S. Census Bureau
 Freeways - Enterprise GIS Dallas

This data is believed to be correct, but its accuracy cannot be guaranteed. It is the users' responsibility to confirm the accuracy of this data. Please contact the original creators of this data for questions pertaining to its use. Information about this data can be viewed in the metadata file associated with it. If you have any questions please contact the City of Dallas Infrastructure and Management/GIS Division

Percentage of Black Population By Census Tract 2010 City of Dallas

Tuesday, July 26, 2011 03:43:01 PM
 File Location: \\FinancialServices\20110720_1610_OFS_CDBG_Whitmore
 Prepared By: Kevin S. Burns
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 City of Dallas
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NA-10- Map 1



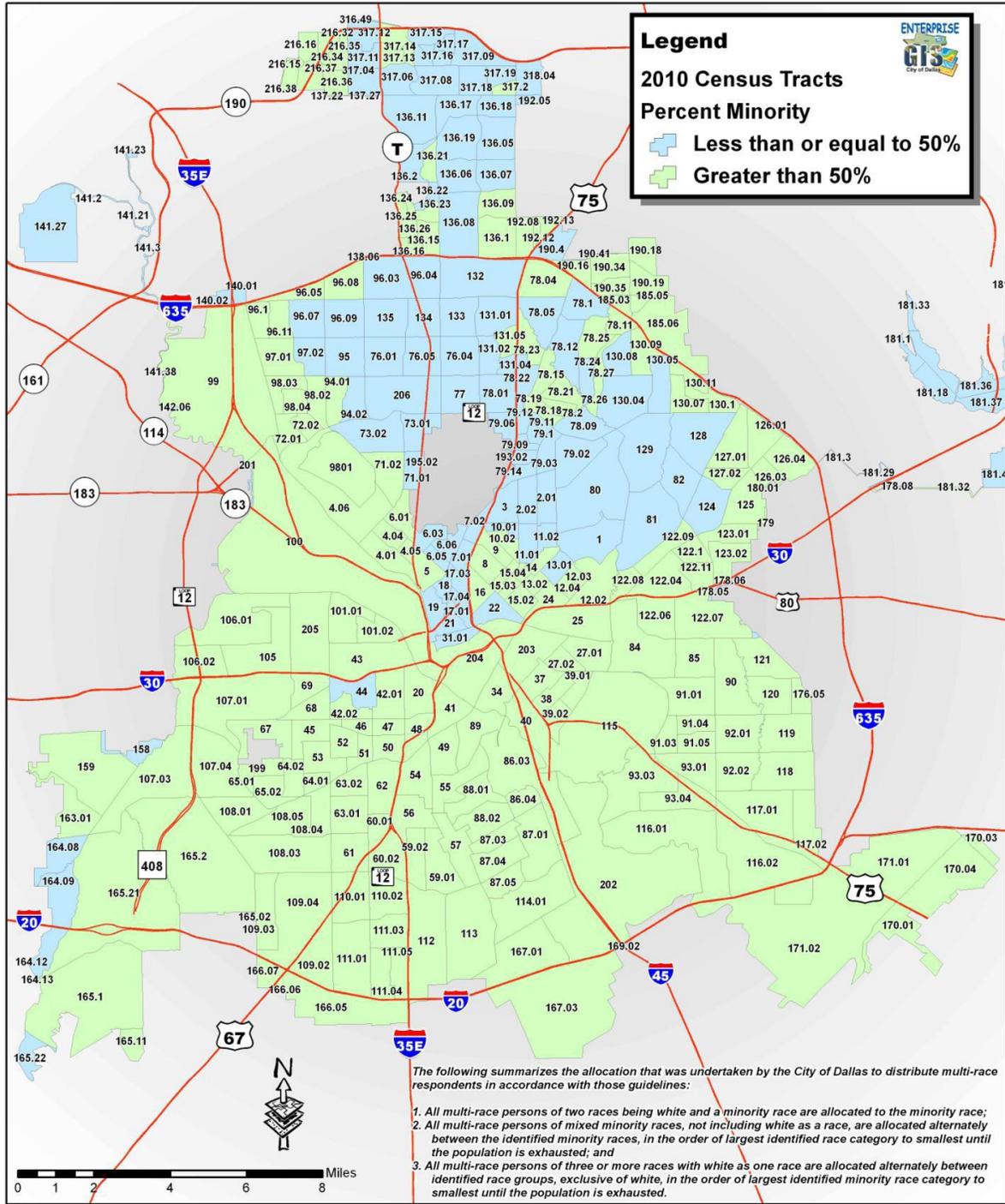
Data Source:
 Census Tracts - U.S. Census Bureau
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Percentage of Hispanic Population By Census Tract 2010 City of Dallas

Tuesday, July 26, 2011 03:43:01 PM
 File Location: U:\FinancialServices\20110720_1610_OFIS_CDBG_Whitney
 Prepared By: Kevin S. Burns
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 City of Dallas
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NA-10- Map 2



Data Source:
 Census Tracts - U.S. Census Bureau
 Freeways - Enterprise GIS Dallas

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Minority Population Greater than 50% By Census Tract 2010 City of Dallas

Tuesday, July 26, 2011 03:43:01 PM
 File Location: U:\FinancialServices\20110720_1610_OFS_CDBG_Whitney
 Prepared By: Kevin S. Burns
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 City of Dallas
 For illustrative purposes only.

NA-10-Map 3

Affordable housing is also a major problem for low income older adults. Recipients of Supplemental Security Income (SSI) receive approximately \$700 per month, which limits housing choices and/or for the maintenance of their homes. Whether poor, older adults are renters or owners, housing costs are a critical barrier for this population, as well. Of the elderly who have a Cost Burden greater than 50% of income, 68% are renters and 58% are owners.

8. Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The number of persons “at risk” of becoming homeless is difficult to estimate. However, based on our recent experience of implementing HUD’s ARRA-funded Homelessness Prevention and Rapid Re-housing Program (HPRP), very low-income (i.e. below 50% of AMI) households that are rent burdened (paying over half their income for housing), have low paying jobs or are unemployed, and/or are uninsured with family members who have serious health problems, are most at risk of losing their housing through eviction due to inability to pay rent. Those threatened with eviction, unemployment, foreclosure, or termination of utilities could become homeless when they no longer have a cushion against the perils of life. Some working poor families may only be able to pay the rent because they have two wage earners, or because the primary wage earner works two jobs. Other families may deal with the problem of high housing costs by doubling up. Such arrangements can be unstable and temporary in nature.

Additionally, individuals or families who fall into one or more of the following categories associated with instability, are most likely to become homeless:

- Persons leaving institutions such as mental hospitals or prisons
- A high unemployment rate with a resulting loss of income available for housing
- The lack of assets available for rental security deposits
- Young adults aging out of the foster care system
- Households with incomes less than 30% of the median family income; 6) Single parent households who are unemployed
- The long waiting lists for both public housing units and Section 8 vouchers
- Victims of domestic violence
- Homeowners facing foreclosure
- Large low income families
- Mental health, substance abuse and co-occurring issues that that require prolonged supportive services that leads to displacement from private housing due to lack of supportive services increases pressure on homeless facilities and resulting homelessness
- Households paying in excess of 50% of income for housing costs

- Special needs populations such as persons with AIDS, disabilities, drug and/or alcohol addictions
- Large low income families
- Renters facing eviction;16) Homeowners facing foreclosure
- Households with catastrophic medical expenses

Low-income individuals and families are characterized by: incomes below 200% of the federal poverty level; nearly twice as likely to cut or skip meals or not be able to pay for food; half miss rent, mortgage, or utility payments; are twice as likely to lack health insurance. Most households are headed by a single parent (usually female) who is unemployed or under-employed. They have a lower high school completion rates, thus leading to lower paying jobs, seasonal work, or erratic work history. They include frail elderly persons who are at future-risk of needing higher levers of care.

Inadequate housing may cause families to be displaced more frequently. Low-income families tend to be larger than their counterparts. Another major expense is childcare and represents a significant share of their income. Inadequate childcare or lack thereof causes low-income families to be unable “to afford” to work because of the cost. Additionally, more than 31% of all residents in Dallas County are uninsured, making this county the second highest of uninsured among large U.S. counties. Forty percent of Hispanics are uninsured (D Magazine, August 2012).

9. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates

The City has not estimated the number of at-risk population.

10. Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Cost burden and severe costs burden are defined as the extent to which gross housing costs exceed 30% or 50% compared to gross income for a family. Tables 5-11 show there are large numbers of households in Dallas paying more than half of their gross monthly income for housing costs. Food, transportation, healthcare, utilities and other costs reduce disposable income and the ability to save, and thus make the households vulnerable to eviction and homelessness if their income is suddenly reduced for any reason or they encounter an unexpected expense (e.g., medical emergency, major car repair) or experience serious illness and cannot work.

11. Discussion

In Dallas, the need far outweighs the resources currently available from the Consolidated Plan for housing purposes. Because Consolidated Plan resources are scarce, and in all likelihood, will continue to shrink, the resources and tools at hand must be deployed in a place-based, strategic fashion that creates opportunities for low income households, where they live. The five years’ worth of work that is discussed in

this ConPlan will support the building of communities of opportunity for the residents who live and work in the City.

Mobility is an essential component in building communities of opportunity. Low - and moderate-income workers rely on and support a successful transit system. If these workers are unable to afford to live near transit in the City, the transit system suffers, and our most vulnerable, transit-dependent residents will have an even more difficult time.

Table 7 lists 107,005 renters whose housing cost burden equals 30% or more; there are 4,904 owners with a cost burden is greater than 30%. There are 51,985 renters whose housing cost burden is greater than 50%; there are 23,940 owners. Statistics indicate that 20,890 renters and 7,060 for owners suffer from overcrowding with more than one person per room.

According to the Communities Foundations of Texas Report (February 16, 2012) on wealth and poverty in Dallas, 39% of all Dallas residents live in “asset poverty”. The gap between asset poverty for Dallas is higher than the United States (27%). The asset poverty measurement is defined as not having the financial means to support a household for three months at the federal poverty level (i.e. \$4,632 for a family of three) should they lose their main source of income. About 19% of the city’s population is living below the federal poverty level, as opposed to 10% for the United States. Texas has one of the lowest Temporary Assistance for Needy Families (TANF) benefit level in the nation. Additionally, the Texas unemployment rate was 6.3% in December 2012. This is still below the U.S. national average of 7.8 percent, but it means that 771,287 people are still looking for jobs.

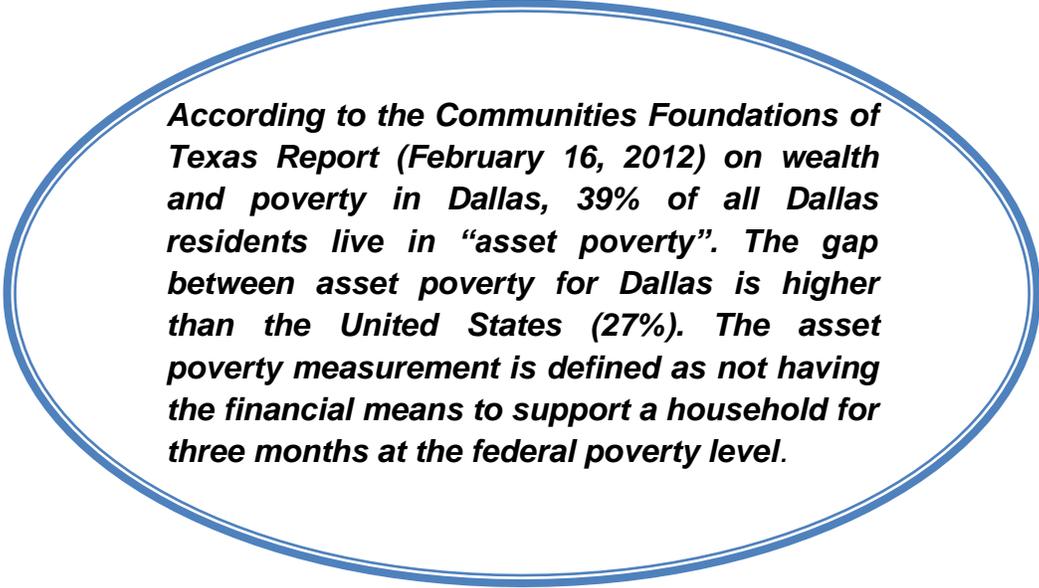
The 2012 Kids Count Data Book lists the most vulnerable family households are headed by:

- A single parent
- Teen parent(s)
- Unemployed parent(s)
- A parent with no high school completion
- A previously incarcerated parent
- A parent with substance abuse/mental health issues
- A parent experiencing domestic violence
- Grandparents
- Parents dependent on seasonal work
- New immigrants

Areas with concentrations of low-income families are census tracts in which 50% or more of the families residing in the tract have annual incomes below 80% of the Dallas Area Median Family Income (Map 1).

With some exceptions, concentrations of low-income to very, low income African-American and Hispanic populations are located in South Dallas and West Dallas, while many immigrant and refugee populations reside in various northern pockets. ACS data

show that these populations make up 46% of the population at 30% AMFI and below. The housing stock in these areas need repairs and updated infrastructure. Many of these areas have limited grocery stores, transportation, and other retail venues (NA 10-Map 1). People in these areas must travel further to work and to affordable shopping, placing an additional cost burden on the households.



According to the Communities Foundations of Texas Report (February 16, 2012) on wealth and poverty in Dallas, 39% of all Dallas residents live in “asset poverty”. The gap between asset poverty for Dallas is higher than the United States (27%). The asset poverty measurement is defined as not having the financial means to support a household for three months at the federal poverty level.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205

(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

1. Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10% more than for the income level as a whole. The overall racial composition of the population in Dallas is Hispanic 42%, White 29%, African American 26%, and Asian 3%. The 2005-2009 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (AMI) levels. Housing problems include:

- Housing units lacking complete kitchen facilities
- Housing units lacking complete plumbing
- Severe overcrowding (more than one person per room)
- Severe cost burden greater than 30%

Tables 13 to 16 present statistics for households with housing problems broken down by income and race/ethnic group. They illustrate the disproportionate needs of extremely low income and low income individuals and families compared with those who have none of the four primary housing problems referenced above. As is the situation with all households in Dallas, the most common housing problem is cost burden. As discussed elsewhere in this needs assessment, this cost burden is the result of lack of sufficient income combined with the low inventory of affordable housing units.

This housing problem is most prevalent among households with incomes less than 30% of area median. Of the 180,565 households with housing problems with incomes below 100% of median, 126,645 or 71% have incomes of less than 50% of Area Median income. In terms of racial or ethnic disproportionate need, 43% of Hispanic households (76,420) comprise a number of all households with housing problems with incomes less than 100% of median, as compared to 25% of White households (45,2450) with similar housing problems.

The data indicate Hispanics to have a disproportionate number of housing units to have one or more of the four housing problems, followed closely by African-Americans (Table 13). Dallas is the 7th highest urban area of Hispanics and the 9th highest in numbers of African-Americans (The New Metro Minority Map: Regional Shifts in Hispanics, Asians, and Blacks from Census 2010).

Of those with 30%-50% AMI and living in housing with problems, Hispanics represent the highest percentage of the jurisdiction as a whole, according to Tables 13 and 14. Hispanics, again are disproportionately represented when the Cost Burden is 50% to 80% AMFI, and housing has one or more of the housing problems. The data reflect

52% of Hispanic households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.

At 50-100% AMFI, White households have a greater need with housing that has all four housing problems. The data reflect over 33% of White households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.

Tables 13 -16 capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

2. 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	68,175	8,750	8,345
White	14,570	2,225	2,255
Black / African American	24,920	4,615	4,195
Asian	1,280	245	355
American Indian, Alaska Native	160	0	29
Pacific Islander	80	0	0
Hispanic	26,275	1,645	1,465

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

3. 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	58,470	16,375	0
White	12,405	3,840	0
Black / African American	13,895	4,950	0
Asian	1,020	345	0
American Indian, Alaska Native	80	55	0
Pacific Islander	30	0	0
Hispanic	30,445	7,050	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

4. 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	41,320	48,325	0
White	12,510	13,235	0
Black / African American	11,305	14,215	0
Asian	1,065	1,110	0
American Indian, Alaska Native	95	110	0
Pacific Islander	40	0	0
Hispanic	15,805	18,980	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

5. 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,600	34,045	0
White	5,760	13,380	0
Black / African American	2,470	8,520	0
Asian	240	790	0
American Indian, Alaska Native	25	65	0
Pacific Islander	0	0	0
Hispanic	3,895	10,865	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

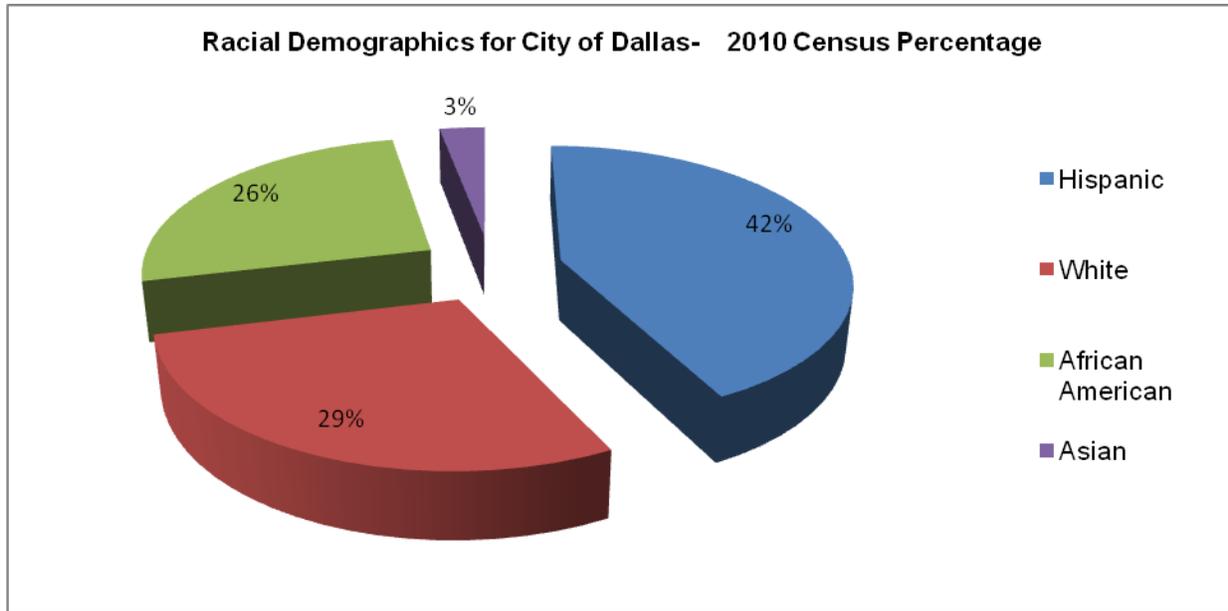
Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.

6. Discussion

The demographics for the City of Dallas, in the 2010 U.S. Census, report the percentage of Hispanics to be 42%, of African-American to be 26%, of Asians to be almost 3% and Whites to be 29%.



NA-15 Chart 1: Racial Demographics for City of Dallas; Data Source: 2010 Census

Dallas is a Minority-Majority Urban Area. The City reflects a disproportionate earning capacity among different racial/ethnics groups.

An overall assessment shows that Hispanics in most of the income levels have the greatest need with one or more housing problems. African Americans have the second highest needs and Whites are highest in the last category at 80-100% AMFI.

Looking at Tables 13-16, at 0-30% AMFI, African Americans have a greater need with housing that has all four housing problems. The data reflects over 36% of African American households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income..

At 30-50% AMFI, compared to the total number of households in this category, Hispanics have the highest need at 52% with one or more housing problems. African Americas are second highest with a 23% need.

At 50-80% AMFI, compared to the total number of households in this category, Hispanics have the highest need at 38% with one or more housing problems. African Americas are second highest with a 27% need.

At 80-100% AMFI, compared to the total number of households in this category, Whites have the highest need at 45% with one or more housing problems. Hispanics are second highest with a 30% need.

Thus, Hispanics reside, disproportionately, in the number of housing units to have one or more of the four housing problems, followed closely by African-Americans (Table 13). In addition, Hispanics, who have a Cost Burden of 50%-80%, are disproportionately represented at 38% of the jurisdiction as a whole.

The ACS data reflect higher numbers of substandard housing without complete plumbing and kitchens, as well as higher overcrowding of units for renters than for owners. The cost burden of housing is also greater for renters than for owners. More than twice as many households, 46,520 residents, pay over 50% of their income on housing; approximately the same number of owners pay more than 30% of their income on housing, 49,970.

Tables 13 through 16 also illustrate that as the Cost Burden increases beyond 30% AMI, there's an increase in the likelihood of the number of households with one or more of the housing problems. Individuals and families with limited language skills, education or disabilities tend to have limitations in self-advocacy. They also tend to have lower income and pay disproportionately more of their income toward housing, healthcare and food. This compounds the possibility that these individuals and families will live in housing that is substandard and overly crowded.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

1. Introduction

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

The ACS Data continue to reveal that the housing problems related to overcrowding, high Cost Burden, lack of kitchen facilities and lack of complete plumbing are borne by those who are poor and working poor. Hispanics and African-Americans are more likely to live in such housing, while the elderly are also strongly represented as well. The data indicate Hispanics to have a disproportionate number of housing units to have one or more of the four housing problems, followed closely by African-Americans (Table 17). In addition, Hispanics, who have a Cost Burden of 50% to 80%, are disproportionately represented at higher than the jurisdiction as a whole.

Tables 17- 20 capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

2. 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	58,060	18,865	8,345
White	12,415	4,380	2,255
Black / African American	21,275	8,255	4,195
Asian	1,080	450	355
American Indian, Alaska Native	135	25	29
Pacific Islander	55	25	0
Hispanic	22,335	5,585	1,465

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

3. 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,030	47,815	0
White	6,480	9,765	0
Black / African American	5,560	13,285	0
Asian	360	1,005	0
American Indian, Alaska Native	40	100	0
Pacific Islander	0	30	0
Hispanic	14,395	23,105	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%.

4. 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,385	75,255	0
White	3,895	21,855	0
Black / African American	2,460	23,065	0
Asian	395	1,780	0
American Indian, Alaska Native	24	180	0
Pacific Islander	0	40	0
Hispanic	7,575	27,215	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%.

5. 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,600	42,040	0
White	1,545	17,595	0
Black / African American	595	10,400	0
Asian	130	905	0
American Indian, Alaska Native	20	70	0
Pacific Islander	0	0	0
Hispanic	2,275	12,485	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50% .

6. Discussion

An overall assessment (Tables 17 through 20) shows that Hispanics at all income levels have the greatest need with one or more housing problems. African Americans are second highest in the 0-30% AMFI category and Whites are highest in the remaining three categories.

0-30% AMFI - Compared to the total number of households in this category of having one or more of the four housing problem, Hispanics have the highest need at 38%. For households with no income or negative income but have no housing problems, African Americans are the highest at 50% of the overall jurisdiction.

30-50% AMFI - Compared to the total number of households that have one or more of the four housing problems, Hispanics have the highest need at 53%. Whites are second highest with a 24% need and African-Americans at 21%.

50-80% AMFI - Compared to the total number of households in this category of housing problems, Hispanics have the highest need at 52% with one or more housing problems. Whites are second highest with a 27% need.

80-100% AMFI - Compared to the total number of households in this category, Hispanics have the highest need at 49% with one or more housing problems. Whites are second highest with a 33% need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

1. Introduction

HUD defines a disproportionately greater number of housing cost burdens when a racial or ethnic group at an income level experiences housing cost burdens at a rate greater than 10% or more than for the income level as a whole. The table below summarizes the percentage of each racial/ethnic group experiencing housing cost burden. The demographics for the City of Dallas, in the 2010 U.S. Census, report the percentage of Hispanics to be 42%, of African-American to be 26%, of Asians to be almost 3% and Whites to be 29%.

Based on this definition, the following household types experienced disproportionately greater housing cot burden in City of Dallas:

- <=30% cost burden: White households were cost-burdened
- 30-50% cost burden: Hispanic households were cost burdened
- >50% cost burden: A disproportionate number of Black/African American households were severely cost burdened and paid more than 50% of their income on housing related costs

2. Housing Cost Burden

Table 20 displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. Data Source: 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	280,065	100,380	80,130	8,890
White	136,065	32,245	25,070	2,310
Black / African American	56,845	24,845	26,870	4,505
Asian	8,535	2,175	1,605	395
American Indian, Alaska Native	860	195	145	29
Pacific Islander	35	95	55	0
Hispanic	74,665	39,545	25,445	1,575

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

3. Discussion

An overall assessment shows that all racial or ethnic groups have housing cost burdens in various income levels. Whites have the highest need in 0-30% AMFI, Hispanics have the highest cost burden in 30-50% AMFI, and African Americans have the highest cost burden in 50-100% AMFI.

0-30% AMFI

Compared to the total number of households in this category, Whites have the highest need at 48% with housing cost burden. Hispanics are second highest with 26% cost burden.

30-50% AMFI

Compared to the total number of households in this category, Hispanics have the highest need at 39% with one or more housing problems. Whites are second highest with a 32% need.

50-100% AMFI

Compared to the total number of households in this category, African Americans have the highest cost burden with 33%. Whites are second highest at 31% need.

As the previous ACS data illustrated, the most economically disadvantaged are also the most vulnerable. They pay the highest percentage of their income toward housing. Here, again, Hispanics have the largest number in need for affordable housing relative to income, for housing costing 30 to 50% of income. African-Americans and Whites become more evenly distributed as the housing cost burden is in excess of 50% of income.

An overall assessment shows that all racial or ethnic groups have housing cost burdens in various income levels. Whites have the highest need in 0-30%, Hispanics have the highest cost burden in 30-50%, and African Americans have the highest cost burden in 50-100% AMFI.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

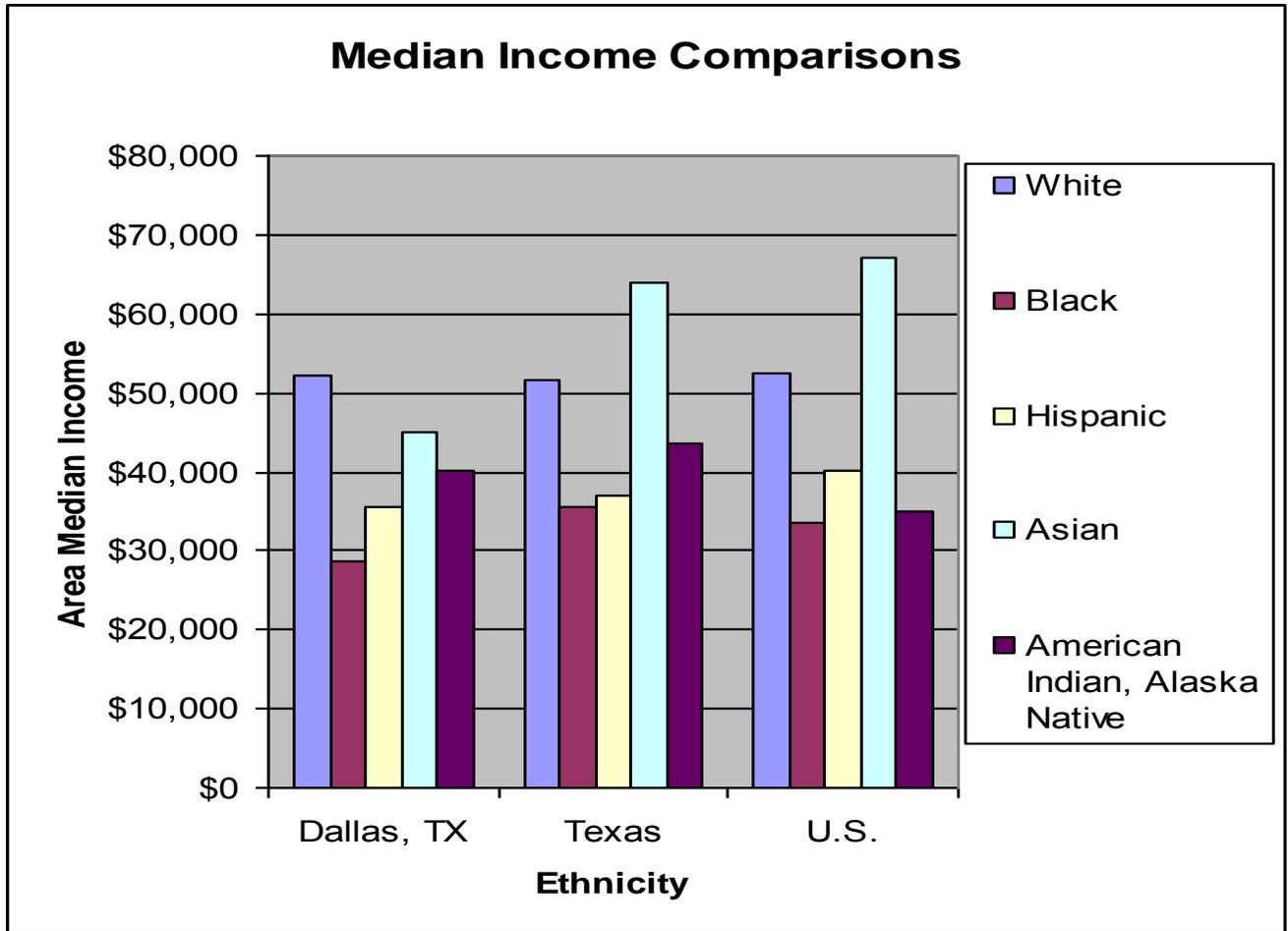
1. Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

It is important to also consider the uneven income levels of all ethnicities in Dallas compared to the State of Texas, as a whole, and to that of the U.S. The chart below is a visual representation that illustrates the earning capacity of various ethnic groups.

Looking at total income amounts, Whites, across the spectrum, have an AMI reflective of the country as a whole at about \$52,000 a year. African-Americans hover around \$28,000 AMI in Dallas, but fair better, at roughly \$35,000 AMI within the state, as do American-Indians/Native Alaskans. Hispanic household income trends evenly across Dallas and the state, though, with a slight increase nationally. The overall income for Asians trends higher within the state and nationally (about \$67,000 per year).

Citing the ACS Data from the 2010 U.S. Census, African-American households average a Median Family/Household Income (MHI) of \$28,614, lower than the state and national averages. Hispanics, who comprise 42.4% of the city's population, have an average MHI of \$35,516. Again, the average income for Hispanics in Dallas is lower than statewide or nationally.

Poor older adults are more ethnically diverse than the overall elderly population. The AARP's Older Americans in Poverty: A snapshot states that racial and ethnic minorities accounted for 19 percent of the elderly in Dallas, but 36 percent of the elderly poor. Reflecting on poverty rates that are twice those for older whites, African Americans account for 8 percent of all older adults in Dallas, but 17 percent of poor older adults. Hispanics are also disproportionately represented among the older adults in poverty.



NA -30: Chart-1 Median Household Income Comparison by City of Dallas, State of Texas, U.S., Data Source: ACS 2010 Data

Housing problems are tied to ethnic/racial groups, and different groups emerge within different categories of problems, such as Cost Burden, crowding and severe housing problems. The greatest need is reflected by the Cost Burden at specific income levels. Those households with less than 30% AMI are disproportionately represented once again.

With regard to housing, it is again, among our low-income, very, low-income households in which at least one of the four housing problems is most likely to occur. The data support that Hispanics and African-Americans are disproportionately represented.

2. If they have needs not identified above, what are those needs?

High housing Cost Burden has been associated with lower economic income, the prevalence of housing problems, ethnicity/race and the city’s geography (Map #1).

According to the Kids Count Data Center, in Dallas about one-third of family household have no parent that has a permanent, full-time job. Forty-four percent of children in

Dallas are headed by a single parent (2012). In Dallas, 61% of children live in families of low-income that must pay in excess of 30% of income for housing.

Below Table represents percent of children living in families where no parent has full-time, year-round employment

Year	2008	2009	2010	2011	2012
Percent of Children living in families where no parent has time year- round employment	32%	34%	38%	34%	N/A

NA-30- Supplement Table 1: Percent of Children in Dallas Living in Families Where No Parent has Full-time, Year Round Employment. Data Source: Kids Count Data Center, 2012

Income disparity has a relative impact on housing in:

- Housing Problems
- Severe Housing Problems
- The cost of housing

Income disparity also has an impact on:

- Children of low-income families
- The disabled receiving SSI
- Seniors on fixed incomes
- Families headed by a single parents
- Households headed by seasonal or temporary workers Educational level
- English proficiency

According to the Kids Count Data Center, about one-third of family household in Dallas have no parent that has a permanent, full-time job. Forty-four percent of children in Dallas are headed by a single parent (2012).

Persons with disabilities have some of the lowest incomes and worst case housing needs, according to the Texas Department of Housing and Community Affairs, *The Housing Needs of Texans with Disabilities, 2005*. In Texas, over 700,000 households with mobility/self-care limitations are low income, earning less than 80 percent of AMFI. Approximately 20 percent of those households have extremely low incomes, which are those earning less than 30 percent of AMFI. According to the Census, nearly 20 percent of persons with disabilities live in poverty.

Of all households with housing unit problems, 19.8 percent have mobility/self-care limitations. Of extremely low income households with housing problems, 26.3 percent have mobility/self-care limitations. Of the 1.3 million total Texas households with mobility/self-care limitations, 35.5 percent have housing unit problems. Nationally, studies show that 1.1 to 1.8 million households with disabilities have “worst case” housing needs.

Persons with disabilities are nearly five times as likely to reside in an urban area, and are also more likely to own their own home. The homeownership rate for households with disabilities is 69.6 percent, compared to the state average of 63.8 percent and 62.5 percent for households without disabilities.

3. Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As mentioned in previous sections, the poor, poor elderly and minority populations are located in neighborhoods that are relatively transitory and/or are in decline relative to property value.

Urban neighborhoods are a result of historic concentrations of housing through time, access to transportation, available thoroughfares and retail, migration and immigration, property values, proximity to commercial centers, available transportation and economic health. In Dallas, the housing stock (inventory) is aging, with 33% of the units exhibiting one or more of the housing problems:

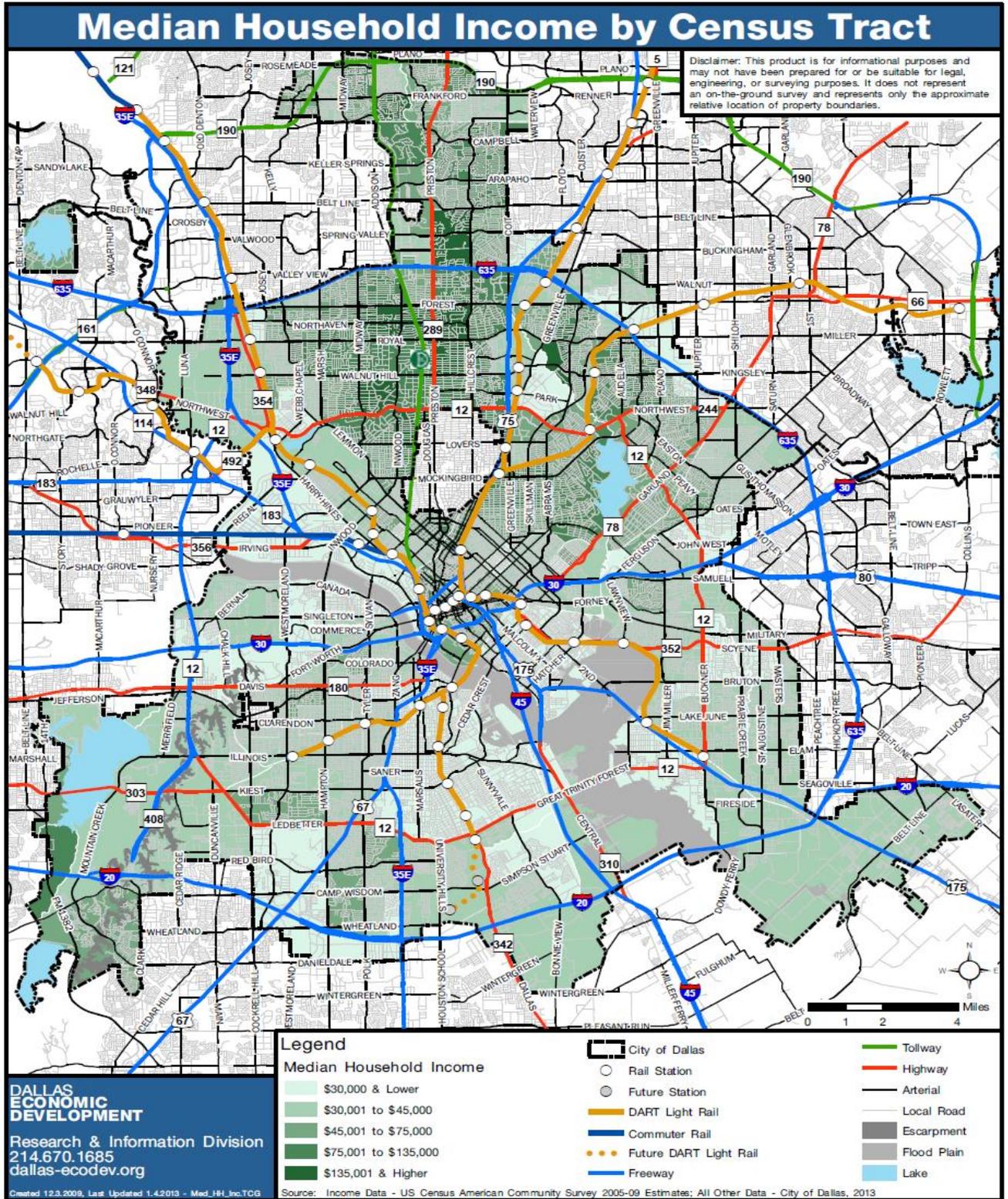
- Lacks a Kitchen
- Lacks complete plumbing
- Severe overcrowding
- Severe cost burden

An area with a minority concentration is a census tract with a population of a single minority group exceeding 50% of the total population of the census tract.

Concentrations of African American and Hispanic populations are located in South Dallas and West Dallas. These populations continue to grow and continue to have very low and low incomes. The ACS data indicates that these two populations make up 46% of the population at 30% AMFI and below. The housing stock located in these areas needs repairs and updated infrastructure. The areas are limited in choice of services such as grocery stores, transportation, and retail food venues.

Areas with concentration low-income families are census tracts in which 50% or more of the families residing in the tract have annual incomes below 80% of the Dallas Area Median Family Income. NA-30- Map 1 below, shows areas with concentrations of the low-income families with the primary areas being south and west.

An area with a minority concentration is a census tract with a population of a single minority group exceeding 50% of the total population of the census tract (see NA-10 Maps 1-3 above).



NA-30- Map 1: Median Household Income by Census Tract

NA-35 Public Housing – 91.205(b)

1. Introduction

The Housing Authority of the City of Dallas, Texas (DHA) provides quality, affordable housing to low-income families and individuals through the effective and efficient administration of housing assistance programs; and by creating and cultivating opportunities for program participants to achieve self-sufficiency and economic independence.

- DHA was created in 1938 to offer housing assistance to low-income families, and provides housing opportunities to nearly 60,000 people through public housing developments and Housing Choice Voucher (formerly Section 8) programs
- DHA serves approximately 86 percent African Americans, 6 percent Hispanics, 7 percent Anglo Americans and 1 percent Asian Americans
- There are nearly 3,900 public housing units owned by DHA in the housing program, as well as more than 500 landlord properties under the voucher program with more than 12,000 units from which to choose
- There are approximately 18,330 individuals on the public housing waiting list and more than 16,425 on the housing choice voucher program waiting list
- The estimated wait time for both programs is approximately 3-5 years with no new applications being taken

The Board of Commissioners is responsible for establishing policies, as well as providing leadership and oversight to the organization. The board is composed of five members appointed by the mayor of Dallas. The members serve a two-year non-paid term.

DHA has approximately 18,330 individuals on the public housing waiting list and more than 16,425 on the housing choice voucher program waiting list.

2. Totals in Use

Table 22 displays the number of vouchers and units by public housing program type. The default data used in this section is based on reports from PHAs to HUD. Missing values do not necessarily mean a zero value, but rather that the PHA did not report on that field. Data Source: Public and Indian Housing Information Center (PIC).

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	54	3,008	16,697	900	15,409	283	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 23 displays the characteristics of public housing residents by public housing program type. Data Source: Public and Indian Housing Information Center (PIC).

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,744	9,561	12,205	8,872	12,383	8,487	0
Average length of stay	0	5	5	8	0	8	0	0
Average Household size	0	1	2	2	1	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	9	520	2,911	326	2,554	19	0
# of Disabled Families	0	26	975	4,138	263	3,711	139	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	54	3,008	16,697	900	15,409	283	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

3. Race of Residents

This table displays the racial composition of residents for each public housing program. Default Data Source: Public and Indian Housing Information Center (PIC).

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	28	309	1,484	115	1,295	63	0	0
Black/African American	0	22	2,633	14,449	706	13,454	217	0	0
Asian	0	2	25	624	55	552	0	0	0
American Indian/Alaska Native	0	1	8	20	2	15	3	0	0
Pacific Islander	0	1	33	120	22	93	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

4. Ethnicity of Residents

This table displays the ethnic composition of residents for each public housing program. Data Source: Public and Indian Housing Information Center (PIC).

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	5	309	778	93	671	9	0	0
Not Hispanic	0	49	2,699	15,919	807	14,738	274	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

5. Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

DHA ensures its facilities, programs, and program activities are accessible and usable by any public housing tenant and applicants on the waiting lists in accordance with 24 CFR 8.25.

DHA procured a third party contractor in March of 2012 to conduct Physical Needs Assessment (PNA) of its properties to evaluate the physical aspects of its properties, which included the site, building exteriors, interior common areas, and representative sample of the units. This assessment also addressed UFAS/ADA requirements and 504 of the Rehabilitation Act of 1973 which requires that properties with 15 or more unit have a minimum of 5 percent mobility accessible units and two percent of the units must be for visual/audio impairments.

Based on the PNA and 504, in FY 2012 DHA invested \$2,014,332.03 at its properties to meet accessibility requirements. The investment dollars were used for site improvements. However, the majority of the work was completed on site improvements. Some of these improvements are listed below:

- Sidewalk repairs
- Ramps
- Pavement
- Playground Areas

This is not applicable to the Housing Choice Voucher holders, as any accessibility modifications required at the location they elect to reside are the responsibility of the Landlord.

DHA addresses the needs of public housing tenants and applicants through reasonable accommodation requests. When a request is made, it is submitted to DHA's 504 ADA Administrator for approval. Once it has been approved, the tenant is placed on the transfer waiting list for the next available accessible unit, unless modifications can be made to the unit they currently reside in that will not place a financial burden on DHA. The process is slightly different for an applicant. When an applicant is approved, they receive a code that ensures they are assigned an accessible unit once they reach the top of the waiting list.

6. Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There were roughly 18,330 applicants on DHA's Public Housing waiting lists. Six percent of these applicants indicated they were disabled. Whereas, on the Housing Choice Voucher side of the program, there were approximately 16,425 applicants on the waiting list. This situation will be exacerbated as vouchers are lost to sequestration cuts. Of these applicants, 18% indicated they were disabled. It can be predicted that some of these applicants may need accessible units. However, until a request is made, the numbers, in terms of accessibility needs, are an estimate only.

The most immediate needs noted of the residents of Public Housing and the Housing Choice Voucher Programs:

- Employment
- Training – skills/trade
- Education – High School Diploma or equivalent; secondary education
- Access to affordable grocery/retail shopping/department stores

Public housing tenants need to learn how to live independently, and the Family Self-Sufficiency Program helps to increase their employment skills, savings and other life skills. Residents might need access to affordable child care and transportation to and from work. These immediate needs impact their day to day success and ability to maintain housing and employment.

7. How do these needs compare to the housing needs of the population at large

In many ways, the housing needs of the general population are the same as those in public housing. Depending on the location in the Dallas area, accessible public transportation is dependent on housing location. However, affordable housing is challenging our extremely low income residents have less disposable income.

According to data published by the U.S. Census Bureau for the City of Dallas, Texas, 50% of the population is female. DHA data show 75% of the head-of-households receiving housing assistance from DHA is female. Additionally, the census data list an average household in Dallas consists of 2.60 persons and earns an average of \$27,251.00 per year. A family receiving housing assistance consists of 2.35 persons and only earns an average of \$11,133.00 per year. This reflects a disparity of approximately 59% to the average family in Dallas in the data. Most specifically, DHA

participants differ from the general population in their income level. Though the average family sizes are somewhat smaller than the population at large, the income is substantially smaller.

8. Discussion

Dallas Housing Authority continues to evolve as an agency that builds sustainable communities, offering updated properties that residents are proud to call home and providing a stepping stone to self-sufficiency. In the past several years, George Loving Place was demolished and replaced with Kingbridge Crossing; Edgar Ward Place with Lakeview Townhomes; and Elmer Scott Place with Villa Creek Apartments. DHA built Lake West Village, which consists of 50 single-family homes. Frankford Townhomes in North Dallas was constructed and Hidden Ridge Apartments at Lake Highlands was acquired and renovated. DHA also revitalized the East Dallas CityPlace neighborhood with the Roseland, Monarch and Carroll properties.

DHA residents can choose rental housing in the private marketplace throughout the city with the use of vouchers. Residents have more than 500 apartment complexes with more than 12,000 units from which to choose. DHA continues to offer innovative programs that assist clients with homeownership. The Family Self-Sufficiency (FSS) program, for example, offers participants the opportunity to move into one of DHA's 50 single-family rental homes, giving residents the opportunity to experience the responsibility of living in a single-family home before taking the step to homeownership.

DHA continues to meet its clients' needs in the most fair, effective and efficient ways possible. With DHA assistance, residents will continue becoming self sufficient, contributing citizens. DHA's residents have an annual average income of \$12,383 or less, which is less than 30% of the Average Median Income (AMI). The largest area of participation is in tenant-based services.

The largest number of participants in all of the programs Dallas public housing are African-American. Most units are headed by females. Families in DHA programs trend slightly smaller than the city's average family size.

Though DHA complies within the UFAS/ADA requirements, there are improvements on housing grounds that are in construction. However, the number of requests for units with accommodations is predicted to rise significantly.

The most immediate needs noted of the residents of Public Housing and the Housing Choice Voucher Programs:

- Employment
- Training – skills/trade
- Education – High School Diploma or equivalent; secondary education
- Access to affordable grocery/retail shopping/department stores

NA-40 Homeless Needs Assessment – 91.205(c)

1. Introduction

Each year MDHA conducts a Point-In-Time (PIT) Homeless Count & Census at each shelter, transitional housing site, and outdoor encampments where homeless people live under the direction of the US Department of Housing and Urban Development (HUD). It is an exhaustive community endeavor which draws on the resources of local service providers, volunteers, assets of local government agencies and contributions of private businesses. The 2012 PIT conducted January 26, 2012 indicated that 3447 were homeless on that night with 3242 sheltered and 205 unsheltered individuals. In addition, MDHA counted 2,171 *formerly homeless* people living in permanent supportive housing. MDHA's full count, including individuals settled in permanent supportive housing, now totals 5,618.

However, HUD's reporting requirement is succinct and limited in scope, with a primary focus on people who have not attained housing stability. HUD does not include those who are in Permanent Supportive Housing as homeless. People who are counted as homeless under HUD's definition are those who are:

- On the street
- In abandoned buildings
- In emergency shelter
- In transitional housing

Of those experiencing homelessness, 25 percent reported becoming homeless within the last year, 407 were chronically homeless individuals, 190 were unaccompanied youth including runaways, 496 respondents indicated that they had children living with them on the night of the count, and 554 were veterans. The survey results demonstrate that African-Americans continue to represent the largest percentage of the total adult homeless population in Dallas. The 2012 survey results support that the homeless population is aging along with the mainstream national population. The largest clusters by age are in the age groups of "40-49" and "50-59." Percentage increases were found in the "22-29", "50-59" and the "60-69" age groups while those 70 and older.

2. Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	20	2,173	2,344	1,016	985	392

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	3	23	114	100	95	82
Persons in Households with Only Adults	168	3,305	7,554	3,312	2,110	641
Chronically Homeless Individuals	75	883	2,018	885	564	934
Chronically Homeless Families	12	357	385	167	162	571
Veterans	24	717	1,361	703	527	365
Unaccompanied Child	3	19	99	94	87	46
Persons with HIV	0	186	339	150	108	1,562

Table 26 - Homeless Needs Assessment

Data Source

Comments:

Metro Dallas Homeless Alliance 2012 point-In-Time Count and Census

Indicate if the homeless population is rural: Dallas Has No Rural Homeless.

- 3. If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The information gathered for the estimates by Metro Dallas Homeless Alliance was developed based on data captured in the Point-In-Time count, Annual Homeless Assessment Report (AHAR), and Homeless Management Information System.

- 4. Estimate the number and type of families in need of housing assistance for families with children and the families of veterans**

The 2012 count identified eight chronically homeless families, those homeless longer than one year with a parent who has a disability, a new reporting statistic. HUD has expanded the definition of chronically homeless to include families. Families are more difficult to identify because they often stay in their cars or other places that are not visible.

- During the count, 496 respondents indicated that they had children living with them on the night of the count which was an increase of 8% from 2011 and a 36% increase since 2010.
- The number of homeless youth, which includes runaways, unaccompanied by a parent increased to 190. This 272 percent increase is likely due to a new effort to count this population, which often remains invisible.
- In 2012, children and youth made up 22% of the total homeless population, up 2% from 2011.

The U.S. Department of Education uses a broader definition for homelessness than that utilized by HUD. Most notably, the Department of Education includes additional provisions for persons who:

- Share the housing of other persons due to loss of housing, economic hardship, or a similar reason
- Live in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations

Dallas Independent School District (DISD) reported 2,750 children as homeless under the above definition during the 2012 Point-In-Time Count. Ninety-six percent of the school's students are economically disadvantaged, with a third of them homeless. The district's homeless education liaison, has indicated that that DISD's homeless student population has hovered around 3,000 for the past few years. The population numbers increase throughout the year and usually spike a few weeks after families receive tax refund checks in the spring.

5. Describe the Nature and Extent of Homelessness by Racial and Ethnic Group

The 2012 Point-In-Time results and comparisons with previous counts help identify trends, successes and challenges ahead. The report includes the following findings:

- The number of chronically homeless individuals, those homeless longer than one year with a disability, totaled 407 -- a significant decrease from 2011's total of 504.
- The number of chronic homeless individuals has decreased 66 percent since 2004.
- The number of people sleeping outdoors or in abandoned buildings has dropped 44 percent from 2005 to 2012.
- The number of people living in permanent supportive housing increased 578 percent from 2005 to 2012.
- The total homeless population number declined 3 percent, to 3,447 in 2012 compared to 3,540 in 2011.

- Of homeless people who answered surveys, 25 percent reported becoming homeless within the last year.
- The number of homeless families has increased. A total of 496 adults who responded to the surveys said they had children living with them on the night of the count. This figure has risen 8 percent from 2011 and 36 percent from 2010.
- The count identified eight chronically homeless families, those homeless longer than one year with a parent who has a disability, a new reporting statistic. HUD has expanded the definition of chronically homeless to include families. Families are more difficult to identify because they often stay in their cars or other places that are not visible.

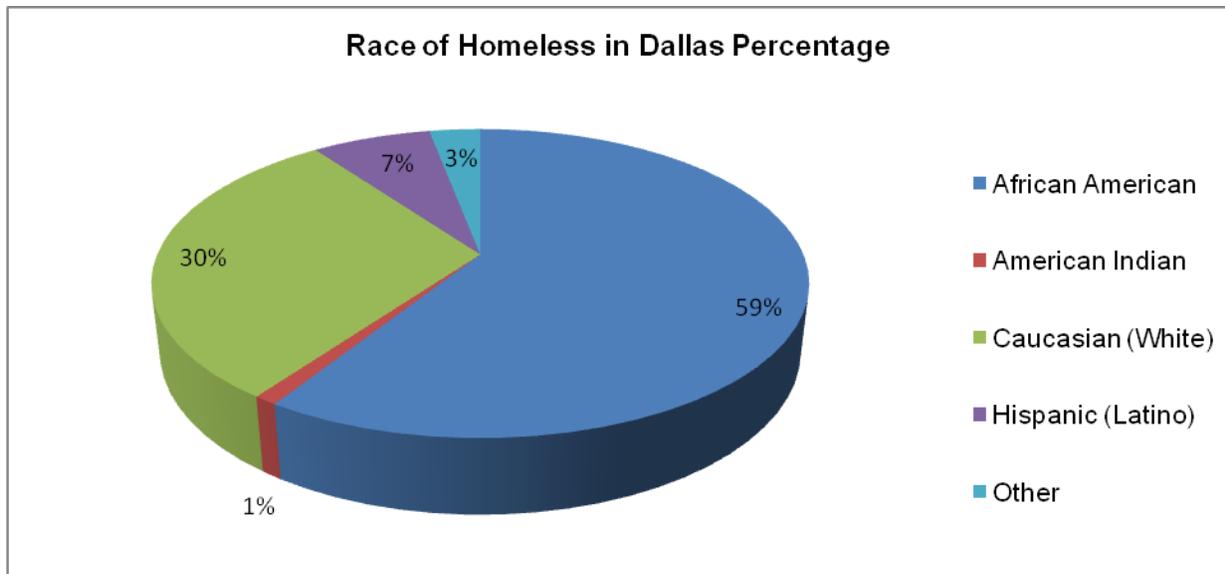
The number of homeless youth, which includes runaways, unaccompanied by a parent increased to 190. This 272 percent increase is likely due to a new effort to count this population, which often remains invisible.

Homelessness in Dallas is disproportionally experienced by African-Americans. The overall racial composition of the population in Dallas is Hispanic 42.8%, White 28.8%, African American 25.9%, and Asian 3%. 2012 survey results demonstrated that African-Americans continue to represent the largest percentage of the total adult homeless population and also the population of children and youth under the age of 17. Racial and Ethnic data was reported by clients for 2,625 adults. Listed below is the ethnicity and gender of the adult and youth populations.

Number/ %	African American	American Indian	Caucasian (White)	Hispanic (Latino)	Other	Total Known Race
Number	1560	21	796	184	64	2625
(% of Known Race)	59%	1%	30%	7%	3%	100%

NA-40-Supplement Table 1: Data Source, 2012 MDHA Point-In-Time Homeless Count & Census

In 2012, children and youth made up 22% of the total homeless population in Dallas, up 2% from 2011.



NA-40 Chart 1: Percentage of Homeless Persons in Dallas by Race. Data Source: 2012 MDHA Point-In-Time Homeless Count & Census

6. Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The vast majority of homeless people in Dallas are sheltered. MDHA has an estimated 3,242 sheltered homeless persons and 205 unsheltered on a given night. In the 2012 count, there were 415 chronically homeless individuals (407 single adults and 8 in families) in Dallas County. The total number of persons experiencing chronically homelessness has decreased 19% since the last count in 2011. The frequency/duration of homelessness in the PIT count is broken down into three categories: (1) Homeless for at least one year; (2) Homeless Four or More Times within the Past Three Years; (3) Homeless for the First Time.

- 1,819 respondents (61%) indicated that they had been homeless for at least one year, an 18% decrease from 2011
- 328 respondents (11%) indicated that they had been homeless 4 or more times in the past three years, a 3% increase from 2011
- 744 respondents (25%) indicated that they had become homeless for the first time in the past 12 months, down from 31% in 2011

Dallas has successfully increased the number of persons who have achieved housing placement each year since the 2004 implementation of the Dallas 10-Year Plan to End Chronic Homelessness. A comparison of 2005 figures to 2012 shows a:

- 44% decrease in those sleeping outdoors or Abandoned Buildings
- <1% decrease in those sleeping in Emergency Shelters
- 194% increase in those sleeping in Transitional Housing (TH)

There are no designated rural areas within the City of Dallas.

7. Discussion

According to the Opening Doors (Update 2012) report from the US Interagency Council on Homelessness, the Point-in-Time data shows that homelessness remains heavily concentrated within a handful of states. Half of the persons experiencing homelessness at a single PIT (46%) reside in four States: California, Florida, Texas, and New York. In three of the States (CA, FL, and TX), the percentage of homeless persons who were unsheltered is significantly higher than the nation average of 38%. Texas has 17,501 sheltered homeless (51%) and 16,551 (49%) unsheltered totaling 34,052.

The U.S. Department of Education uses a broader definition for homelessness than that utilized by HUD. Most notably, the Department of Education includes additional provisions for persons who:

- Share the housing of other persons due to loss of housing, economic hardship, or a similar reason
- Live in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations

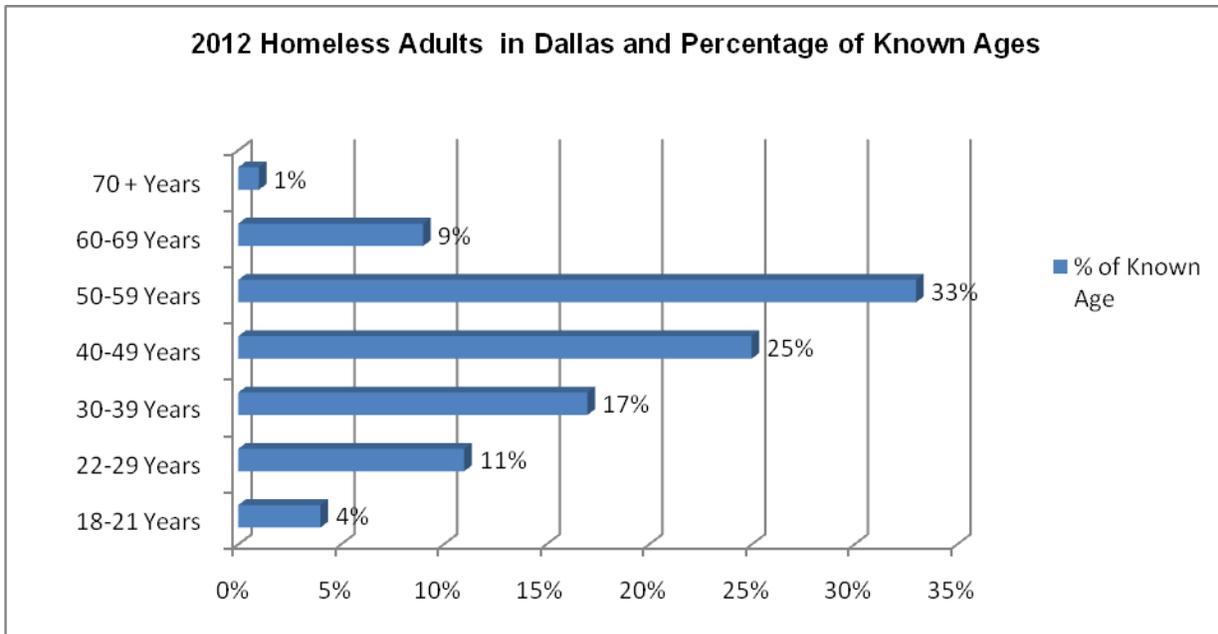
Each year the Metro Dallas Homeless Alliance conducts a Point-In-Time (PIT) Homeless Count under the direction of the U. S. Department of Housing and Urban Development (HUD). The 2012 PIT conducted January 26, 2012 indicated that 3,447 were homeless on that night with 3,242 sheltered and 205 unsheltered individuals.

The 2012 Point-In-Time results support that the homeless population is aging along with the mainstream national population. The largest clusters by age are in the age groups of "40-49" and "50-59."

2012 – Total Homeless Adults in Dallas of Known Age		
Age	Number	% of Total Known Age
18-21 Years	116	4%
22-29 Years	278	11%
30-39 Years	444	17%
40-49 Years	674	25%
50-59 Years	859	33%
60-69 Years	229	9%
70 + Years	17	1%
Total Known Age	2617	100%

Age of homeless adults as a percentage of the surveyed homeless population

NA-40- Supplemental Table 2: Data Source, Metro Dallas Homeless Alliance, 2012 Point-in-Time Count



NA-40 Chart 2: Percentage of Homeless Adults Person in Dallas by Age. Data Source: Metro Dallas Homeless Alliance, 2012 Point-in-Time Count

The 2012 results support that the homeless population is aging along with the mainstream national population. The largest clusters by age are in the age groups of "40-49" and "50-59." Percentage increases were found in the "22-29", "50-59" and the "60-69" age groups while those 70 and older decreased from 3% to 1%.

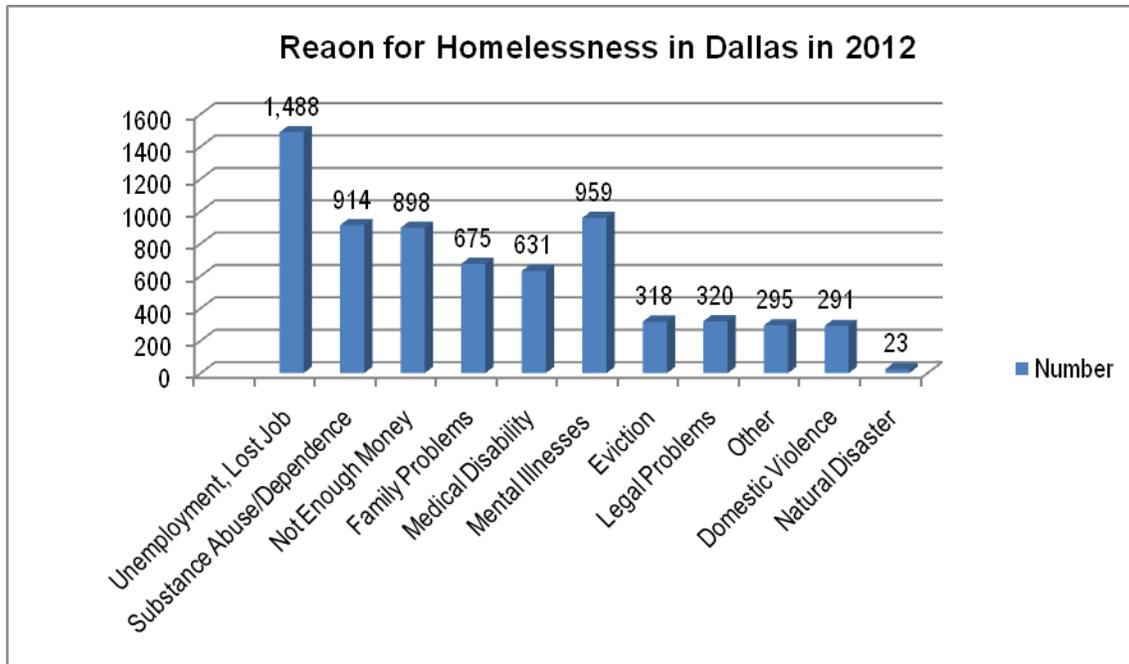
In 2012, 554 survey respondents reported being veterans. Of those, 55% were determined to be chronically homeless individuals. As the community becomes more aware of the needs of veterans, it is important to understand the Veterans population in comparison to the total homeless adult population.

When asked to provide between one (1) and three (3) reasons why they were homeless, respondents provide the following information. Not everyone who responded to the survey responded to this question.

Self-Reported Survey of Reasons Given for Homelessness

Reason for Homelessness	Number	% of Total
Unemployment, Lost Job	1,488	50%
Substance Abuse/Dependence	914	31%
Not Enough Money	898	30%
Family Problems	675	23%
Medical Disability	631	21%
Mental Illnesses	959	32%
Eviction	318	11%
Legal Problems	320	11%
Other	295	10%
Domestic Violence	291	10%
Natural Disaster	23	<1%
Sex Offender	9	<9%

Data Source: Metro Dallas Homeless Alliance, 2012 Point-in-Time Count



NA 40 Charts 3: Reason Given for Homelessness. Data Source: Metro Dallas Homeless Alliance, 2012 Point-in-Time Count

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

1. Introduction

The non homeless special needs population is comprised of the elderly (including the frail elderly, i.e., an elderly person who is unable to perform at least three "activities of daily living" comprising of eating, bathing, grooming, dressing, or home management activities), persons with disabilities (physical, mental, and developmental disabilities as well as persons who chronically abuse drug or alcohol) and persons with HIV/AIDS.

2. HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	18,683
Area incidence of AIDS	621
Rate per population	15
Number of new cases prior year (3 years of data)	1,878
Rate per population (3 years of data)	15
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	16,895
Area Prevalence (PLWH per population)	399
Number of new HIV cases reported last year	621

Table 27 – HOPWA Data

Data Source Comments:

3. HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	1,511
Short-term Rent, Mortgage, and Utility	2,748
Facility Based Housing (Permanent, short-term or transitional)	620

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

4. Describe the characteristics of special needs populations in your community:

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the Dallas community experience:

- Living on fixed income, limited income, or no income
- Lack of available affordable housing
- Long waiting lists for subsidized housing

- Lack of housing with supportive services
- Lack of credit history, negative credit or rental history, criminal background, or other factors that affect their ability to find a willing landlord
- Health issues
- Substance abuse or mental health disorders
- Lack of job opportunities
- Lack of affordable child care; and
- Lack of dependable transportation

Elderly

The senior population of those over 60 in Dallas County will double over the next twenty years as baby boomers age. This increase will impact the health and human services agencies of health, housing, nutrition, and lifestyle. The needs of frail elderly and well elderly are still far from being met. Frail elderly are considered to be in a higher state of vulnerability for adverse health outcomes, either slows decline or terminal illness.

Persons with Physical and/or Developmental Disabilities

Persons living with physical and/or development disabilities in the City of Dallas include those who have hearing, vision, cognitive/developmental, ambulatory, self-care, or independent living difficulties – with many having multiple difficulties. In Dallas, the ACS of the U.S. Census lists 111,234 persons with physical and/or developmental disabilities. Most (92%) are adults; the remainders are children and represent about 9.2% of the total civilian, non-institutionalized population in the City. Of the overall population, 23% are at or below poverty level and dependent of public assistance of some kind.

Persons with Mental Health Disabilities

About 160,864 persons living in the City suffer from a mental illness (with about 37,000 of those likely living below poverty), and about 36,000 of those have a serious mental illness (with about 8,300 of those also likely living below poverty) based on a SAMHSA study in 2008. These individuals are often at risk of homelessness, as they may be more likely to experience eviction (or have an eviction history) for financial reasons. They often have limited employment, medical issues resulting from the side effects of medication and behavioral issues.

Persons with Alcohol or Other Drug Addictions

Often, mental illness and substance abuse are co-occurring disorders, but substance use and abuse is the most common disability. The SAMSHA study referenced above indicates that almost 80,000 Dallas residents have had a dependence/abuse on alcohol (75%) or illicit drugs (25%) in the past year. Sadly, most need but are not receiving treatment. From a public health perspective, even more stunning is that over 50% of the residents of the City of Dallas smoke one or more packs of cigarettes per days.

Persons with HIV/AIDS and Their Families

The size and characteristics of the population of persons living with HIV/AIDS in the Dallas EMSA are included a separate section.

Victims of Domestic Violence, Dating Violence, Sexual Assaults, and Stalking

Family violence affects whole families, but primarily women. In 2011, the Dallas Police Department Family Violence Unit reported 13,733 family violence calls that included aggravated assaults (9%), assault (84%), 16 murders, 127 offenses against children, 66 sexual assaults, and 632 other related offenses. In any given year, between 10,000 and 14,000 residents in Dallas are seeking help from domestic violence. Victims arriving at shelter care have few resources. Even if the abuser is prosecuted or has a restraining order, many family violence victims no longer feel safe in their home or at their workplace.

5. What are the housing and supportive service needs of these populations and how are these needs determined?

Supportive housing and wrap-around services are made available through local public and private (typically non-profit) programs within the City of Dallas. These programs serve one or more of the following populations:

- Elderly
- Frail Elderly
- Persons with Physical and/or Developmental Disabilities
- Persons with Mental Health Disabilities, Alcohol or Other Drug Addictions
- Persons with HIV/AIDS and Their Families
- Victims of Domestic Violence, Dating Violence, Sexual Assaults, and Stalking.

Other programs may be available for other special populations, such as: 1) Veterans receive services from the North Texas Veteran's Hospital Network and may access housing assistance through the Veteran's Administration Supportive Housing (VASH) housing program; and 2) Ex-Offenders receive housing and services through programs such as the City of Dallas offender re-entry program among others.

Elderly and Frail Elderly

City staff participates in a senior housing coalition with representatives from a private developer, Friends of Senior Affairs, Dallas Area Agency on Aging, Hampton Baptist Church, Senior Net, Senior Source, Visiting Nurse Association, Plain-O-Helpers, Senior Adults Services and a realtor.

Services to help the older adult remain in their own home – aging in place can include house calls by health professionals (Parkland, Baylor hospitals and private providers). Home health care agencies provide in-home skilled nursing, home health aide, and

therapy. Case management assessments by private and not-for-profit organizations help arrange for services. The Dallas Area Agency on Aging reviews needs assessments yearly, as required by the Older Americans Act, to substantiate the need for Meals on Wheels, legal services, caregiver services, congregate meals, benefits counseling or the Nursing Home Ombudsman Program.

Persons with Disabilities

Persons with physical and/or development disabilities, in most cases, need some level of assisted living with on-site services. Those considered "high functioning" can manage with minimal assistance, through a group home with minimal supervision or case management. Others need more intensive care with round-the-clock care or supervision on-site in a facility-type or assisted living setting.

Persons with Mental Health Disabilities, and Alcohol or Other Drug Addictions

For those living below poverty, with no health insurance, access mental health and substance abuse services through the public system, through Medicaid or other publicly-funded treatment options. Depending on the severity of illness or substance abuse, a resident may need in-patient care followed by intensive outpatient treatment and aftercare.

Persons with HIV/AIDS and Their Families

The Ryan White Planning Council for the Dallas Area conducts a survey of needs every three years for this population in Dallas. The 2011 Comprehensive HIV Needs Assessment listed the top five overall needs of persons living with HIV/AIDS in our area as: dental care, medical care, food, medications, and transportation/or bus passes. Housing needs ranked as follows: 1) Long-term rental assistance voucher; 2) Emergency financial assistance with rent/mortgage; 3) Emergency financial assistance with utilities; and 4) Facility based housing.

Victims of Family Violence

Referrals are made to specially-designed shelters that serve victims of domestic violence. Beyond shelter, food, and clothing, victims and their children often need counseling, legal services, and case management.

6. Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area

The City of Dallas, as the largest metropolitan city in the area, is the grantee for HOPWA funding, serving persons living with HIV/AIDS in the entire Dallas Eligible Metropolitan Statistical Area (Dallas EMSA), not just the City of Dallas. The Dallas EMSA includes eight counties: Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall. This area covers a diverse geographic area – from: 1) rural farmland with

more poverty, fewer services and longer distances to access services, and less available housing stock; to 2) the suburbs with more affluence, less need for social services per capita, and little affordable housing stock; to 3) a metropolitan city with a mix of poverty and affluence, a wide array of services, and more available housing stock but not more affordable.

According to the 2011 HIV Surveillance Report published by the Texas Department of State Health Services (TDSHS), there are 16,481 persons living with HIV/AIDS in the Dallas EMSA as of December 31, 2011, with 13,823 of those residing in Dallas County and the remaining 2,658 living in the rural and suburban counties. Over the last ten years, the number of persons living with HIV/AIDS in Dallas County has increased over 76%, but rural/suburban counties have increased by 259%. In the last ten years, the number of persons living with HIV/AIDS in the Dallas EMSA has almost doubled (92%), while HOPWA funding to serve these persons has increased by half that (41%). Funding is not keeping up with the growth in the population. (Note: CDC HIV Surveillance data from CPD Maps referenced in the table above shows 16,895 persons living with HIV/AIDS in the Dallas EMSA, a slight difference of 414 persons. However, this analysis is based on TDSHS data, as we have more detailed information on that data and can provide more discussion).

Based on the 2011 Comprehensive HIV Needs Assessment conducted by the Ryan White Planning Council for the Dallas Area, 82% of persons living with HIV/AIDS in the Dallas area are male and 18% female. About 87% are between the ages of 24 and 55, with only 4% under 24, and 9% over 55. Overall, though, as HIV medication therapies improve and persons with HIV/AIDS are living longer, getting older and aging in place. About 63% of persons with HIV/AIDS are in medical care, with 37% out of care.

Based on consumer surveys, the HIV+ population in the Dallas area also often lives in poverty: 1) 38% have monthly income of less than \$416/month; 2) 29% with income less than \$833/month; 3) 23% with income less than \$1,666/month; 4) 7% with income less than \$2,500/month; and 5) 3% with monthly over \$2,500/month.

Only about 28% of persons living with HIV/AIDS in our area work either full or part time. Those not working subsist solely on Supplemental Security Income (SSI) at \$710/month (in 2013). One-bedroom apartments in Dallas area trends at \$701/month. Education levels, which affect living-wage job opportunities, tend to be lower for those who are HIV+. About 27% have no high school diploma, 36% have a high school diploma, but no college, 25% have some college, and 12% have a college diploma or other training.

As for housing, about 8% consider themselves homeless and 28% are living with family or friends. About 26% spend more than 50% of their monthly income on housing. Thus, 25% of the 16,481 persons living with HIV/AIDS in our area have a severe housing burden and are at risk of homelessness. Another 23% (or 3,790 people) are spending 31-50% of monthly income on housing. About 40% of persons with HIV who

dropped out of medical care said they did so for financial reasons – because they had to chose “to have a roof [over my head]” or have medical care.

7. Discussion

Non-homeless special needs populations are priced out of the rental market without some form of housing subsidy. Based on the current fair market rents, a single individual would need to earn about \$2,300/month to afford a one-bedroom apartment at \$701/month, and a family of four would need to earn about \$3,950/month to afford a three-bedroom apartment at \$1,183/month. Non-homeless special needs persons typically earn far less than this amount each month. Many are receiving minimal Supplemental Security Income (SSI) benefits at 2013 rates of \$710/month for an individual or \$1,066/month for a couple. Accordingly to 2013 data from the Social Security Administration, those receiving Social Security retirement benefits receive an average of about \$1,261/month, and those receiving Social Security disability benefit receive an average of \$1,132/month.

With incomes at that level, these populations cannot afford decent, safe, and sanitary housing on their own, and subsidies are few and far between. Local waiting lists for public housing and vouchers are measured in terms of years. According to the Dallas Housing Authority (June 12, 2012), the public housing waiting list is at 17,542, with 89% of those at extremely low income levels. The Section 8 housing choice voucher waiting lists is at 33,401, with 91% at extremely low income levels.

Those who are physically and mentally able to work are unable to find full-time jobs paying a living wage in the current economy. If employed, they are often underemployed – working at part-time or temporary jobs paying minimum or minimal wages. Many do not have the education, skills, or training to compete with others in the open job market. Even those who may have income sufficient to rent on their own often have difficulty finding a landlord who will rent to them – due to lack of credit, negative credit or rental history, or a criminal background.

Based on the 2011 Comprehensive HIV Needs Assessment conducted by the Ryan White Planning Council for the Dallas Area, 82% of persons living with HIV/AIDS in the Dallas area are male and 18% female. About 87% are between the ages of 24 and 55, with only 4% under 24, and 9% over 55. Overall, though, as HIV medication therapies improve and persons with HIV/AIDS are living longer, getting older and aging in place. About 63% of persons with HIV/AIDS are in medical care, with 37% out of care.

Texas is one of ten states with the highest poverty rates for older adults (14.4%). The national average is 10.2% (AARP and Administration on Aging). As the number of seniors increases for the next twenty years, affordable housing will become more crucial and possibly scarcer.

Whether poor older adults are renters or owners, expenditures on housing are an unaffordable burden for many. According to the 2009 American Community Survey, older poor households typically spend 60 percent of annual household income on housing, a far higher share than higher income households pay. Estimates by the Texas Department of Aging show that 54 percent of elderly persons have disabilities. This continuum of care starts from support services in the home to nursing care. Priorities are established through input from the City Council appointed Senior Affairs Commission, Senior Source, Dallas Area Agency on Aging and a study from AARP. The age 85+ seniors have increased housing needs, and related support services should continue to be a priority.

***“According to the 2011
HIV Surveillance
Report published by
the Texas Department
of State Health
Services (TDSHS),
there are 16,481
persons living with
HIV/AIDS in the Dallas
EMSA as of December
31, 2011, with 13,823 of
those residing in
Dallas County and the
remaining 2,658 living
in the rural and
suburban counties.”***

NA-50 Non-Housing Community Development Needs – 91.215 (f)

1. Describe the jurisdiction's need for Public Facilities

A suitable living environment supports the quality of life of individuals and communities and may be improved by increasing the safety and livability of neighborhoods, eliminating blight, increasing access to quality facilities and services, restoring and preserving properties of special historic, architectural, or aesthetic value, and conserving energy resources.

In consultation with the public and interested parties, and based on past results, the City plans to address the jurisdiction's public facilities needs by constructing and/or rehabilitating neighborhood facilities including streets, and by demolishing abandoned, not suitable for rehabilitation structures to eliminate blight and encourage neighborhood redevelopment.

In preparing the Consolidated Plan, the Office of Financial Service of the City of Dallas consulted with the public, other City departments, and outside government and private service agencies.

2. How were these needs determined?

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the Office of Financial Service of the City of Dallas consulted with the public, other City departments, and outside government and private service agencies.

The City of Dallas conducted six public hearing meetings throughout the city to gather input from its citizenry. A citizen survey was distributed to CDBG sub-grantees, CoC member agencies and local citizens and published online. Approximately 1,702 citizens responded. Inputs received were presented to the City's Community Development Commission (CDC) in a public meeting setting and elaborated upon in subsequent public meetings. CDC recommendations were then submitted to City Council. A thirty day public comment period on the Consolidated Plan draft followed.

However, on an ongoing basis throughout the year, the City meets with non-profit and for-profit developers on proposed projects for housing development. The discussions with the developers provide information regarding the type of housing needed, the areas of greater concentration of housing needs, partnerships for development, financing needs and other details regarding housing. Additionally, various outreach efforts are in place to reach homeowners, neighborhood associations, churches, businesses, and community fairs. Community development needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

3. Describe the jurisdiction's need for Public Improvements

In May 2002, the Affordable Workforce Housing Task Force was formed by Mayor Laura Miller to provide recommendations' regarding the City's affordable and workforce housing efforts. In August 2002, the Task Force completed its final report, the findings of which included a recommendation that Dallas focus and leverage its resources in geographically targeted areas to maximize program benefits and neighborhood impact.

In response to this Task Force recommendation, the Dallas City Council, in February 2003, approved a Neighborhood Investment Program (NIP) as a means to strategically revitalize designated eligible CDBG target areas within the city of Dallas.

NIP focus:

- City must leverage its resources and bring private investment resources to maximize
- neighborhood impact
- Commitment of time and strategically focused public investment is required to bring
- projects online and encourage spin-off development
- Neighborhood buy-in required for long-term sustainability

Initially, five eligible census tracts were designated as NIP target areas for two years, from October 1, 2003-September 30, 2005. These areas included census tracts:

- 101.01 West Dallas North of I-30
- 25.00 Jubilee-Owenwood-Southeast Dallas
- 39.02 Ideal-Bexar Street-South Dallas
- 49.0 Oak Cliff-South Dallas
- 89.0 Oak Cliff-South Dallas

Since the selection of the initial 2003-2005 target areas, changing market conditions provided justification to expand upon redevelopment efforts that would "bear the most fruit" and connect emerging neighborhoods where significant outside investment (more than \$20M) could be leveraged by the City to achieve maximum program impact.

In September 2005, the Dallas City Council voted to re-designate three NIP target areas by expanding census tracts:

- 101.01 to include 101.02
- 39.02 to include 115.00 (part) and
- 25.00 to include 27.01 & 27.02

In September 2008, the City Council approved two additional NIP target areas, bringing the total number of designated NIP areas to five. In September 2010, the Dallas City Council reaffirmed the above noted areas and the respective census tracts for another two years beginning October 2010.

In November 2012, the Dallas City Council reaffirmed the above noted NIP areas and the respective census tracts for another two years beginning October 2012, and designated all NIP areas Low Income Tax Credit Community Revitalization Plan target areas.

Current NIP target areas included:

- West Dallas (CT 101.01, 101.02)
- South Dallas-Jubilee/Owenwood/Dolphin Heights/Frazier Courts (CT 25.00, 27.01, 27.02)
- South Dallas-Ideal/Rochester Park (CT 39.02, 115.00 pt.)
- North Oak Cliff-Marsalis (CT 20.00 pt, CT 48.00 pt.)
- Lancaster Corridor/Alameda Heights (CT 55.00 pt., 57.00, 87.03 pt., 87.04 pt., 87.05 pt., 88.01 pt., 88.02 pt., 113.00 pt., 114.01 pt.)

Under the NIP, strategically targeted home repairs/replacements, code enforcement, public improvements, development & acquisition projects will be concentrated in target areas to create an environment for sustainable community and economic development.

Each target areas required an amount of community planning with neighborhood involvement. Due to the distinct characteristics of each neighborhood, different approaches to revitalization were undertaken. However, each NIP received attention to homeowner repairs, infrastructure improvements, consideration for economic development, public improvements, and focused creation of affordable housing. In some instances, only catalyst projects were warranted and private resources have furthered the revitalization. In other instances, neighborhood investment will continue into the next five years.

4. How were these needs determined?

In preparing the Consolidated Plan, the Office of Financial Service of the City of Dallas consulted with the public, other City departments, and outside government and private service agencies.

The City of Dallas conducted six public input meetings throughout the city to gather input from its citizenry. Inputs received were presented to the City's Community Development Commission (CDC) in a public meeting setting and elaborated upon in subsequent public meetings. CDC recommendations were then submitted to City Council. A thirty day public comment period on the Consolidated Plan draft followed. Comments received during this period were considered by the City before Council approval of the Consolidated Plan and its submission to HUD.

The City regularly consults with community stakeholders such as developers, builders, non-profit agencies, service providers, realtors, and lenders regarding the availability of funds for assistance with potential development of affordable housing; social services; and economic development. Funding suggestions received through public input were presented to the City's Community Development Council (CDC) and elaborated upon by the CDC in subsequent public meetings. CDC recommendations were submitted to City Council which upon consideration approved and incorporated them into the Consolidated Plan.

5. Describe the jurisdiction's need for Public Services

City of Dallas' special needs populations, as well as low and moderate income households in general, have a variety of public service needs. In consultation with the public and other interested parties, funding suggestions received through public input were presented to the City's Community Development Council (CDC) and elaborated upon by the CDC in subsequent public meetings. CDC recommendations were submitted to City Council which upon consideration approved and incorporated them into the Consolidated Plan.

The following are the public service needs identified through the Consolidated Plan process:

- Medical and Dental Needs
- Psychiatric & Substance Abuse Service
- Social Services for Domestic Violence Victims
- Child Care
- Senior Services
- Clinical Health
- Youth Services

6. How were these needs determined?

City reached out and consulted with Public and private agencies that provide health services and social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons, State or local health and child welfare agencies in regard to the portion of its consolidated plan concerning lead-based paint hazards. Additionally, The City conducted six public hearing meetings throughout the city to gather input from its citizenry. A citizen survey was distributed to CDBG sub-grantees, CoC member agencies and local citizens and published online. Approximately 1702 citizens responded. Inputs received were presented to the City's Community Development Commission (CDC) in a public meeting setting and elaborated upon in subsequent public meetings. CDC recommendations were then submitted to City Council.



Housing Market Analysis



Housing Market Analysis

MA-05 Overview

1. Housing Market Analysis Overview

In Dallas, the age of housing inventory provides a measure of its quality. The housing conditions are affected by the age of structures, maintenance, and general environmental factors (e.g. high crime, high unemployment areas, etc.). Older houses have more deferred maintenance and contain environmental hazards such as lead-based paint and asbestos. Older homes are more expensive to maintain with foundation problems, wood rot, poor electrical systems, plumbing issues, and other major system breakdowns. These older existing single family homes are also mostly occupied by those residents least able to afford the regular maintenance required of an older home.

U.S. Census and American Communities Survey (ACS) data for Dallas shows:

- Only 20% of all housing units were built within the past 15 years
- 55% of owner occupied housing and 45% of rental housing was built between 1950-1979.
- 90% of all residential housing stock in Dallas was built before 2000
- 72% of owner occupied units and 54% of rental units were built before 1980.

Fit housing is equally as important as affordable housing. Many lower-income families face a trade-off between affordability and adequacy of housing. Vacant, substandard and abandoned properties can be an important factor in distressed neighborhoods and urban blight. Data indicate: 1) 3,260 households lack complete plumbing or kitchen facilities; and 2) 15,445 households are overcrowded. In Dallas County, the most common number of persons per rooms is five. The generally accepted standard among low-income housing advocates is that a housing unit is overcrowded when there are 1.01-1.5 persons per room.

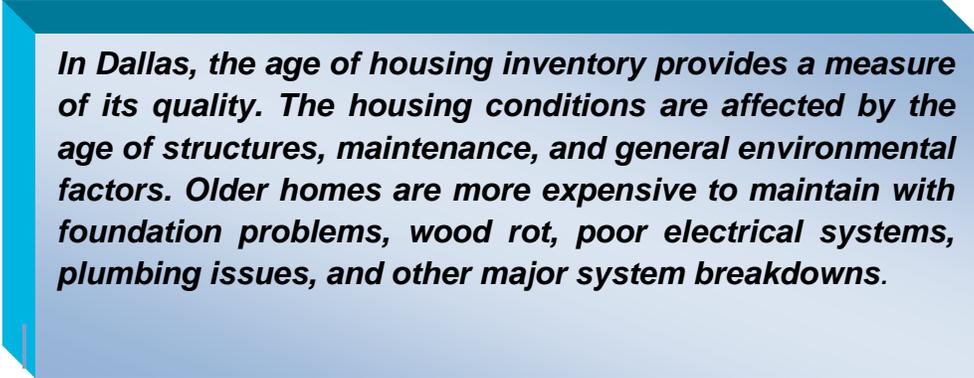
Conservative estimates of deterioration of homes in Dallas built in 1979 or earlier would mean that 154,730 units will likely require some repair or contain a substandard condition. Basically, more than half of the total housing units in Dallas are in need of some repair and contain some risk of lead based paint.

Standard Condition is defined by the City of Dallas as the structural and environmental conditions whereby a dwelling provides adequate light and air, sufficient protection against fire, proper heating and sanitary conditions deeming it safe for human uses and habilitation according to the minimum property standards of Chapter 27-11 of the Dallas City Code: 1) Focus funding toward the creation and maintenance of affordable housing in Dallas; and 2) Continue to implement a land bank to assemble unproductive properties for affordable housing.

Substandard Conditions are defined by the City of Dallas as suitable for rehabilitation: the structural and environmental conditions whereby a dwelling's condition has been assessed by a Housing Department inspector and been found to not meet the Standard Condition definition above (according to the minimum property standards of Chapter 27-11 of the Dallas city Code) but has been deemed financially feasible for rehabilitation in that repairs:

- Can be accomplished within program funding limits
- The condition of the home does not create an imminent danger to the life, health, and safety of the residents and neighborhood
- Repairs will extend the life of the repaired structure for at least 15 years

With the aging housing stock and decreases in available affordable housing units, families would need to spend more money toward the maintenance of their older homes than in 2000. Family income increases often prompt families to move to higher income areas or suburbs rather than repair their existing home. This migration leaves concentrations of lower income families in areas with older housing stock throughout the City. Overcrowding issues surface in these neighborhoods as well.



In Dallas, the age of housing inventory provides a measure of its quality. The housing conditions are affected by the age of structures, maintenance, and general environmental factors. Older homes are more expensive to maintain with foundation problems, wood rot, poor electrical systems, plumbing issues, and other major system breakdowns.

MA-10 Number of Housing Units – 91.210(a) & (b) (2)

1. Introduction

Dallas is a city of renters. As shown in the ACS tables below, the City had 469,468 occupied housing units; 54 percent were rentals and 46 percent owner-occupied. The majority of rentals are in structures that have between 1 and 2 bedrooms; while the majority of owner-occupied units are single-family detached structures with 3 bedrooms or more. Similarly data indicates that 61% of housing units located in Dallas are 1-unit detached structures and, 39% of all housing units are located in multi-family buildings, including apartments, condominiums, mobile homes, boats and RVs. Since the growing population is comprised of single person households, the more nontraditional, transit oriented, and live work spaces are needed.

For homeowner units, there is a large disparity between 0-2 bedroom units compared to 3 bedroom units, 25% to 74% respectively. On the other hand, for rental units there are large percentages of one and two bedroom units, 45% and 37% respectively, compared to 15% for three bedroom units. With the growing population and the need for affordable housing, we expect the need for all sizes of rental units to remain in the future.

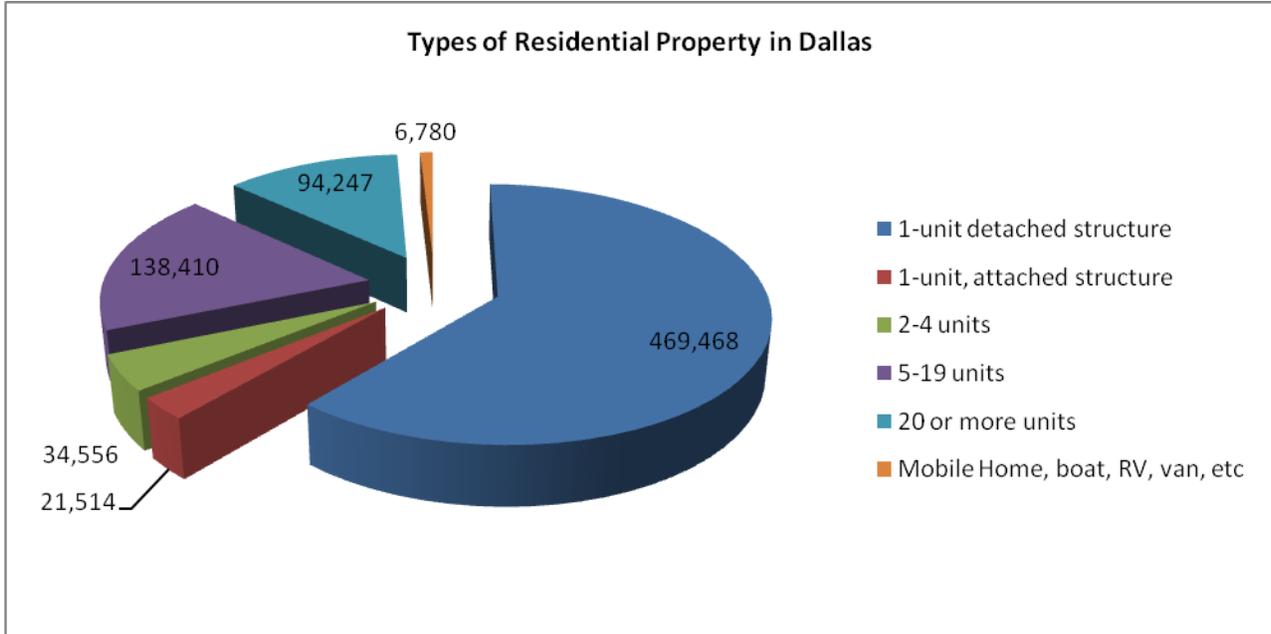
All residential properties by number of units

This table displays the total number of rental units by property type> for each property type, the table will also display the percentage of all rental units that the property type encompasses. Default Data Source: American Community Survey (ACS).

Property Type	Number	%
1-unit detached structure	469,468	61%
1-unit, attached structure	21,514	3%
2-4 units	34,556	5%
5-19 units	138,410	18%
20 or more units	94,247	12%
Mobile Home, boat, RV, van, etc	6,780	1%
Total	764,975	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data



MA-10 -Chart 1: Residential Properties by Unit Number. Data Source: ACS 2005-2009 (Table 29 Above)

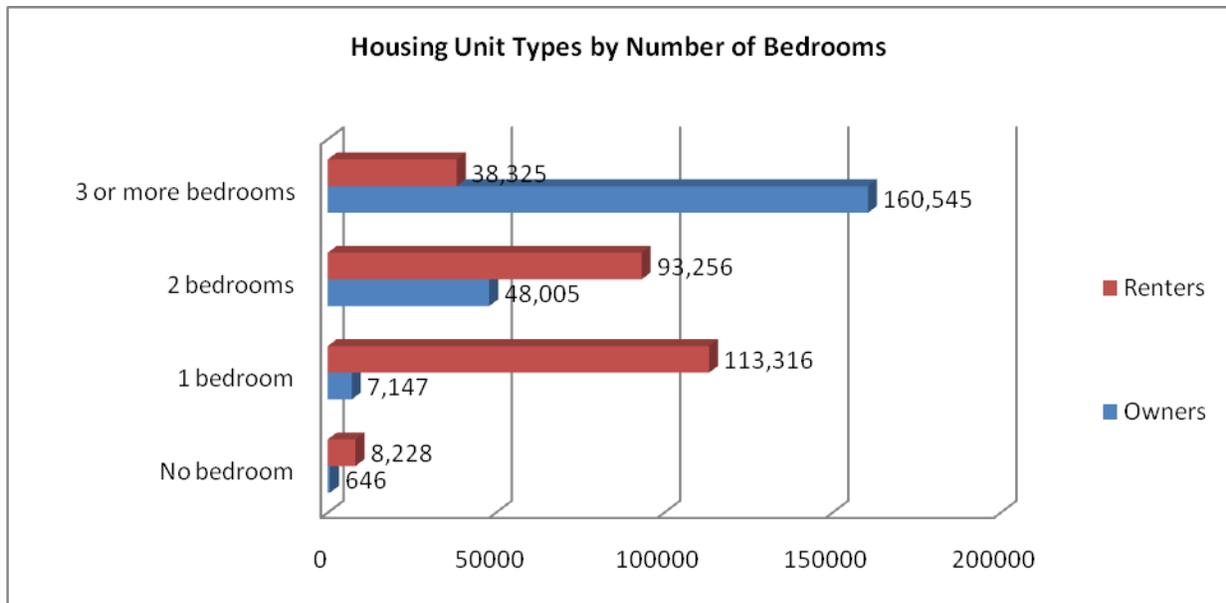
Unit Size by Tenure

This table displays the number of housing units by unit size (number of bedrooms) and tenure type. For each tenure type, the table displays the portion of total units attributed to each unit size. Default Data Source: American Community Survey (ACS).

	Owners		Renters	
	Number	%	Number	%
No bedroom	646	0%	8,228	3%
1 bedroom	7,147	3%	113,316	45%
2 bedrooms	48,005	22%	93,256	37%
3 or more bedrooms	160,545	74%	38,325	15%
Total	216,343	99%	253,125	100%

Table 30 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data



MA-10 -Chart 2: Unit Size by Tenure. Data Source: ACS 2005-2009 (Table 30Above)

2. Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The ACS data indicates that 61% of housing units located in Dallas are 1-unit detached structures and only 3% are 1-unit attached structures, such as town homes and condominiums. Dallas has a growing population of single-person households, so too, the demand for more nontraditional, transit oriented, and live work spaces becomes higher.

For homeowner units, there is a large disparity between 0-2 bedroom units compared to 3 bedroom units, 25% to 74% respectively. On the other hand, for rental units have a larger percentage of one and two bedroom units, 45% and 37% respectively, compared to 15% for three bedroom units. With the growing population and the need for affordable housing, we expect the need for all sizes of rental units to remain in the future. Currently, multi-family housing units make up 35% of the total housing inventory.

3. Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

As housing stock continues to age and costs for construction rise, existing housing stock will be costly to rehabilitate. Low-income households cannot afford to repair or maintain units. These units will eventually deteriorate to the point of demolition.

As the population continues to grow, there will be a need for all types and sizes of affordable housing. At this time, all household sizes are being served in either the rental or homeownership categories.

There is a growing need for housing in two different categories of housing. One is for small units. Based on the ACS data, the City has only 3% one-bedroom owner units and 45% one-bedroom rental units that accommodate one or two person households. Additionally, there are 22% 2-bedroom owner units and 37% 2-bedroom rental units that would accommodate small families.

The second category of needed housing is in larger units. There is also a growing trend of families with elderly persons living in the household and/or adult children returning home. These families will require larger units, such as 3-bedrooms or large parcels of land to expand the existing unit. The data reflect 74% 3-bedroom owner units and only 15% 3-bedroom rental units.

4. Does the availability of housing units meet the needs of the population?

There is a need for all types and sizes of affordable housing. At this time, all household sizes are being served in either the rental or homeownership categories.

Based on the ACS data, the City has 3% one-bedroom owner units and 45% one-bedroom rental units. Additionally, there is 22% 2-bedroom owner units and 37% 2-bedroom rental units. There is a growing need for housing units for smaller families.

The data reflect 74% 3-bedroom owner units and only 15% 3-bedroom rental units. There is also a growing trend for families with elderly persons living in the household. These families will require larger units, such as 3-bedrooms or large parcels of land to expand the existing unit.

5. Describe the need for specific types of housing:

The City has identified the need for an increase in the following types of housing:

- one and two bedroom units for smaller families
- three or more bedroom units, or additions to existing units for larger families with elderly parents and grandparents, and/or larger land parcels
- supportive housing for the growing numbers of elderly that is evident in the data as the demand for onsite care for seniors is growing
- affordable housing for all low and very low-income

Based on the ACS data, there is not sufficient affordable housing for low income families up to 100% AMFI. The result is overcrowding as families cannot afford larger units; the elderly moving in with their children; and the limited availability of units in all sizes.

6. Discussion

It is evident that the City recognizes future needs for housing and bases that knowledge on population data and trends. Currently, older housing stock is out pacing construction for those who need affordable housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

1. Introduction

The cost to develop new affordable housing continues to climb. According to the National Homebuilders Association, housing construction costs have increased 22% since 2002. Some of those costs include: fees, environmental controls, demolition, materials, infrastructure, storage costs, security, fuel, re-plats, surveys, and labor. For new developments and some infill developments, sewer lines, water lines, fire hydrants, and streets are either not in place or need to be replaced in undeveloped or older areas of Dallas. The fee structure for water and sewer hook-ups and building permits in Dallas is designed for full service cost recovery. One barrier to affordable housing is availability of units and building costs can be a barrier to the creation of units.

In order to offset rising costs, the City of Dallas continues to utilize General Obligation Bond funds to assist developers with infrastructure installations to support development of affordable housing. General Obligation Bond Funds have also been combined with economic development initiatives and transit oriented initiatives to provide affordable housing linked to transportation and employment. City funds provided to nonprofit and for profit developers of affordable housing have increased over the past eight years in order to keep pace with rising costs that would prevent or deter development.

The City of Dallas has also implemented an Urban Land Bank Demonstration Program to acquire unproductive, vacant, and developable lots and lots improved with abandoned vacant and uninhabitable houses to be “banked” for affordable housing development. The program lowers the overall cost to developers for land assembly. The program also enables new affordable infill housing development for low to moderate income homeowners and stabilizes distressed communities.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	87,400	129,500	48%
Median Contract Rent	551	637	16%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	66,134	26.1%
\$500-999	156,861	62.0%
\$1,000-1,499	21,859	8.6%
\$1,500-1,999	5,177	2.1%
\$2,000 or more	3,094	1.2%
Total	253,125	100.0%

Table 32 - Rent Paid

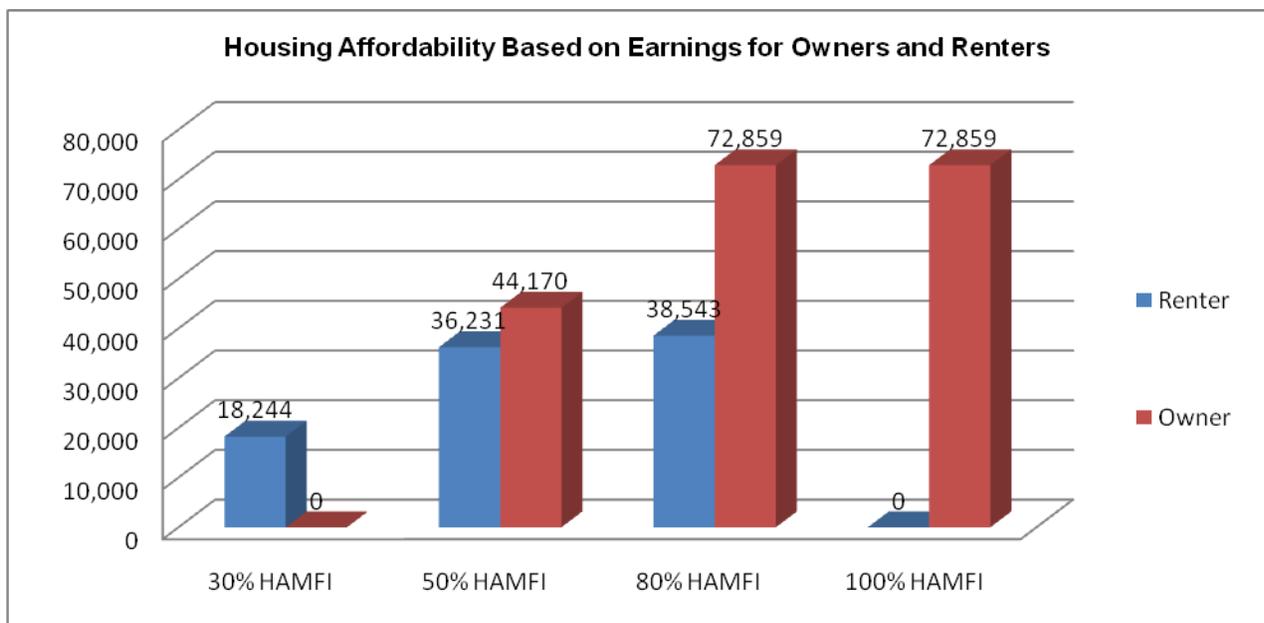
Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	18,244	No Data
50% HAMFI	36,231	44,170
80% HAMFI	38,543	72,859
100% HAMFI	No Data	72,859
Total	93,018	189,888

Table 33 – Housing Affordability

Data Source Comments:



MA-15- Chart 1: Housing Affordability: Units Affordable to Household Earnings. Data Source: ACS 2005-2009 (Table 33 Above)

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	649	719	868	1,130	1,337
High HOME Rent	671	744	905	1,134	1,245
Low HOME Rent	605	648	777	898	1,002

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

2. Is there sufficient housing for households at all income levels?

Housing for households at 30% AMFI is significantly less than for households at 50% AMFI and higher. For rental situations, there is an even distribution of affordable housing available to households from 50% AMFI to 100% AMFI. There are 50% fewer units available to households at 30% compared to households at 50-100% AMFI.

In regards to affordable homeowner units, households at 30% AMFI have 50% less occupancy than households at 50% AMFI and they have 80% less occupancy than households at 80% AMFI and up to 100% AMFI.

3. How is affordability of housing likely to change considering changes to home values and/or rents?

Many of the older rental and single family units in the City of Dallas are not habitable due to the lack of kitchens and plumbing, as well as needing major repairs. Families are unable to repair units due to the cost of construction and materials.

The demand for available and affordable housing has risen which will continue to drive the cost of housing higher in the future. This trend is already underway as the cost of construction and materials continue to rise.

4. How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Median Contract Rent in the Dallas in 2009 was \$637, a 16% increase over the Median Contract Rent of \$551 in 2000. Given this trend, it is expected that any rent for newly constructed units will increase over the next 5 years. Both Fair Market Rent and High Home Rent were higher than the Median Contract Rent for Dallas in 2009. All three types of rent, Fair Market Rent (FMR) High HOME Rent, and Low HOME Rent, get progressively higher as the number of bedrooms increase then levels off considerably with the fourth bedroom. Though not dramatically so, fair market rent is consistently lower than HOME High and Low rents for two-bedroom units and fewer.

5. Discussion

Some uncertainty exists in the housing market in short-term. The vacant units created by foreclosures of previously owner-occupied housing and how quickly they re-enter the market will have an impact on the immediate and longer term Consortium market conditions. Long-term vacancy is likely to further depress already distressed neighborhoods. As a growing city within a growing region of the country, demand for affordable housing will continue to rise. The City of Dallas is challenged to keep up with the demand. Funds are stretched for development and the City is dependent on a variety of public and private partnerships to even begin to meet the need for affordable housing now and in the future.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

1. Introduction

In Dallas, the age of housing inventory provides a measure of its quality. The housing conditions are affected by the age of structures, maintenance, and general environmental factors (e.g. high crime, high unemployment areas, etc.). Older houses have more deferred maintenance and contain environmental hazards such as lead-based paint and asbestos. Older homes are more expensive to maintain with foundation problems, wood rot, poor electrical systems, plumbing issues, and other major system breakdowns. These older existing single family homes are also mostly occupied by those residents least able to afford the regular maintenance required of an older home.

U.S. Census and American Communities Survey (ACS) data for Dallas shows:

- Only 20% of all housing units were built within the past 15 years
- 55% of owner occupied housing and 45% of rental housing was built between 1950-1979.
- 90% of all residential housing stock in Dallas was built before 2000.
- 72% of owner occupied units and 54% of rental units were built before 1980.

Fit housing is equally as important as affordable housing. Many lower-income families face a trade-off between affordability and adequacy of housing. Vacant, substandard and abandoned properties can be an important factor in distressed neighborhoods and urban blight. Data indicates:

- 3260 households lack complete plumbing or kitchen facilities
- 15,445 households reside in homes that are overcrowded. In Dallas County, the most common number of rooms is 5. The generally accepted standard among low-income housing advocates is that a housing unit is overcrowded when there is 1.01-1.5 person per room.

Conservative estimates of deterioration of homes in Dallas built in 1979 or earlier would mean that 154,730 units likely require some repair or contain a substandard condition. Basically, more than half of the total housing units in Dallas are in need of some repair and contain some risk of lead based paint.

2. Definitions

Standard Condition is defined by the City of Dallas as the structural and environmental conditions whereby a dwelling provides adequate light and air, sufficient protection against fire, proper heating and sanitary conditions deeming it safe for human uses and habilitation according to the minimum property standards of Chapter 27-11 of the Dallas City Code.

- Focus funding toward the creation and maintenance of affordable housing in Dallas
- Continue to implement a land bank to assemble unproductive properties for affordable housing

Substandard Conditions are defined by the City of Dallas as suitable for rehabilitation: the structural and environmental conditions whereby a dwelling’s condition has been assessed by a Housing Department inspector and been found to not meet the Standard Condition definition above (according to the minimum property standards of Chapter 27-11 of the Dallas city Code) but has been deemed financially feasible for rehabilitation in that repairs:

- Can be accomplished within program funding limits
- The condition of the home does not create an imminent danger to the life, health, and safety of the residents and neighborhood, and
- Repairs will extend the life of the repaired structure for at least 15 years

With the aging housing stock and decreases in available affordable housing units, families would need to spend more money toward the maintenance of their older homes than in 2000. Family income increases often prompt families to move to higher income areas or suburbs rather than repair their existing home. This migration leaves concentrations of lower income families in areas with older housing stock throughout the City. Overcrowding issues surface in these neighborhoods as well.

Condition of Units

This table displays the number of housing units, by tenure, based on the number of “conditions” the units has. Selected conditions are similar to housing problems in the Needs Assessment and are (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. The table also calculates the percentage of total units that the category represents. Default Data Source: American Community Survey (ACS).

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	70,304	33%	110,620	44%
With two selected Conditions	4,165	2%	14,636	6%
With three selected Conditions	111	0%	610	0%
With four selected Conditions	0	0%	28	0%
No selected Conditions	141,763	66%	127,231	50%
Total	216,343	101%	253,125	100%

Table 35 - Condition of Units

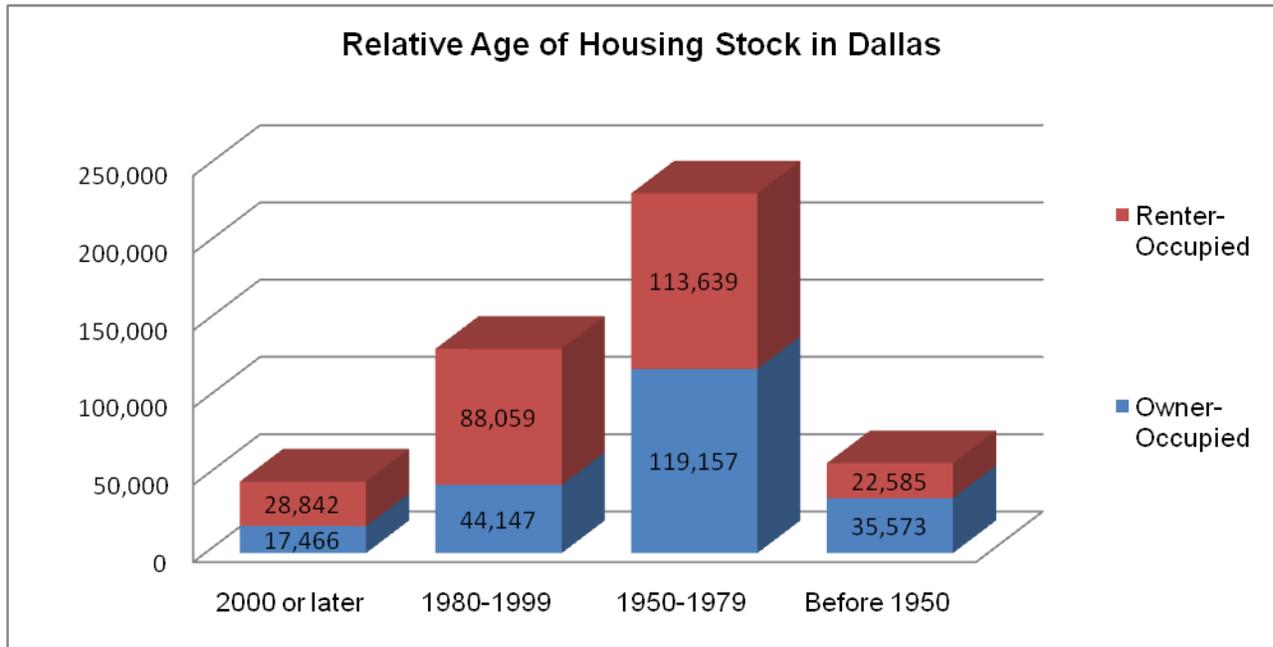
Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,466	8%	28,842	11%
1980-1999	44,147	20%	88,059	35%
1950-1979	119,157	55%	113,639	45%
Before 1950	35,573	16%	22,585	9%
Total	216,343	99%	253,125	100%

Table 36 – Year Unit Built

Data Source: 2005-2009 CHAS



MA-20- Chart 1: Relative Aging of Housing Stock by Year Built. Data Source 2005-2009 CHAS (Table 36 Above).

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	154,730	72%	136,224	54%
Housing Units build before 1980 with children present	60,945	28%	26,555	10%

Table 37 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

3. Need for Owner and Rental Rehabilitation

Based on the following data, households that fall into all three income categories across several ethnicities have needs for kitchens and plumbing. These costs are expensive for families with low incomes.

- 0-30% AMFI, African Americans have a greater need with housing that has all four housing problems. The data reflects over 36% of African American households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.
- 30-50% AMFI, Hispanic households have a greater need with housing that has all four housing problems. The data reflects over 52% of Hispanic households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.
- 50-100% AMFI, White households have a greater need with housing that has all four housing problems. The data reflects over 33% of White households have problems with lack of complete kitchens, plumbing facilities, more than one person per room and cost burden of more than 30% of monthly income.

The cost of maintenance and construction has soared which makes home repairs difficult and sometimes impossible for homeowners. With the aging housing stock in the City, home repairs, rehabilitation and even reconstruction are necessary. These costs are burdensome for elderly and disabled households on fixed incomes. Additionally, costs are high for repairs on rental properties. Property owners struggle with financing repairs for families who pay lower rents are used to pay minimal operating expenses

4. Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Conservative estimates of deterioration of homes in Dallas built in 1979 or earlier would mean that 154,730 units likely require some repair or contain a substandard condition. Basically, more than half of the total housing units in Dallas are in need of some repair and contain some risk of lead based paint.

5. Discussion

With only 20% of housing stock built within the last 15 years, it is apparent that the remaining housing stock is likely to need repairs, improvement and code up-dates of varying levels.

The cost of labor and construction for new and old units alike are rising faster than the Area Median Income. This will have a direct impact now and in the future market. It is likely that need for affordable housing will continue to outpace affordable housing development

72% of owner occupied units in Dallas and 54% of rental units were built before 1980.

MA-25 Public and Assisted Housing – 91.210(b)

1. Introduction

The Housing Authority of the City of Dallas, Texas (DHA) provides quality, affordable housing to low-income families and individuals through the effective and efficient administration of housing assistance programs; and by creating and cultivating opportunities for program participants to achieve self-sufficiency and economic independence.

- DHA was created in 1938 to offer housing assistance to low-income families, and provides housing opportunities to nearly 60,000 people through public housing developments and Housing Choice Voucher (formerly Section 8) programs;
- DHA serves approximately 86 percent African Americans, 6 percent Hispanics, 7 percent Anglo Americans and 1 percent Asian Americans;
- There are nearly 3,900 public housing units owned by DHA in the housing program, as well as more than 500 landlord properties under the voucher program with more than 12,000 units from which to choose ;
- There are approximately 18,330 individuals on the public housing waiting list and more than 16,425 on the housing choice voucher program waiting list;
- The estimated wait time for both programs is approximately 3-5 years with no new applications being taken.

The Board of Commissioners is responsible for establishing policies, as well as providing leadership and oversight to the organization. The board is composed of five members appointed by the mayor of Dallas. The members serve a two-year non-paid term.

The Dallas Housing Authority is dedicated to helping DHA families realize the American Dream and has successfully established a homeownership program. DHA implements initiatives to assist families with the transition from renting to owning their own home. With the assistance of the Family Self Sufficiency (FSS) program and the Resident Opportunities for Self-Sufficiency (ROSS) grant, public housing residents have taken advantage of opportunities that lead them to achieve “the American dream.” To qualify for the homeownership assistance, currently DHA families must meet required program qualifications. The following are some of the key performance goals DHA has established to track their progress in increasing homeownership opportunities.

DHA has over 3,654 units in its housing stock. These units are in good condition and are very well maintained. Each year HUD contracts with independent inspection firms to assess the physical condition of the property (i.e. site unit common areas, building systems). See the below chart for the most current Real Estate Assessment Center (REAC) scores.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	49	3,468	18,375	633	17,742	1,810	1,429	1,507
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments

2. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

DHA has over 3,654 units in its housing stock. These units are in good condition and are very well maintained. Each year HUD contracts with independent inspection firms to assess the physical condition of the property (i.e. site unit common areas, building systems). See the below chart for the most current Real Estate Assessment Center (REAC) scores.

Information on the condition of DHA's inventory of public housing units is based on inspections conducted in 2012. Subsequent improvements undertaken at some of the properties are not reflected in these scores.

Public Housing Condition

Public Housing Development	Average Inspection Score
Scattered Sites	71
Park Manor	97
Cliff Manor	91
Brooks Manor	89
Brackins Village	93
Little Mexico Village	96
Hidden Ridge	54
Barbara Jordan Square	78
Audelia Manor	90
Cedar Springs Place	87
Frankford Townhomes	87
Roseland Townhomes Sites	90
Wahoo Frazier/Frazier Fellowship	80
Hamptons/50 Homes/Kingbridge/Villa Creek/Lakeview	93

Table 40 - Public Housing Condition

3. Describe the restoration and revitalization needs of public housing units in the jurisdiction

In March of 2012, DHA conducted a Physical Needs Assessment (PNA) for its entire portfolio to assist in the determination of the restorations and revitalization needs of each asset. DHA has identified 16 properties as a part of its major redevelopment/restoration needs. Additionally, the findings from the PNA will be used in the allocation of the Capital Fund Program resources. A copy of the PNA is maintained at DHA's main office.

DHA has already begun this process with the redevelopment of the former Turner Courts public housing site in south Dallas. Construction of the new housing community, Buckeye Trail Commons, on the site will be completed by the end of 2013. This new community will include 80 one- and two-bedroom units for small families, 158 townhome units for families, and 85 units for seniors in a separate building. Buckeye Trails will also include a community/management center, teen center, Head Start facility and recreation center.

DHA has also completed construction of Renaissance Oaks, an 85-unit building for seniors and persons with disabilities, which is the final phase of the redevelopment of the Roseland Homes site in Old East Dallas. Construction of 20 in-fill units in the neighborhood has also begun and the estimated completion of these units for occupancy is 2014.

Demolition of the Brooks Manor site in Oak Lawn should begin by late 2013 with redevelopment of the site beginning in mid-2014. DHA anticipates redeveloping the site

with approximately 322 units for seniors and persons with disabilities. DHA recently completed demolition of the Cedar Springs Place Addition site in Oak Lawn and anticipates beginning construction in early 2014 of a new 410 unit affordable housing community on the site. In 2013, DHA will repaint the exterior of the original historic Cedar Springs Place housing development.

4. Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing

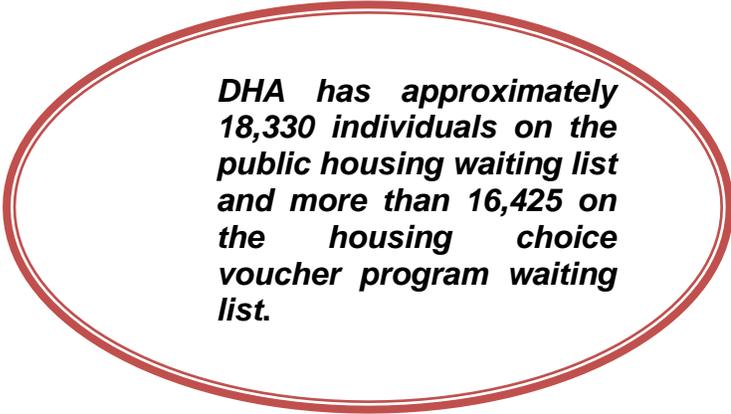
From a physical perspective, DHA has outlined, in its Annual and 5 Year Plans, the sites that it plans to dispose/demolish and redevelop. From a social enrichment, DHA continues to partner with faith-based, grassroots, and local government to improve the quality of life families receiving housing assistance from DHA.

5. Discussion

Assisted rental housing includes public housing units owned and operated by the DHA, units rented through the Section 8 Public Housing Choice Voucher Program, units rented through the Section 8 tenant-based voucher system, and other units assisted by local, state, or federally funded programs. This information reflects public housing needs, the condition of units, restoration and revitalization needs, waiting list data, and Section 504 Needs Assessment status.

- There are approximately 18,330 individuals on the public housing waiting list and more than 16,425 on the housing choice voucher program waiting list;

The greatest challenge that DHA faces for the Section 8 and public housing programs is the shrinking federal funding. Housing authorities have been facing consecutive years of reduction in Section 8 Administration Fees and public housing Operating Subsidy and Capital Funds without a reduction in regulatory requirements and with increased reporting requirements to HUD.



DHA has approximately 18,330 individuals on the public housing waiting list and more than 16,425 on the housing choice voucher program waiting list.

MA-30 Homeless Facilities and Services – 91.210(c)

1. Introduction

The housing, facilities and services meeting the needs of homeless persons within Dallas and local CoC jurisdiction include: 24-hour Bridge Homeless Assistance and 14-hour (overnight) emergency shelters; transitional housing programs; permanent and permanent supportive housing; job development/vocational training services; access centers/drop in centers, and supportive services only programs providing health care, mental health treatment and counseling; substance abuse recovery; and case management and housing relocation/placement services. A listing of these shelter/housing and supportive services programs is attached (MA-30 Homeless Facilities and Services List).

Low or no cost public health and social services available to the public are provided by a number of Dallas County Departments including healthcare through the Department of Health & Human Services (DHHS), mental health treatment and counseling through the Department of Mental Health (DMH), mainstream benefits through the Department of Public Social Services (DPSS), and foster care for youth through the Department of Children and Family Services (DCFS) and the Department of Probation.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	596	0	570	645	0
Households with Only Adults	1,400	50	680	1,319	0
Chronically Homeless Households	0	0	1	837	0
Veterans	40	0	169	556	0
Unaccompanied Youth	20	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source: Metro Dallas Homeless Alliance
 Comments:

2. Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The CoC and local health facilities work together regarding discharge planning. When a homeless person is ready for discharge from a local health facility, a caseworker contacts the patient's family and informs them about the patient's discharge date and time. Transportation and accommodation needs are arranged. If the patient has no family, patients with limited income such as SSI or SSDI benefits are referred to housing in a room and board facility or placed in low-income apartments. Those with mental illness discharged from a psychiatric treatment are assigned to a mental health service provider for treatment. A hospital social worker arranges an intake appointment and provides transportation if needed. As last resort, a caseworker will contact The Bridge Homeless Assistance Center, which has a special needs care area for medically fragile homeless individuals who need short-term care after discharge. Bridge staff assists in locating appropriate housing options. The public hospital serving the area, Parkland Health & Hospital System, has protocol in its Administrative Procedures Manual related to this topic.

Case Managers working with homeless clients develop case plans/housing plans that address the health and mental health needs as determined through the intake process. Once a need has been identified, the client is referred to a service provider to address any diagnosed or potential illness. Case Managers have a strong working relationship with their program participants and follow-up with the client to assist in their continued treatment regimens.

3. List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Listed below are agencies/facilities that provide a myriad of services to the homeless and those at-risk of homelessness. The services range from prevention (utility, rental, mortgage assistance, counseling/advocacy, and legal assistance), outreach (street outreach, mobile clients, law enforcement); and supportive services (case management, life skills, alcohol and drug abuse, counseling, healthcare, HIV/AIDS, Education, Employment, Childcare, Transportation).

List of services and facilities that meet needs of homeless persons in Dallas

ABC Behavioral Health Care	Community LifeLine	Lancaster Outreach Center
Adapt of Texas	County of Dallas	La Sima Foundation
AIDS Arms, Inc.	Dallas Lighthouse for the Blind	Legal Aid of Northwest Texas
AIDS Resource Center	Dallas Metrocare Services	LifeNet Community Behavioral Healthcare
AIDS Services of Dallas	Dallas Urban League	LifePath Systems
AIDS Services of North Texas	Family Gateway	Magdalen House
Allen Community Outreach	Family Place, The	Martin Luther King, Jr. Community Ctr.
Assistance Center of Collin County	Feed My Sheep Coalition	Mesquite Social Services, Inc.
Austin Street Center	Frisco Family Services	Methodism's Breadbasket
Avenues Counseling	Genesis Women's Shelter	Methodist Children's Home
Bethlehem Foundation	Greater Dallas Council on Alcohol and Drug Abuse	Network of Community Ministries Richardson Network
Brighter Tomorrows	Green Oaks	New Beginning Center
CCART – Collin County Area Regional Transit	Holy Trinity Catholic Church	Nexus Recovery Center, Inc.
Catholic Charities	Homeward Bound, Inc.	North Dallas Shared Ministries
Central Dallas Ministries TRAC	Hope's Door	Oak Cliff Churches for Emergency Aid
City of Dallas	Housing Crisis Center	Operation Relief Community Development Corporation
City of Irving	Hunger Busters	Parkland Health Systems (HOMES)
Community Council of Greater Dallas	Interfaith Housing Coalition	Promise House, Inc.
Community Crossroads	Irving Cares, Inc.	Rainbow Days
Community Dental Care	Ladies of Charity of Dallas, Inc.	

MA-35 Special Needs Facilities and Services – 91.210(d)

1. Introduction

Supportive housing and wrap-around services are made available through local public and private (typically non-profit) programs within the City of Dallas. These programs serve one or more of the following populations:

- Elder
- Frail Elderly
- Persons with Physical and/or Developmental Disabilities
- Persons with Mental Health Disabilities, Alcohol or Other Drug Addictions
- Persons with HIV/AIDS and Their Families
- Victims of Domestic Violence, Dating Violence, Sexual Assaults, and Stalking

Other programs may be available for other special populations, like:

- Veterans (who receive services through the North Texas Veteran's Hospital Network and may access housing assistance through the Veteran's Administration Supportive Housing (VASH) housing program)
- Ex-Offenders (who receive housing and services through program serving that population, like the City of Dallas offender re-entry program among others)

More challenging is finding programs and services that generally assist the working poor who are not homeless but are struggling to make ends meet for any number of reasons. For housing assistance, low-income families must typically be referred to the local public housing authorities (like Dallas Housing Authority whose waiting lists are measured in years). For health care, they are referred to Parkland Health & Hospital System and other local free or low-cost clinics. For other services, they may be referred to the Special Supplemental Nutrition Program for Women, Infant and Children (popularly known as WIC), the Supplemental Nutritional Assistance Program (SNAP) (popularly known as Food Stamps), the Temporary Assistance for Needy Families (TANF), and other mainstream assistance programs typically funded and/or managed through the State of Texas.

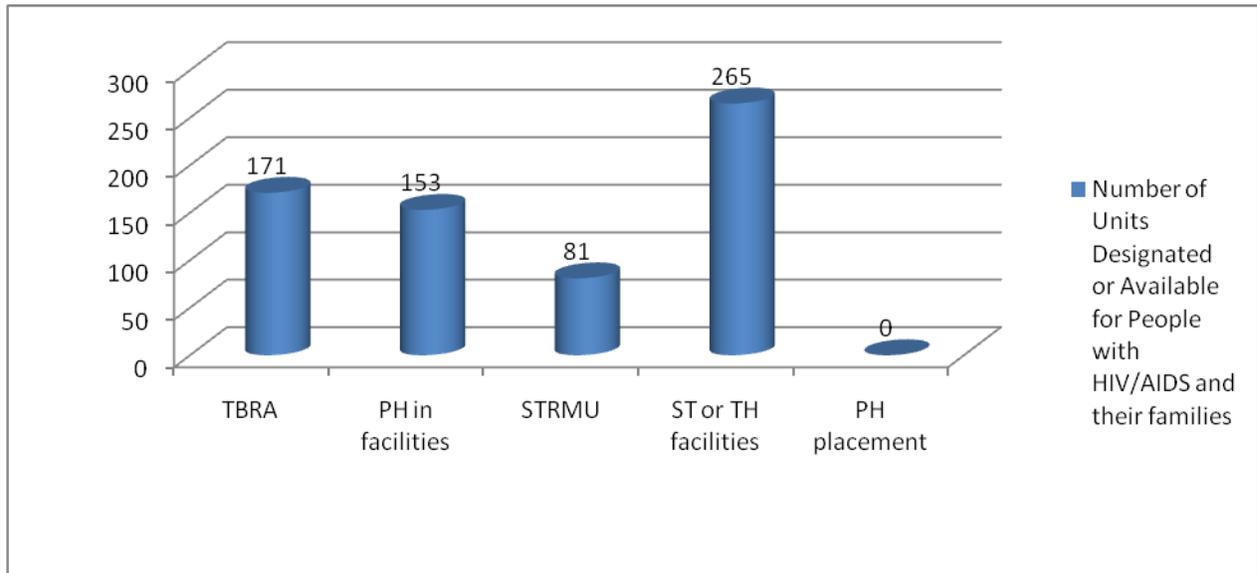
HOPWA Assistance Baseline Table

Default Data Sources: HOPWA Consolidated Annual Performance and Evaluation Report (CAPER) and the HOPWA Beneficiary Verification Worksheet submitted by the grantee 90 days following the end of the operating year. "HOPWA Performance Data" will be presented as the source of the data.

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	171
PH in facilities	153
STRMU	81
ST or TH facilities	265
PH placement	0

Table 42– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet



MA-35- Chart 1. HOPWA Assistance Baseline. Data Source: CAPER and HOPWA Beneficiary Verification Worksheet (Table 42 above)

2. Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing for persons with physical and/or developmental disabilities is typically provided through adult day care centers, group homes, assisted living centers, and/or nursing homes depending on the level of care needed. Low-income Dallas residents who are unable to afford private-pay care may access housing and care licensed and/or funded through the Texas Department of Aging and Disability Services (TDADS), if they are income eligible.

For people who are elderly or have disabilities, these are the current service offerings:

- Eleven (11) adult day care centers for people who do not require institutional care, but who cannot be left alone during the daytime
- Congregate living arrangements (perhaps single or double occupancy), as well as other support services necessary for living. Waiting lists may apply.
- One Section 811-funded project for disabled persons located within the City, Iris Place, includes 18 units
- Units through the DHA
- Shelter Plus Care projects (for homeless persons with disabilities)

Other programs offer special services for persons with disabilities include:

- Lighthouse for the Blind (American Federation for the Blind)
- Callier Center for Communication Disorders and Deaf Action Center
- Disabled rights and assistance (REACH of Dallas)
- ARC of Dallas and the Association of Independent Living
- Texas Department of Assistive and Rehabilitative Services (DARS)
- Easter Seals of Greater Dallas
- DART para-transit services
- Citizens Development Center
- Goodwill Industries of Dallas
- The Veteran's Administration

Low-income persons or those with Medicaid coverage who need treatment for mental health/substance abuse disorders typically access services through a Northstar provider.

Some supportive housing programs couple treatment for persons with mental health with housing and include those listed previously (MA-30). In 2012, the City of Dallas implemented a City ordinance requiring boarding homes operating within the City limits be licensed and meet code requirements – to ensure that housing and services being provided were safe.

For persons living with HIV/AIDS and their families, access to services and housing is through the HOPWA program or through Ryan White-funded agencies. Services can include:

- Respite care
- Hospice
- Transitional supports
- Rent and mortgage assistance
- Inpatient medical care
- Dental care
- Outpatient substance abuse

- Mental health counseling
- Food pantry and meals
- Transportation
- Child care
- Home health care

Victims of domestic violence may seek services at one of several “safe haven” programs located in the City of Dallas or surrounding cities. These include Brighter Tomorrows (Grand Prairie), The Family Place (Dallas), Genesis Women’s Shelter (Dallas), Hope’s Door (Plano), Mosaic Family Services (immigrant women and human trafficking), and New Beginning Center (Garland). Safe haven programs typically provide comprehensive services for victims/survivors of domestic violence from emergency shelter, to transitional housing program, to long-term housing, coupled with wrap-around support services to meet the families’ needs (including food, clothing, education, training, employment, child care, transportation, legal services, and other services – either provided directly or through community partners).

3. Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Local providers (including homeless and other service providers) maintain referral partnerships and work with mental health and other institutions that are discharging patients back into the Dallas community to ensure that those patients have a place to go and are connected with local services upon discharge. As part of the discharge planning process, institutions typically have social workers in place at their facilities to assist patients as they transition out of the institution back into community-based housing and services.

4. Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Supportive housing and services for persons who are not homeless but have other special needs (e.g., persons with physical and/or developmental disabilities, persons with mental health disabilities and addiction disorders, and victims of domestic violence) will be provided through resources outside of this consolidated plan. The City of Dallas will continue to support these efforts through coordination and collaboration with State and local stakeholders and providers targeting those special populations.

Housing and services for persons with HIV/AIDS and their families will be provided under this consolidated plan through HOPWA grant funding. The City of Dallas will use HOPWA grant funding for housing, housing information services and resource identification, supportive services, and program administration. Other eligible activities may be funded as additional needs are identified in the community and if funding allows. HOPWA activities are described in more detail in the following section.

- 5. For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Persons with Physical and/or Developmental Disabilities

While it is anticipated that, over the next five years, supportive housing and services for persons with physical and/or developmental disabilities will continue to be provided primarily through the State (Texas Department of Aging and Disabilities Services, Texas Department of Assistive and Rehabilitative Services, and Texas Department of Housing and Community Affairs), the City of Dallas will work to coordinate with State departments to ensure that housing and services are available to disabled residents of Dallas.

Persons with Mental Health Disabilities and Alcohol or Other Drug Addictions

The City of Dallas will continue its efforts to support the development of supportive housing, whether facility-based, voucher-based, or homeless prevention resources, for its residents struggling with mental health and substance abuse issues, including those who are homeless and at risk of homelessness. In addition to supportive housing, the City may use grant funding to fund one or more of the following services for persons with mental health disabilities and alcohol or other drug addictions, to the extent that those services are not available elsewhere in the community.

Victims of Domestic Violence, Dating Violence, Sexual Assaults, and Stalking

As with other special needs populations, the City will continue to support the development of supportive housing (whether facility-based, voucher-based, or homeless prevention resources) for residents who are victims of domestic violence. In addition to supportive housing, the City may use grant funding to fund one or more of the following services for domestic violence victims/survivors, to the extent that those services are not available elsewhere in the community.

Persons with HIV/AIDS and Their Families

The City of Dallas will use grant funding to provide three primary housing activities for persons living with HIV/AIDS in the Dallas EMSA:

- Short-Term (or Emergency) Rent, Mortgage, and Utility Assistance (STRMU)
- Tenant-Based Rental Assistance (TBRA)
- Facility Based Housing Assistance

In addition, grant funds may be used to fund the following support services and other activities:

- Housing Information Services
- Resource Identification
- Supportive Services in conjunction with the housing activities or otherwise
- Administrative Costs

As needs are identified and funding is available and approved, other activities may be funded through formula or competitive grants, including: (1) acquisition, rehabilitation conversion, lease, and repair of facilities to provide housing and services; (2) new construction (SRO) dwellings and community residences only; (3) technical assistance in establishing and operating a community residence, including planning and other pre-development or pre-construction expenses and including, but not limited to, costs relating to community outreach and education activities regarding HIV/AIDS or related diseases for persons residing in proximity to the community residence; (4) for competitive grants only, any other activity proposed by an applicant (whether the City of Dallas or another eligible applicant) and approved by HUD; and (5) such other activities as may be allowed by law.

Other services available to persons living with HIV/AIDS, including but not limited outpatient medical care, dental care, mental health and substance abuse treatment services, food pantry, transportation, and case management, are funded primarily under the Ryan White HIV/AIDS continuum of care administered through Dallas County Health and Human Services, HIV Grants Management Division. Other mainstream public and private services and non-HIV specific programs may be available to persons with HIV/AIDS as they would be to any other eligible person in the community.

The City of Dallas will continue its efforts to support the development of supportive housing, whether facility-based, voucher-based, or homeless prevention resources, for its residents struggling with mental health and substance abuse issues, including those who are homeless and at risk of homelessness.

MA-40 Barriers to Affordable Housing – 91.210(e)

1. Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Dallas is currently in the process of developing a new analysis of impediment. A request for proposal was issued in March 2013 and the City has executed a contract with a third party to prepare the analysis of impediment. The new analysis of impediment is expected to be completed in early 2014. Completion may be delayed depending on whether new regulations are adopted. A substantial amendment to the Consolidated Plan will be undertaken based on final outcome of current work on Analysis of Impediments to Fair Housing Choice.

The City of Dallas will follow fair housing standards in its marketing of all CDBG, Section 108, and HOME housing funded programs, and in particular, the City of Dallas will affirmatively market housing containing five or more assisted units. If financial assistance is provided to any multifamily rental project that will contain five or more assisted units, the City of Dallas requires the applicant to submit an Affirmative Fair Housing Marketing Plan to the Fair Housing Office for approval. Plans are reviewed for the following information:

- Racial demographics of the census tracts
- Target market
- Marketing strategy and activity plan
- Proposed marketing sources
- Community contacts

After approval and implementation of the project, ongoing reporting is submitted to the City's Fair Housing Office. In addition, the City of Dallas offers equal opportunity for all eligible persons to participate in public service programs. Some public service programs, though, are designed specifically to target minority populations.

The City of Dallas works to eliminate barriers that limit the production or feasibility of affordable housing construction. The ForwardDallas! Plan adopted in 2006 pushes for progress and serves as the plan to guide important decisions about the city's growth.

Local public policies in Dallas are generally favorable for the production of affordable housing. The City faced challenges that included by permit requirements, the cost of lead based paint removal regulations, fee structures for water/sewer lines, street lighting and infill housing development. Costs are rising for environmental controls and infrastructure.

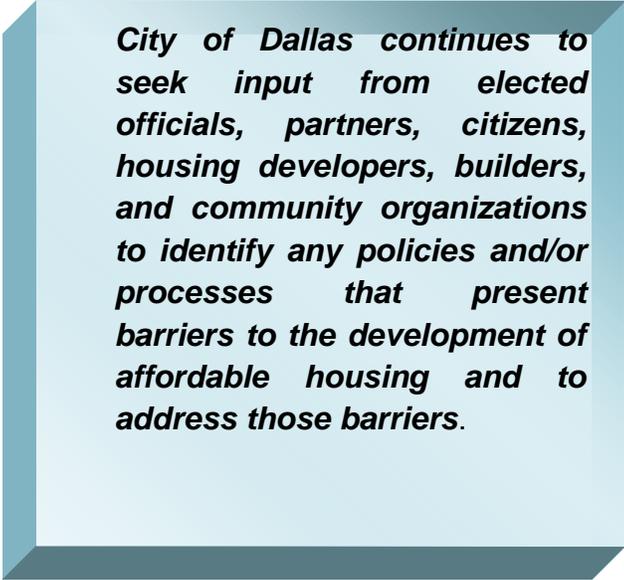
In order to offset rising costs, the City of Dallas continues to utilize General Obligation Bond funds to assist developers with infrastructure installations to support development of affordable housing. General Obligation Bond Funds have also been combined with economic development initiatives and transit oriented initiatives to provide affordable

housing linked to transportation and employment. City funds provided to nonprofit and for profit developers of affordable housing have increased over the past eight years in order to keep pace with rising costs that would prevent or deter development.

The City has bundled unproductive, vacant, abandoned and developable lots into an Urban Land Bank Program to stabilize distressed communities. However, demolition costs are increasing.

Construction costs continue to rise for materials and labor. Such costs are handed down to homeowners and renters alike. With federal funds diminishing and federal regulations limiting assistance, the City of Dallas works to develop a constant revenue stream for affordable housing in the form of a Housing Trust Fund which allows a greater degree of flexibility in meeting the “Forward Dallas” plan for housing for the future.

Finally, the City of Dallas continues to seek input from elected officials, partners, citizens, housing developers, builders, and community organizations to identify any policies and/or processes that present barriers to the development of affordable housing and to address those barriers.



City of Dallas continues to seek input from elected officials, partners, citizens, housing developers, builders, and community organizations to identify any policies and/or processes that present barriers to the development of affordable housing and to address those barriers.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

1. Introduction

To provide long-term solutions for residents continuing to face the worst economic downturn in decades, the City must continue to generate and sustain new opportunities for economic success and stability for families city-wide. Therefore, the City will continue to give priority to programs that attract new companies to City of Dallas, assist in growing local and emerging businesses, and/or create and retain living wage jobs. In addition, through the CDBG and Section 108 program, the City will continue to fund economic development through small business training programs (e.g., Business Assistance Centers), provide loans for future Housing and economic development through the making of loans that promote activities that contribute to development of viable communities by providing decent housing including affordability to eligible households and a suitable living environments. Guaranteed loans are used to provide financing for mixed-use, housing, and economic development projects including large-scale physical development projects, and construction of public facilities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,124	3,885	1	1	0
Arts, Entertainment, Accommodations	58,129	54,195	10	11	1
Construction	74,515	25,646	12	5	-7
Education and Health Care Services	90,509	105,681	15	21	6
Finance, Insurance, and Real Estate	56,934	53,808	9	10	1
Information	15,943	15,665	3	3	0
Manufacturing	53,782	23,150	9	4	-5
Other Services	34,070	26,026	6	5	-1
Professional, Scientific, Management Services	89,957	89,250	15	17	2
Public Administration	12,940	13,645	2	3	1
Retail Trade	64,950	51,127	11	10	-1
Transportation and Warehousing	29,792	23,081	5	4	-1
Wholesale Trade	21,313	29,874	4	6	2
Total	605,958	515,033	--	--	--

Table 43 - Business Activity

Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	657,999
Civilian Employed Population 16 years and over	605,958
Unemployment Rate	7.91
Unemployment Rate for Ages 16-24	26.51
Unemployment Rate for Ages 25-65	5.02

Table 44 - Labor Force

Data 2005-2009 ACS Data
Source:

Occupations by Sector	Number of People
Management, business and financial	185,284
Farming, fisheries and forestry occupations	973
Service	109,654
Sales and office	147,397
Construction, extraction, maintenance and repair	84,317
Production, transportation and material moving	78,333

Table 45 – Occupations by Sector

Data 2005-2009 ACS Data
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	358,989	63%
30-59 Minutes	176,797	31%
60 or More Minutes	37,363	7%
Total	573,149	100%

Table 46 - Travel Time

Data 2005-2009 ACS Data
Source:

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	125,167	10,800	58,256
High school graduate (includes equivalency)	100,371	9,489	37,590
Some college or Associate's degree	113,910	8,731	29,424
Bachelor's degree or higher	162,589	5,535	26,295

Table 47 - Educational Attainment by Employment Status

Data: 2005-2009 ACS Data
Source:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10,259	34,721	30,303	35,505	16,671
9th to 12th grade, no diploma	30,484	42,535	25,560	25,599	12,926
High school graduate, GED, or alternative	41,232	53,322	40,817	53,415	24,320
Some college, no degree	34,094	40,242	29,557	48,352	20,506
Associate's degree	3,364	11,491	9,958	12,683	3,525
Bachelor's degree	12,648	46,567	32,248	49,200	18,558
Graduate or professional degree	1,086	19,553	16,347	30,552	11,829

Table 48 - Educational Attainment by Age

Data: 2005-2009 ACS Data
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,980
High school graduate (includes equivalency)	23,829
Some college or Associate's degree	31,046
Bachelor's degree	50,317
Graduate or professional degree	70,297

Table 49 – Median Earnings in the Past 12 Months

Data: 2005-2009 ACS Data
Source:

2. Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to Business Activity table above, the top five local base industries within the City of Dallas are: 15% - Education and Health Care Services; 15% - Professional, Scientific, Management Services; 12% - Construction; 11% - Retail Trade; and 10% - Arts, Entertainment, and Accommodations.

3. Describe the workforce and infrastructure needs of the business community

The City of Dallas' urban character is defined by its professional workforce, trade infrastructure and assets. The City has transportation, utility and communications systems to ensure easy access to global and local markets. Airports, railroads and highways move people and goods quickly at competitive costs. Public transit has five rail lines. In 2008, *Forbes* magazine ranked Dallas as one of America's most wired cities with the sixth highest broadband penetration rate in the nation. Dallas Water Utilities maintains a water supply plan to accommodate the next 50 years of regional growth. However, the City's long-term viability will rely more on startups, small business, and on revitalizing Southern Dallas for a greater role in the economy.

The city's Office of Economic Development (OED) Strategic Engagement 2013 goals and strategies apply to the entire City; however, emphasis is placed on two areas: 1) Expanded Downtown Dallas and 2) Grow Southern Dallas.

Southern Dallas needs to be turned into a growth engine for the region by: 1) Pursuing new/expanded manufacturing facilities in Southern Dallas business; 2) Enhanced parks and recreational facilities; 3) Pursuing major job generators; 4) Focusing on ten opportunity areas; 5) Pursuing additional retail; 6) Executive Airport (Area) Development; 7) Implementing a Development Process Improvement Strategy. Targeted Industries for Grow Southern Dallas initiative include:

- Services: Company Headquarters/Operations; IT Services; Logistics; Media; Telecommunications
- Manufacturing: Building Design, Construction, Furnishings; Food Manufacturing; Instruments (Wireless and Medical)
- Assembly and Distribution: Transportation Equipment; Aviation.

Targeting these areas will require:

- Human capital, infrastructure investment and sustainability driven improvements for quality of life
- Diverse populations to be integrated into the economy
- Neighborhood reinvestments in order to stabilize

The City's Strategic Engagement indicates that Dallas has the following workforce development goals:

1. Grow the Economy: a) Grow jobs by 4% in four years, 8% in eight years; b) Grow the labor force by 2.5% in four years, and 5% in eight years
2. Increase Economic Opportunities for Residents by lowering unemployment rate to 7% in four years, and down to 6.5% in eight years

Accomplishing below objectives will result in a business-friendly environment, with support of small companies and targeted business development agreements, which produces a growing economy that creates jobs and attracts more business:

- Build SourceLinkDallas program to enhance coordination of small business services
 - Secure financing from multiple sources for business and development projects
 - Publicize/market Dallas' advantages to investors, developers and businesses
 - Facilitate business efforts to comply with regulatory and city processes
 - Maintain a competitive set of targeted business incentives to support job and tax base growth
 - Provide rapid responses to requests from prospective businesses
 - Provide technical assistance through the Business Assistance Center program
 - Explore potential efforts to increase small business recognition
 - Market Downtown as a corporate headquarters, business services and entrepreneurial small business destination
- 4. Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create**

Implementation of the City's Office of Economic Development (OED) initial Strategic Engagement of 2005 has had and continues to have economic impacts that affect job and business growth opportunities. Accomplishments to date include:

Southern Dallas

- Four new TIFs, including the citywide TOD TIF
- Lancaster Corridor Initiative land assemblage at VA DART Station
- Three new water bottling plants (423 jobs)
- Three new business parks
- Four new/redeveloped grocery-anchored retail centers
- \$1B capital investment from last three bond programs
- Dallas Police Department South Central Substation

Downtown Dallas

- Main Street Garden, Belo Garden and Klyde Warren Parks – complete

- Aloft Hotel and Omni Dallas Convention Center Hotel – completed
- Joule Hotel renovation and expansion – underway
- Winspear Opera House, Wyly Theatre and City Performance Hall Arts District venues – completed
- Metropolitan, Mosaic Lofts, Republic Tower, Third Rail Lofts, CityWalk at Akard, 400 N Ervay, Mercantile Tower residential redevelopments – completed
- Atmos Lofts, Statler Hilton, Continental Mercantile, Elm Place and LTV Tower are all being redeveloped to include residential units;
- 1001 Ross, West End Station, One Arts Plaza, Arts Apartments, Farmers Market Way Townhomes, 2100 Downtown Townhomes new residential projects – completed
- University of North Texas Dallas (UNT) Law School – under construction;
- AT&T, MoneyGram, Comerica Bank headquarters recruited, Deloitte expanded and Tenet Healthcare consolidated regional office operations – totaling 2,491 jobs
- Downtown Dallas 360 Plan – completed

DART Expansion

- 17 new stations
- Green and Orange lines opened
- \$5.5B in transit-oriented development (TOD) construction – completed, under construction and planned.

Long-Term Catalyst Initiatives include

- International Inland Port of Dallas (IIPOD)
- UNT Dallas Campus
- Trinity River Corridor Project
- City of Dallas Regional Center (CDRD)
- Seven projects receiving \$120 million in investment are creating 2,400 new jobs.

SourceLinkDallas

Website and hotline provide small business owners and entrepreneurs with connections to 65 service providers.

Dallas Film Commission

- Integration to OED – completed
- New South Side Studios providing new opportunities to house television series and movies
- New “Dallas” TV show and other TV shows filmed locally

Dallas Development Fund (NMTC)

- Two projects receiving \$31M in NMTC allocation created 180 direct new jobs

5. How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to data presented in the Education Attainment by Age table 48, 28.45% of the Dallas workforce population does not have a high school completion; 22.91% are high school graduates; those with some college, but no degree up to an associate degree is 22.9%; bachelor degree is 17.2% and graduate or professional degree is 8.53%.

Unfortunately, the data show that 51.36% - more than half of the workforce population is educated at the high school level or lower. As previously stated, based on the "Share of Workers %" column in the Business Activity table, 30% of the business sector is a combination of Education and Health Care Services plus Professional, Scientific, Management Services. Both sectors rely heavily on educated workers, but more than half of the current workforce is limited to lower level employment opportunities.

This information will not deter the City of Dallas OED from its 2006 "Five Strategic Industry Prospects" plan which focuses on:

- High IT Use Services (finance, accounting, distribution, health care)
- Prefabricated Building Products
- Food Processing and Distribution
- Media (converging content, Spanish markets)
- Instrument Manufacturing

These five prospects were selected because:

- Each is an existing Dallas strength
- There is a recognized path from each into next generation products and services
- Each has better than average employment and output prospects
- This list does not follow fads – this is a unique list for a unique economy

Bottom line – Dallas has a diverse workforce with large numbers of high and low skilled individuals. This simply implies a need for industries and jobs at all skill levels.

6. Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

Workforce Solutions Greater Dallas (WSGD) sponsors training for tens of thousands of Dallas-area candidates each year. Working with community colleges and local certified training providers, WSGD offers training in all types of in-demand occupations,

including healthcare, manufacturing, logistics, technology, trucking, construction, and many others. Sample certifications include: Medical Office Specialist; Pharmacy Tech; CNC Machinist; Machine Shop Master; Computerized Accounting; Human Resource Management; Certified Network Associate; ProBasic08; VB.NET; and more. The agency offers customized training for local employers and industry groups.

Leveraging the Skills Development Funds – (a Texas' premier job–training program providing training dollars for Texas businesses) from the Texas Workforce Commission (TWC), WSGD offers customized training for employers to assist in training current workers for advanced positions and/or new workers for newly created jobs. Success is achieved through collaboration among businesses, public Community and Technical colleges, Local Workforce Development Boards and economic development partners. TWC provides access to a team of highly skilled professionals who provide technical assistance, at no charge, to help streamline the development of projects and proposals. A Business Outreach Team from TCW is available to work directly with employers, colleges, Local Workforce Development Boards and economic development partners throughout the life of the project to ensure employers are getting the training their workers need.

The Business Outreach and Project Development Team will:

- Provide technical assistance
- Advise and assist partners with developing quality proposals
- Review "draft" proposals prior to formal submission

7. Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

8. If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth

The City utilizes CDBG funds to support below economic development programs:

- Business Revolving Loan Fund: Makes loans to businesses for expansion, relocation and growth that will result in job creation or job retention for Low-to-Moderate Income persons. The program is available to businesses located within Dallas city limits in census tracts/block groups where the poverty level is greater than 20%. Through retaining Program Income, this program is able to fund new loans
- Business Assistance Center Program: Promotes economic growth by providing technical assistance and may also provide eligible business support services (i.e. microenterprise incubation services) as applicable to Low-to-Moderate Income persons who own or are interested in starting a new microenterprise

- Section 108 guaranteed loans are used to provide financing for mixed-use, housing, and economic development projects including large-scale physical development projects, and construction of public facilities. Activities will promote economic development and stimulate business and commercial activity that create or retain jobs that will be held by low- to moderate-income individuals

The City's Small Business Development Tools are

SourceLinkDallas

- OED has adopted and is implementing the SourceLink program, a franchised interactive business resource website and resource center that links small business/entrepreneurs with service providers
- Benefits for Small Business: gathers information, researches available resources, directs business owners to appropriate organizations and follows up to assure service and satisfaction
- Benefits for Service Providers: educates small business and entrepreneurs on network services, identifies gaps in services, increases funding for providers and gives a measurement of economic impact

Business Assistance Centers

- Eight centers located throughout the city provide technical assistance to Low-to-Moderate Income persons who own or are interested in starting a microenterprise (a company comprised of five or less employees, including the owner(s))

Southern Dallas Development Corporation (SDDC)

- Non-profit small business lender partnered with OED to leverage private debt and equity, promote access to capital, facilitate job creation and foster economic development through loan programs

South Dallas/Fair Park Trust Fund

- Loan and grant program providing capital to businesses and non-profit organizations in the South Dallas/Fair Park neighborhood to catalyze economic development and create positive social impact.

The City's Area Redevelopment Tools are

Tax Increment Financing Districts (TIF)

- Sixteen active TIF districts in Dallas, promoting targeted redevelopment in a manner consistent with city-wide policy goals.

Public Improvement Districts (PID)

- Ten PIDs are active in Dallas, using self-taxing mechanisms to raise funds for a variety of enhanced services and capital projects

Municipal Management Districts (MMD)

- Three active MMDs, created by the State of Texas and authorized by the City of Dallas, provide a quasi-governmental mechanism for issuing bond debt for capital projects and self-taxing mechanisms for services

City of Dallas Regional Center (CDRC)

- Program recruits foreign investors to provide low-cost capital to supplement TIFs in targeted redevelopment areas as part of federal EB-5 program
- Staff from the City's Office of Economic Development recommends projects to the CDRC that are independently analyzed by CDRC staff

9. Discussion

The City of Dallas has taken a strategic look at the current strengths and weaknesses of economic development and labor market within this region. As a major transportation hub situated in the center of the country, the City has embarked on a series of plans to make the region develop business opportunities that match the current and future labor force.

The major employment sectors in Dallas are:

- 15% Education and Health Care services
- 15% - Professional, Scientific, Management Services
- 12% - Construction
- 11% - Retail Trade
- 10% - Arts, Entertainment, Accommodations

Dallas has a diverse workforce with large numbers of high and low skilled individuals. The current labor force has a 49% high school completion rate, so matching that market to employment is a priority for the city. The City's Office of Economic Development has focused on supporting and attracting these businesses:

- High IT Use Services (finance, accounting, distribution, health care)
- Prefabricated Building Products
- Food Processing and Distribution
- Media (converging content, Spanish markets)
- Instrument Manufacturing

Meanwhile, Dallas' OED is strategically growing opportunities for sectors that rely heavily on educated workers within such fields as:

- Health Care (UTSW, Parkland, VA)
- Management (Corporate Headquarters)
- Education (large school districts and numerous local universities)

The City constantly reviews the business sector needs against City's OED plans. The City actively engages tactical initiatives and incentives that facilitate public and private sector investments. In doing so, job and business growth opportunities are sustained for current and future needs.

Other prospects for future economic growth that may be coordinated with the Consolidated Plan include:

- Leveraging public sector funding in key Southern Dallas focus areas to stimulate private investment
- Coordinating planning and development programs
- Building new and upgrading existing infrastructure
- Demolishing aging apartments to pave the way for mixed-use redevelopment
- Growing corporate interest in Downtown, Uptown and other key office markets
- Completing the Arts District vision with complementary private development
- Increasing focus on quality of life and sustainability – bike plan, complete streets and the Trinity River Corridor
- Embracing the long-term changes in housing markets that favor urban multi-family options, and
- Mirroring Texas growth projections that continue favorable economic/social trends

With growth in mind, the City must also couple business and workforce efforts with infrastructure development, particularly in the Downtown and Southern sectors of the city. Housing will continue to be a critical factor. So too, the City's CDBG and Section 108 programs will continue to fund economic development with small business training programs and provide loans for future Housing and economic development that promote the development of viable communities.

MA-50 Needs and Market Analysis Discussion

1. Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

The City of Dallas has many neighborhoods in which residents are more affected by multiple housing problems than the general City population. Lower-income households, female-headed households, rent-burdened and overcrowded households and those households living in older sectors of the City (with older housing stock) are more affected by multiple housing problems. Historically and persistently, these populations are largely African American and Hispanic households in South, and West Dallas Neighborhoods.

Areas with concentration low-income families are census tracts in which 50% or more of the families residing in the tract have annual incomes below 80% of the Dallas Area Median Family Income. Map 1 included in needs assessment section of this document showing areas with concentrations of the low-income families with the primary areas being south and west.

An area with a minority concentration is a census tract with a population of a single minority group exceeding 50% of the total population of the census tract. Map 2 included in the needs assessment section of this document showing areas of specific minority concentration.

2. Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The various maps and tables provided above in the Needs Assessment section show the parts of the City which are low-moderate-income census tracts and areas of minority population concentration. They tend to be in South and West Dallas Neighborhoods.

Concentrations of African American and Hispanic populations are located in South Dallas and West Dallas. These populations continue to grow and continue to have very low and low incomes. The ACS data indicates that these two populations make up 46% of the population at 30% AMFI and below. The housing stock located in these areas needs repairs and updated infrastructure. The areas are limited in choice services such as grocery stores, transportation, and retail food venues.

Areas with concentration low-income families are census tracts in which 50% or more of the families residing in the tract have annual incomes below 80% of the Dallas Area Median Family Income. There is a map included in this document showing areas with concentrations of the low-income families with the primary areas being south and west.

An area with a minority concentration is a census tract with a population of a single minority group exceeding 50% of the total population of the census tract.

3. What are the characteristics of the market in these areas/neighborhoods?

These areas/neighborhoods, consisting of the west and South areas present a number of characteristics that speak to their market vulnerability. As stated previously, South and West Dallas have higher numbers of low-moderate income census tracts and areas of minority population concentration. The vast majority of these neighborhoods, mirroring the City at large, have housing problems; racial and ethnic minorities live in conditions that speak to a housing stock in need of rehabilitation and reinvestment. Additionally, these areas/neighborhoods have households that are cost-burdened and overcrowded. More Hispanic/Latino households experience these housing problems than any other population group. Specifically, Hispanic/Latino household size averages 3.95 persons per household.

4. Are there any community assets in these areas/neighborhoods?

The majority of low and moderate income neighborhoods including areas affected by housing problems have various community assets. Through the 2003 and 2006 bond program, the City has improved or built new assets for transportation, parks and libraries. These assets improve the quality of community life and include such things as businesses that provide jobs and support the local economy, schools, hospitals, churches, libraries, recreation centers, parks, or other neighborhood facilities. Additionally, the South has all been areas of concentrated transit and rail investment by the Dallas Area Transit Authority (DART). These rail and transit investments have, provided mobility for area residents.

5. Are there other strategic opportunities in any of these areas?

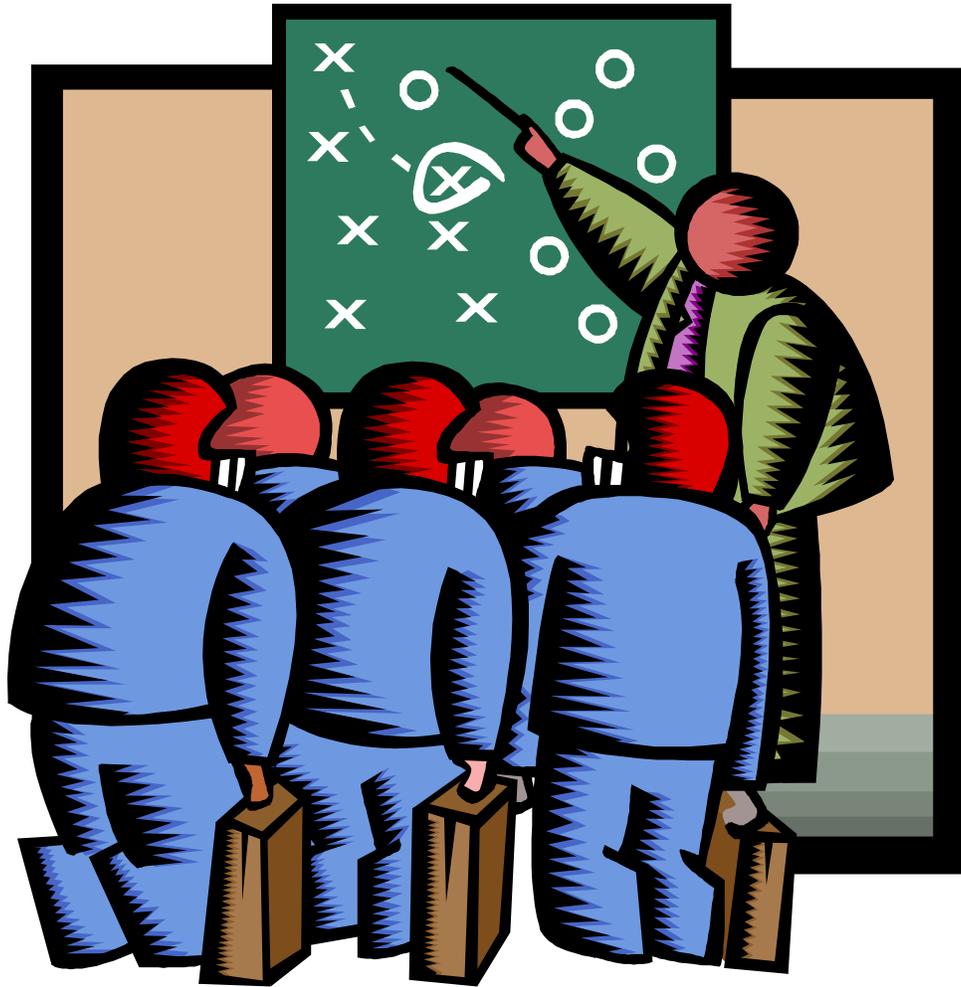
Below strategic opportunities will be used for Neighborhood Targeted Areas of the city including areas of concentration based on housing needs and housing market data:

- Opportunities for improvement along the Lancaster Corridor include new TOD developments along the DART light rail, increased public safety, potential for positive growth and development via the UNT area plan, and a Complete Streets project on Simpson Stuart. In Cigarette Hill opportunities include infrastructure improvements and infill housing development initiatives. In addition there are efforts promoting greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic opportunities.
- Opportunities for improvement in North Oak Cliff / Marsalis neighborhoods include the potential for quality housing options and mixed-use development, rehabilitation of historic structures, and greater connectivity to proposed trolley, Trinity River, Bishop Arts District, Dallas Zoo, and greater North Oak Cliff neighborhood.
- Opportunities for improvement of the South Dallas/ Ideal-Rochester Park target area include the redevelopment of the Bexar Street commercial corridor,

proximity to the Trinity Buckeye Trail, CF Hawn Freeway improvements, traffic calming along Bexar St., and the Dallas Housing Authorities new Buckeye Trail Commons development. Other opportunities include targeted neighborhood infill initiatives including targeted code enforcement, neighborhood street improvements, construction of the Bexar St. Employment and Training Complex and increased public safety. In addition there are efforts promoting greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies and other stakeholders to improve.

- Opportunities for improvement in the South Dallas / Greater Fair Park area include proposed transit oriented developments within proximity to the DART line, new housing and mixed-use development, implementation of catalyst projects to stimulate new investment/reinvestment, and greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies and other stakeholders to improve neighborhood conditions and encourage economic opportunities neighborhood conditions and encourage economic growth and opportunity.
- Opportunities for improvement in the West Dallas Community Revitalization area include the potential for greater connectivity to the Trinity River, new commercial/retail development, and greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic growth and opportunity.





Strategic Plan



Strategic Plan

SP-05 Overview

1. Strategic Plan Overview

The strategic plan is a five (5) year strategy of the Consolidated Plan that sets general priorities for allocating investment within the jurisdiction (or within the EMSA for the HOPWA program) and details priority needs. It describes the basis for assigning the priority given to each category of need. It also detects any obstacles to meeting underserved populations. The strategic plan ascertains, in quantitative terms, accomplishments that the City of Dallas expects to achieve over the next five years, FY 2013-14 through FY 2017-18.

Geographic Priorities: To generate the greatest impacts, the City will focus efforts on approved Neighborhood Improvement and Revitalization targeted areas that can serve as a stabilizing influence.

Priority Needs: The City has identified affordable housing, community development, economic development, homelessness, and special needs populations as priority needs for the next five years.

Influence of Market Conditions: Cost burden (paying more than 30 percent of household income for housing) is the major housing problem faced by most of the City's low and moderate-income renters.

Anticipated Resources

The City anticipates receiving \$97,960,916 in entitlement funding and program income over the next five years:

• CDBG	\$ 59,025,048
• HOME	\$ 7,160,840
• ESG	\$ 4,200,948
• HOPWA	\$ <u>17,574,080</u>
TOTAL	\$ 97,960,916

Institutional Delivery Structure

The City relies on a network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, the City expects to overcome gaps in the institutional structure and delivery system by training and capacity building

for non-profit organizations; monitoring to improve program performance; and encouraging collaboration among agencies.

Public Housing

The City will address the needs of public housing developments and their tenants via the continued operation of the DHA, which meets the needs of its developments and tenants through regular physical, operational and management improvements.

Barriers to Affordable Housing

The City of Dallas is currently in the process of developing a new analysis of impediment. A request for proposal was issued in March 2013 and the City has executed a contract with a third party to prepare the analysis of impediment. The new analysis of impediment is expected to be completed in early 2014.

Homelessness Strategy

The City supports the efforts of the Dallas/Irving and Collin County Continuum of Care to broaden coordinated outreach and assessment efforts; prioritize safe and stable housing and make affordable housing options more accessible to homeless individuals.

Lead-based Paint Hazards

Lead-based paint hazards are a problem in the City's aging housing stock. Roughly 50 percent of Dallas housing constructed prior to 1959 (69,421 units) are likely to contain lead-based paint. The City has made significant recent efforts to address LBP hazards through the Green and Healthy Homes Initiative, which is a collaboration of diverse organizations to combat LBP hazards, asthma-related issues, and provide better weatherization to lower-income families.

Anti-Poverty Strategy

Dallas anti-poverty strategy includes the provision of economic development activities and incentives, employment training, literacy and youth programs, lead abatement programs, and affordable housing programs. By developing a comprehensive strategy to eliminate poverty, the City will work towards helping its residents escape poverty while also delivering programs to prevent residents from falling into the poverty cycle.

Monitoring

The City provides performance monitoring for all sub-recipients of CDBG, HOME, ESG, and HOPWA funding. The purpose of the monitoring is to ensure that federal funds are used effectively and as intended. Ongoing technical assistance and training are also offered to enhance the administrative and management capacities of sub-recipients. The City has established monitoring guidelines, policies and performance measures for all of its various types of sub-recipients.

SP-10 Geographic Priorities – 91.215 (a)(1)

1. Geographic Area

1	Area Name:	North Oak Cliff / Marsalis Neighborhood Investment Program Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	83.2%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area encompasses portions of census tracts 20.00, 42.01, 47.00, 48.00, and is bounded by Colorado Avenue to the north, Interstate 35 to the south and east, and Marsalis Avenue to the west.
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units. The units were built between early 1900s to newly constructed units. There is one commercial/retail corridor on Davis Ave. and in Bishop's Arts District with structures ranging from early 1900s to more recent. There is a mix of thriving small businesses including restaurants and retail shops
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact
Identify the needs in this target area.	Within the North Oak Cliff/ Marsalis target area there is need for improved infrastructure and connectivity, continued code enforcement, crime prevention, and improvement of multi-family apartment buildings	
What are the opportunities for improvement in this target area?	Opportunities for improvement include the potential for quality housing options and mixed-use development, rehabilitation of historic structures, and greater connectivity to proposed trolley, Trinity River, Bishop Arts District, Dallas Zoo, and greater North Oak Cliff neighborhood	
Are there barriers to improvement in this target area?	Barriers include dilapidated infrastructure, crime, multi-family property condition, and current zoning	
2	Area Name:	South Dallas / Rochester Park Neighborhood Investment Program Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	92%
	Revital Type:	Comprehensive

	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The neighborhood consists of Census Tracts 39.02 and 115.00pt, the target area boundaries generally include Hatcher Street to the north, Trinity River Levee to the south, Rochester Park and Malcolm X Boulevard to the east and CF Hawn Freeway and HWY 310 to the west
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units. The units were built between early 1940s to newly constructed units. There is one commercial/retail corridor with structures ranging from 1950s to more recent. There is a mix of thriving small businesses.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact.
	Identify the needs in this target area.	Within the South Dallas/ Ideal-Rochester Park target area there is need for improved infrastructure and connectivity, home repairs, targeted code enforcement, increased public safety, quality housing options, organized neighborhood recreation and employment and business opportunities.
	What are the opportunities for improvement in this target area?	Opportunities for improvement include the redevelopment of the Bexar Street commercial corridor, proximity to the Trinity Buckeye Trail, CF Hawn Freeway improvements, traffic calming along Bexar St., and the Dallas Housing Authorities new Buckeye Trail Commons development. Other opportunities include targeted neighborhood infill initiatives including targeted code enforcement, neighborhood street improvements, construction of the Bexar St. Employment and Training Complex and increased public safety. In addition there are efforts promoting greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies and other stakeholders to improve neighborhood conditions and encourage economic growth and opportunity.
	Are there barriers to improvement in this target area?	Barriers include dilapidated infrastructure, aging housing stock, crime, lack of job skills training, and negative perception that act to inhibit improvement efforts and private investment.
3	Area Name:	SDDC
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	51
	Revital Type:	Other
	Other Revital Description:	JOB CREATION
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	South Dallas /Greater Fair Park Neighborhood Investment Program Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	83.08%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The neighborhood consists of Census tracts 25.00, 27.01, and 27.02 and is bounded by R.L. Thornton Freeway (Interstate 30) to the north, Scyene Road to the south, Fair Park to the west, and Parkdale Lake to the east.
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units. The units were built between early 1900s to newly constructed. There are several commercial/retail corridors with structures ranging from 1920s to more recent. There is a mix of thriving small businesses to large retail grocers.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact.
	Identify the needs in this target area.	Within the South Dallas/ Fair Park target area there is need for improved infrastructure and connectivity, home improvements, targeted code enforcement, increased public safety, quality housing options, and employment and business opportunities

	What are the opportunities for improvement in this target area?	Opportunities for improvement include proposed transit oriented developments within proximity to the DART line, new housing and mixed-use development, implementation of catalyst projects to stimulate new investment/reinvestment, and greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies and other stakeholders to improve neighborhood conditions and encourage economic opportunities
	Are there barriers to improvement in this target area?	Barriers include crime, negative perception, and need for additional funding to address infrastructure, public safety, and housing needs.
5	Area Name:	West Dallas Neighborhood Investment Program Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	80%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The West Dallas target area consists of census tracts 101.01 and 101.02 and is bounded by the Trinity River to the north and east, Singleton to the south, and Hampton to the west.
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units. The units were built between early 1940s to newly constructed units. There is one commercial/retail corridor in Singleton Ave. with structures ranging from 1930s to more recent. There is a mix of thriving small businesses and large retailers such as Church's Chicken, Minyards Grocery Store, and Kentucky Fried Chicken.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact.	
Identify the needs in this target area.	Within the West Dallas target area there is need for improved infrastructure and connectivity, home repairs, targeted code enforcement, crime prevention, quality housing options, and employment and business opportunities.	

	What are the opportunities for improvement in this target area?	Opportunities for improvement include the potential for greater connectivity to the Trinity River, new commercial/retail development, and greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic growth and opportunity.
	Are there barriers to improvement in this target area?	Barriers include dilapidated infrastructure, aging housing stock, crime, lack of job skills training, and negative perception that act to inhibit private investment.
6	Area Name:	West Dallas Community Revitalization Plan Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	80%
	Revital Type:	Other
	Other Revital Description:	To provide benefits to LMI's in the City of Dallas
	Identify the neighborhood boundaries for this target area.	The West Dallas Community Revitalization area consists of census tracts 101.01 and is bounded by the Trinity River to the north and east, Singleton to the south, and Navaro St. generally to the west.
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units. The units were built between early 1940s to newly constructed units. There is one commercial/retail corridor in Singleton Ave. with structures ranging from 1930s to more recent. There is a mix of thriving small businesses and large retailers such as Church's Chicken, Minyards Grocery Store, and Kentucky Fried Chicken.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact. Public input process resulted in elimination of one census tract from the Community Revitalization Plan.	
Identify the needs in this target area.	Within the West Dallas target area there is need for improved infrastructure and connectivity, home repairs, targeted code enforcement, crime prevention, quality housing options, and employment and business opportunities.	

	What are the opportunities for improvement in this target area?	Opportunities for improvement include the potential for greater connectivity to the Trinity River, new commercial/retail development, and greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic growth and opportunity.
	Are there barriers to improvement in this target area?	Barriers include dilapidated infrastructure, aging housing stock, crime, lack of job skills training, and negative perception that act to inhibit private investment.
7	Area Name:	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	75.9%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Lancaster Corridor/Cigarette Hill target area encompasses portions of Census Tracts 55.00pt, 57.00, 87.03pt, 87.04pt, 87.05pt, 113.00pt, and 114.01pt and generally spans the Lancaster corridor between Stella Rd. to the north and Simpson Stuart Rd. to the south.
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units one block off of Lancaster Road. The units were built between early 1940s to newly constructed units. There is one commercial/retail corridor with structures ranging from 1950s to more recent. There is a mix of thriving small businesses and large retailers such as Church's Chicken, Fiesta Grocery Store, and Walgreens. The Veteran's Administration Hospital is located directly on Lancaster. This area is a TOD area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact
Identify the needs in this target area.	Within the Lancaster Corridor/ Cigarette Hill target area there is need for improved infrastructure and connectivity, home repairs, targeted code enforcement, crime prevention, quality housing options, increased lighting, targeted neighborhood clean-ups and employment and business opportunities.	

	What are the opportunities for improvement in this target area?	Opportunities for improvement along the Lancaster Corridor include new TOD developments along the DART light rail, increased public safety, potential for positive growth and development via the UNT area plan, and a Complete Streets project on Simpson Stuart. In Cigarette Hill opportunities include infrastructure improvements and infill housing development initiatives. In addition there are efforts promoting greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic opportunities.
	Are there barriers to improvement in this target area?	Barriers include dilapidated infrastructure, crime (real and perceived), and negative perception that act to inhibit private investment.
8	Area Name:	Lancaster Corridor / Cigarette Hill Community Revitalization Plan Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	75.9%
	Revital Type:	Other
	Other Revital Description:	To provide benefits to LMI's in the City of Dallas
	Identify the neighborhood boundaries for this target area.	The Lancaster Corridor/Cigarette Hill target area encompasses portions of Census Tracts 55.00pt, 57.00, 87.03pt, 87.04pt, 87.05pt, 113.00pt, and 114.01pt and generally spans the Lancaster corridor between Stella Rd. to the north and Simpson Stuart Rd. to the south.
Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units one block off of Lancaster Road. The units were built between early 1940s to newly constructed units. There is one commercial/retail corridor with structures ranging from 1950s to more recent. There is a mix of thriving small businesses and large retailers such as Church's Chicken, Fiesta Grocery Store, and Walgreens. The Veteran's Administration Hospital is located directly on Lancaster. This area is a TOD area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact.	

	Identify the needs in this target area.	Within the Lancaster Corridor/ Cigarette Hill target area there is need for improved infrastructure and connectivity, home repairs, targeted code enforcement, crime prevention, quality housing options, increased lighting, targeted neighborhood clean-ups, and employment and business opportunities.
	What are the opportunities for improvement in this target area?	Opportunities for improvement along the Lancaster Corridor include new TOD developments along the DART light rail, increased public safety, potential for positive growth and development via the UNT area plan, and a Complete Streets project on Simpson Stuart. In Cigarette Hill opportunities include infrastructure improvements and infill housing development initiatives. In addition there are efforts promoting greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic opportunities.
	Are there barriers to improvement in this target area?	Barriers include dilapidated infrastructure, crime (real and perceived), and negative perception that act to inhibit private investment.
9	Area Name:	South Dallas / Greater Fair Park Community Revitalization Plan Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	83.08%
	Revital Type:	Other
	Other Revital Description:	To provide benefits to LMI's in the City of Dallas
	Identify the neighborhood boundaries for this target area.	The neighborhood consists of Census tracts 25.00, 27.01, and 27.02 and is bounded by R.L. Thornton Freeway (Interstate 30) to the north, Scyene Road to the south, Fair Park to the west, and Parkdale Lake to the east.
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units. The units were built between early 1900s to newly constructed units. There are several commercial/retail corridors with structures ranging from 1920s to more recent. There is a mix of thriving small businesses to large retail grocers.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact.

	Identify the needs in this target area.	Within the South Dallas/ Fair Park target area there is need for improved infrastructure and connectivity, home improvements, targeted code enforcement, increased public safety, quality housing options and employment and business opportunities.
	What are the opportunities for improvement in this target area?	Opportunities for improvement include proposed transit oriented developments within proximity to the DART line, new housing and mixed-use development, implementation of catalyst projects to stimulate new investment/reinvestment, and greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic opportunities.
	Are there barriers to improvement in this target area?	Barriers include crime, negative perception and need for additional funding to address infrastructure, public safety and housing needs.
10	Area Name:	South Dallas / Rochester Park Community Revitalization Plan Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	92%
	Revital Type:	Other
	Other Revital Description:	To provide benefits to LMI's in the City of Dallas
	Identify the neighborhood boundaries for this target area.	The neighborhood consists of Census Tracts 39.02 and 115.00 (part), the target area boundaries generally include Hatcher Street to the north, Trinity River Levee to the south, Rochester Park and Malcolm X Boulevard to the east and CF Hawn Freeway and HWY 310 to the west.
	Include specific housing and commercial characteristics of this target area.	The area has single family, multifamily rental and homeowner occupied units. The units were built between early 1940s to newly constructed units. There is one commercial/retail corridor with structures ranging from 1950s to more recent. There is a mix of thriving small businesses.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Selection criteria based on the opportunity to leverage public/private investments and neighborhood participation to maximize target area impact.

	Identify the needs in this target area.	Within the South Dallas/ Ideal-Rochester Park target area there is need for improved infrastructure and connectivity, home repairs, targeted code enforcement, increased public safety, quality housing options, organized neighborhood recreation, and employment and business opportunities.
	What are the opportunities for improvement in this target area?	Opportunities for improvement include the redevelopment of the Bexar Street commercial corridor, proximity to the Trinity Buckeye Trail, CF Hawn Freeway improvements, traffic calming along Bexar St., and the Dallas Housing Authorities new Buckeye Trail Commons development. Other opportunities include targeted neighborhood infill initiatives including targeted code enforcement, neighborhood street improvements, construction of the Bexar St. Employment and Training Complex, and increased public safety. In addition there are efforts promoting greater collaboration among a range of neighborhood associations, public/private agencies, non-profit/for-profit agencies, and other stakeholders to improve neighborhood conditions and encourage economic growth and opportunity.
	Are there barriers to improvement in this target area?	Barriers include dilapidated infrastructure, aging housing stock, crime, lack of job skills training, and negative perception that act to inhibit improvement efforts and private investment.
11	Area Name:	Dallas -City-wide from the Southern Sector to the Northern Sector of the city of Dallas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Southern Sector includes the area of the city south of Interstate 30 on the east and south of the Trinity River on the west. The Northern Sector includes the area of the city north of Interstate 30 on the east and north of the Trinity River on the west.
	Include specific housing and commercial characteristics of this target area.	

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	
<p>Identify the needs in this target area.</p>	<ul style="list-style-type: none"> • Affordable multi-family rental housing to meet the increasing high priority need of low- to moderate-income households. • Commercial development projects that will create or retain jobs that will be held by low- to moderate-income persons • Mixed-use developments in transit-oriented development areas
<p>What are the opportunities for improvement in this target area?</p>	<p>Projects will sustain or increase the level of business activity in the area by expanding economic opportunities to provide job creation and retention for low- to moderate-income persons and will provide for improvement or construction of rental housing, development of mixed-use projects, or elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity</p>
<p>Are there barriers to improvement in this target area?</p>	<p>The Section 108 Program is designed to provide gap financing for economic development projects to keep momentum going in growth prone areas and stimulate investment in more challenged areas during a period of slow economic growth when banks are not willing to loan as much against collateral, interest rates for available funding have increased, and sales of tax credits have declined during a sluggish economy that has not recovered from the downturn that began in November 2008.</p>

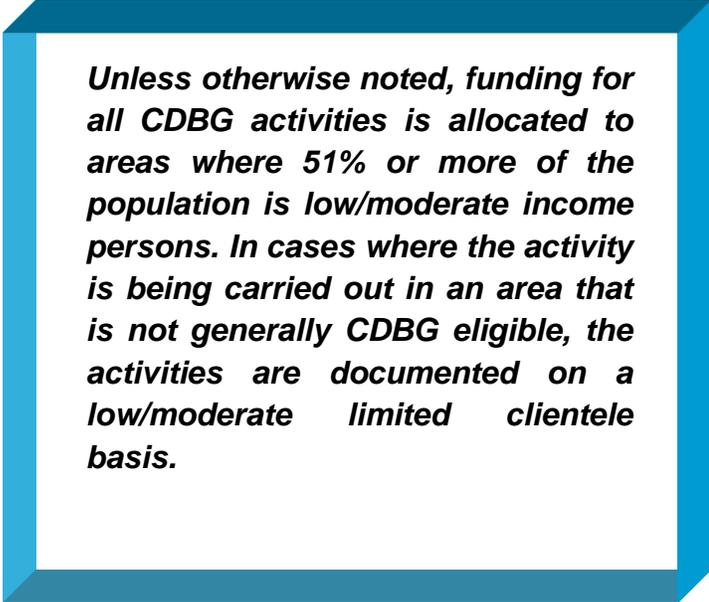
Table 50 - Geographic Priority Areas

2. General Allocation Priorities : Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Unless otherwise noted, funding for all CDBG activities is allocated to areas where 51% or more of the population is low/moderate income persons. In cases where the activity is being carried out in an area that is not generally CDBG eligible, the activities are documented on a low/moderate limited clientele basis. Minority concentration in the City of Dallas is shown in the Maps section of this report. Funding for section 108 projects are available city-wide on a project by project basis with a minimum of 50% of funds reserved for use by projects located in the Southern Sector of the City to insure more

challenged areas have equal opportunity to access available funding that otherwise may be absorbed by the more robust area in the Northern Sector.

Funding for HOPWA activities is available geographically to serve persons living with HIV/AIDS, and ensure access and availability of HOPWA housing services, throughout the Dallas Eligible Metropolitan Statistical Area (EMSA), consisting of eight counties: Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall counties. Services are available to eligible persons with HIV/AIDS from HOPWA providers located anywhere within the Dallas EMSA.



Unless otherwise noted, funding for all CDBG activities is allocated to areas where 51% or more of the population is low/moderate income persons. In cases where the activity is being carried out in an area that is not generally CDBG eligible, the activities are documented on a low/moderate limited clientele basis.

SP-25 Priority Needs - 91.215(a)(2)

1. Priority Needs

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Dallas City-wide
	Associated Goals	Housing Needs - Housing Services Program Housing Needs - Mortgage Assistance Program Housing Needs - Homeowner Repairs Housing Needs - CHDO Development Loans Housing Needs - Housing Development Loans Other Housing- HIV Rental Assistance Other Housing - HIV Facility Based Housing Dedicated SAFE II Expansion Code Inspection NIP - Code Compliance

	<p>Description</p>	<ul style="list-style-type: none"> • Create affordable housing that is decent, safe, and sanitary. • Improve the development process for all types of housing development. • Remove barriers to land assembly and land use for affordable housing. • Support housing in the context of community building to revitalize distressed neighborhoods. • Increase impact of current housing programs. • Design transit oriented developments.
	<p>Basis for Relative Priority</p>	<p>Dallas households face significant housing needs. The Housing Cost Burden relative to Household Income is a significant issue in Dallas. Housing needs are determined by reviewing the demographics: population, Area Median Income, the number and types of housing units' available (inventory), their affordability and condition. Housing problems are identified as households with at least one of these issues; severe overcrowding, a high cost burden relative to income, and/or are lacking complete plumbing or kitchen facilities (substandard). Of all 469,468 housing units in Dallas below needs have been identified:</p> <ul style="list-style-type: none"> • Nineteen percent of all households (85,274) are extremely low income (0-30% HAMFI), (table 6) • Fifty-five percent of all households (256,769) have income ranging from zero to 80% HAMFI. • Data reflects that renter households experience overcrowding, housing cost burden greater than 30% and 50% of income in greater number than owner occupied housing units. Sixty six percent of households experiencing cost burden of 50% of income are renters compared to 34% of owner occupied households. • Excessive housing costs affect the elderly and low to moderate income homeowners. Many live in houses in need of repair and/or reconstruction. A sustained period of rapid growth among the senior population requires that immediate and specific attention be given to this increasing need. Affordable housing needs include: major system home repairs or reconstruction and relief of cost burden. • Construction material costs and labor are a hardship on existing homeowners, particularly for elderly homeowners on fixed incomes. Compounded annually, these homes will continue to decay and become unsafe for habitation. Without these existing homes, affordable housing is lost and not replaced at the same rate.
<p>2</p>	<p>Priority Need Name</p>	<p>Homelessness</p>
	<p>Priority Level</p>	<p>High</p>

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Dallas City-wide
	Associated Goals	Other Housing - HIV Homeless Prevention Homeless Services - Tenant Based Rental Assistance Homeless Services - Essential Services Homeless Services - Prevention Homeless Services - Operations
	Description	Funds have been allocated to provide outreach to persons living on the streets, funds to operate an emergency shelter for the homeless, utility assistance and emergency rental assistance to prevent homelessness, implement rapid re-housing strategies and for program administration and data collection through HMIS.
	Basis for Relative Priority	The 2012 Point-in-Time Homeless Count and Census conducted January 2012 indicated that 3447 were homeless on any given night with 3242 sheltered and 205 unsheltered individuals. Of those experiencing homelessness, 407 were chronically homeless individuals, 190 were unaccompanied runways youth, 496 respondents indicated that they had children living with them on the night of the count, and 554 were veterans. The survey results demonstrate that African-Americans continue to represent the largest percentage of the total adult homeless population in Dallas.
3	Priority Need Name	Public Services
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>Dallas City-wide</p>
<p>Associated Goals</p>	<p>Public Services - Youth Programs Public Services - Senior Programs Public Services - Clinical Health Program Public Services- Training for Adults- Disabilities Public Service - Community Court Other Housing - HIV Supportive Services Other Housing - HIV Housing Information</p>

	<p>Description</p>	<p>CDBG funds will continue to be used to address the needs of the elderly, frail elderly, and persons with disabilities. Programs addressing the needs of these special needs populations include the Child Care Services Program, a component of which includes child care for children with special needs, including disabilities; the Clinical Dental Program, which provides dental services for youth and seniors; City Crisis Assistance, which provides rapid response, crisis intervention and intensive case management to Dallas residents age 60+ who may have mental health problems; and the City Office of Senior Affairs and Senior Services Programs, which provide education, outreach, utility assistance, referrals, case management and other support services for seniors. The latter program includes a nursing home ombudsman program. Other programs funded by CDBG, HOPWA, ESG, or HOME may also serve these special needs populations, though not specifically targeted to those groups.</p>
	<p>Basis for Relative Priority</p>	<p>City of Dallas' special needs populations, as well as low and moderate income households in general, have a variety of public service needs. In consultation with the public and other interested parties, funding suggestions received through public input were presented to the City's Community Development Council (CDC) and elaborated upon by the CDC in subsequent public meetings. CDC recommendations were submitted to City Council which upon consideration approved and incorporated them into the Consolidated Plan.</p> <p>The following are the public service needs identified through the Consolidated Plan process:</p> <ul style="list-style-type: none"> • Medical and Dental Needs; • Psychiatric & Substance Abuse Service; • Social Services for Domestic Violence Victims; • Child Care; • Senior Services; • Clinical Health; • Youth Services.
<p>4</p>	<p>Priority Need Name</p>	<p>Public Improvements and Infrastructure</p>
	<p>Priority Level</p>	<p>High</p>
	<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development</p>

Geographic Areas Affected	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area
Associated Goals	Neighborhood Investments Program Infrastructure Neighborhood Enhancement Program
Description	Under the Neighborhood Investment Program (NIP), the City has committed to strategically focusing public improvements within the defined targeted NIP areas. Each area required an amount of planning with neighborhood involvement. Over the next five years, we will continue our efforts in targeted CDBG eligible neighborhoods
Basis for Relative Priority	In May 2002, the Affordable Workforce Housing Task Force was formed by Mayor Laura Miller to provide recommendations' regarding the City's affordable and workforce housing efforts. In August 2002, the Task Force completed its final report, the findings of which included a recommendation that Dallas focus and leverage its resources in geographically targeted areas to maximize program benefits and neighborhood impact. In response to this Task Force recommendation, the Dallas City Council, in February 2003, approved a Neighborhood Investment Program (NIP) as a means to strategically revitalize designated eligible CDBG target areas within the city of Dallas. NIP focus: <ul style="list-style-type: none"> • City must leverage its resources and bring private investment resources to maximize neighborhood impact; • Commitment of time and strategically focused public investment is required to bring projects online and encourage spin-off development; • Neighborhood buy-in required for long-term sustainability.
5 Priority Need Name	Economic Development
Priority Level	High
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
Geographic Areas Affected	Dallas

	Associated Goals	Economic Development- Business Loan Program Economic Development.- Business Assistance Center Program
	Description	The City utilizes CDBG funds to support below economic development programs. <ul style="list-style-type: none"> • Business Revolving Loan Fund: Makes loans to businesses for expansion, relocation and growth that will result in job creation or job retention for Low-to-Moderate Income persons. The program is available to businesses located within Dallas city limits in census tracts/block groups where the poverty level is greater than 20%. Through retaining Program Income, this program is able to fund new loans. • Business Assistance Center Program: Promotes economic growth by providing technical assistance and may also provide eligible business support services (i.e. microenterprise incubation services) as applicable to Low-to-Moderate Income persons who own or are interested in starting a new microenterprise. • Section 108 guaranteed loans are used to eliminate blight on spot basis, provide financing for mixed-use, housing, and economic development projects including large-scale physical development projects, and construction of public facilities. Activities will promote economic development and stimulate business and commercial activity that create or retain jobs that will be held by low- to moderate-income individual.
	Basis for Relative Priority	To provide long-term solutions for residents continuing to face the worst economic downturn in decades, the City must continue to generate and sustain new opportunities for economic success and stability for families city-wide. Therefore, the City will continue to give priority to programs that attract new companies to City of Dallas, assist in growing local and emerging businesses, and/or create and retain living wage jobs. In addition, through the CDBG and Section 108 program, the City will continue to fund economic development through small business training programs (e.g., Business Assistance Centers), provide loans for future Housing and economic development through the making of loans that promote activities that contribute to development of viable communities by providing decent housing including affordability to eligible households and a suitable living environments. Guaranteed loans are used to provide financing for mixed-use, housing, and economic development projects including large-scale physical development projects, and construction of public facilities.
6	Priority Need Name	Compliance Monitoring and Program Oversight
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Other
Geographic Areas Affected	Dallas
Associated Goals	Program Administration, Compliance, and Oversight
Description	Funds are budgeted to pay salary and operating costs for overall comprehensive management oversight and technical assistance for both external and internal programs receiving grants, administration and coordination of budget development, citizen participation, reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for 15-member advisory committee appointed by the City Council.
Basis for Relative Priority	To provide administration oversight of Consolidated Plan grants funded projects and ensures timely implementation in a manner that promotes Compliance with established rules, policies, and guidelines.

Table 51 – Priority Needs Summary

2. Narrative (Optional)

The City of Dallas has identified the following Priorities for FY 2013-14 through FY 2017-18, to address the concerns of Affordable Housing, Homelessness, Other Special Needs, Economic Development, and Non-Housing Community Development Needs.

Affordable Housing

- Create affordable housing that is decent, safe, and sanitary
- Improve the development process for all types of housing development
- Remove barriers to land assembly and land use for affordable housing
- Support housing in the context of community building to revitalize distressed neighborhoods
- Increase impact of current housing programs
- Design transit oriented developments.

Homelessness

- Permanent & Transitional Housing
- Medical and Dental Needs
- Psychiatric & Substance Abuse Service
- Social Services for Domestic Violence Victims
- Children & Youth Services – Childcare and Other Programs.

Public Services

- Senior Services
- Clinical Health
- Youth Services (Childcare, after-school/summer)
- Homeless Population
- Community Courts
- Offender Reentry Programs

Non-Housing Community Development

- City Infrastructure Improvements
- City Facilities Improvement
- Non-Profit Public Improvements

Economic Development

- Technical Assistance & Business Loans
- Job Creation
- Elimination of Blight on a Spot Basis

Emergency Solution Grant

- Essential Services
- Rapid Re-housing
- Homeless Prevention
- Shelter Operations

Housing Opportunities for Persons with AIDS

- Rental Assistance
- Housing Facilities Operations
- Supportive Services
- Acquisition/Rehabilitation

SP-30 Influence of Market Conditions – 91.215 (b)

1. Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>(a) high housing cost burden</p> <p>The City will continue to support TBRA programs due to the high housing costs burden in the area. There are 107,005 renters whose housing cost burden is greater than 30%; there are 4,904 owners whose housing cost burden is greater than 30%. There are 51,985 renters whose housing cost burden is greater than 50%; there are 23,940 owners. Statistics indicate that 20,890 renters and 7,060 for owners suffer from overcrowding with more than one person per room.</p> <p>(b) overcrowding with more than one person per room</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>(a) high risk due to low income for persons living with HIV/AIDS</p> <p>(b) access to rental housing market is limited for persons living with HIV/AIDS</p> <p>(c) may choose where to live</p> <p>(d) limited funding</p> <p>(e) small area FMRs compound the challenges</p> <p>(f) high housing cost burden in the area</p> <p>The City will continue to support TBRA programs due to the high housing costs burden in the area. There are 107,005 renters whose housing cost burden is greater than 30%; there are 4,904 owners whose housing cost burden is greater than 30%. There are 51,985 renters whose housing cost burden is greater than 50%; there are 23,940 owners. Statistics indicate that 20,890 renters and 7,060 for owners suffer from overcrowding with more than one person per room.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<ul style="list-style-type: none"> (a) low availability of affordable housing stock (b) limited lender funding (c) high foreclosure rates (d) bad economic conditions (e) migration (f) strong economic conditions (g) high cost of construction (h) revitalization areas (i) limited funds for supportive services (j) fewer home ownership opportunities
Rehabilitation	<ul style="list-style-type: none"> (a) low availability of good affordable housing stock (b) limited lender funding (c) high foreclosure rates (d) migration (e) high cost of construction (f) revitalization areas (g) high unemployment rate
Acquisition, including preservation	<ul style="list-style-type: none"> (a) stringent lending requirements (b) higher down payment and closing cost requirements (c) high cost of construction

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a) (4), 91.220(c)(1,2)

1. Introduction

The City of Dallas has identified federal, state, local and private resources expected to be available to address priority needs and the objectives put forward in the Strategic Plan. They will include:

- Entitlement Allocations
 - CDBG
 - HOME
 - HOPWA
 - ESG

- Low-income Housing Tax Credits
- Section 8 funds
- Competitive McKinney-Vento
- Continuum of Care Funds
- HOME match
- ESG match

The CDBG program provides grants to states, cities and counties for various purposes. The City of Dallas, being an entitlement city, receives CDBG funds each year based on a HUD established formula. The City can choose to use the funds for a variety of activities that address the development of viable urban communities by affirmatively providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The basic eligible activities include acquisition, disposition, public facilities improvements, clearance, public services, interim assistance, relocation, housing services, homeownership assistance and microenterprise/business development assistance.

The federal HOME program, authorized by the National Affordable Housing Act of 1990, was designed to facilitate long-term investment partnerships between federal, state and local governments and the private sector in an effort to expand the availability of affordable housing. A minimum of 15% of the HOME Program is set-aside for Community Housing Development Organizations (CHDO's) to further affordable housing efforts. HOME matching funds are contributed through local general funds and general obligation bonds committed and expended for affordable housing programs.

HOME Program funds may be used to assist a variety of housing activities. Participating jurisdictions decide how they will use the money among the following activities: acquisition, rehabilitation, new construction, tenant-based rental assistance, homebuyer assistance, and planning and support services.

The City of Dallas has determined to use a portion of HOME program funds for tenant based rental assistance (TBRA) based on local market conditions for the area. Due to the many socioeconomic conditions affecting low income families (e.g. economic conditions, unemployment, lack of education, increasing family size, etc.) obtaining and maintaining decent, affordable housing continues to be a concern for those families who would participate in HOME tenant-based rental assistance.

Emergency Solutions Grant (ESG) priorities are as follows:

- Broaden existing emergency shelter and homelessness prevention activities
- Emphasize Rapid Re-Housing
- Help people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness

The purpose HOPWA grant is to provide housing and supportive services to individuals with HIV/AIDS and their families. Eligible uses of the funds include mortgage, utility and rent assistance; support services; acquisition, rehabilitation, operation, and lease of facilities that provide housing; and administrative costs.

2. Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	1. Acquisition 2. Admin and 3. Planning 4. Economic Development 5. Housing 6. Public Improvements 7. Public Services	13,921,262	1,000,035	773,873	15,695,170	59,025,048	Funds will be used for revitalization in NIP areas; housing development with CBDOs; housing rehabilitation; mixed use development with affordable housing and commercial/retail space. Public service funds will be available for seniors, youth and adults with disabilities. Public facilities funds will be available for nonprofits for facility improvements. Funds will be used to pay administrative costs for staff working in CDBG & HOME activities.

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	1. Acquisition 2. Homebuyer assistance 3. Homeowner rehab 4. Multifamily rental new construction 5. Multifamily rental rehab 6. New construction for ownership 7. TBRA	4,240,210	50,000	0	4,290,210	17,160,840	Funds will be used for revitalization in NIP areas; housing development with CHDOs; housing rehabilitation; mixed use development with affordable housing and commercial/retail space. Funds will be used to pay administrative costs for staff working in HOME activities
HOPWA	public - federal	1. Permanent housing in facilities 2. Permanent housing placement 3. Short term or transitional housing facilities 4. STRMU 5. Supportive services 6. TBRA	4,393,520	0	626,935	5,020,455	17,574,080	HOPWA funds are used to provide housing, housing information, and supportive services for persons living with HIV/AIDS in the Dallas EMSA. Grant funds may also be used for administrative costs and other eligible activities as needs arise

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	1. Conversion and rehab for transitional housing 2. Financial Assistance 3. Overnight shelter 4. Rapid re-housing (rental assistance) Rental 5. Assistance Services 6. Transitional housing	1,050,237	0	0	1,050,237	4,200,948	Funds will be used for pay rental assistance on behalf of eligible homeless clients, Homeless Management Information System, supportive services (staff salaries for case management) and administrative costs.

Table 53 - Anticipated Resources

3. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging with federal funds allows more clients/applicants to be served and to benefit from the programs offered by the City and its In-kind partnerships. Federal funds will be used along with funds from local lenders and private equity to gap the budget shortfalls for development of affordable housing. City General Funds and Bond Funds will be used for: 1) Infrastructure improvements; 2) Predevelopment costs; and 3) Land acquisition and relocation, along with CDBG and HOME in development of affordable housing and mixed use development.

Low-income Housing Tax Credits will be used in conjunction with HOME funds to develop affordable housing. The Housing Finance Corporation provides funds to homeowners to assist with warranty repairs. Federal funds are leveraged with City bond funds for infrastructure improvements in the Neighborhood Investment Program target areas.

Section 108 funds will be used as subordinate gap financing as a mezzanine refunding piece for private and/or non-profit developers who would otherwise lack sufficient private funding for project development. A developer must have at minimum, a

contingency commitment for a loan for development financing from a lender acceptable to the City or be able to substantiate ability to provide other sufficient financial resources from private lender; equity; local, state, or other federal funds to support development costs.

New housing near transit stations, particularly near Dallas Area Rapid Transit (DART) light rail lines, is a cornerstone of the City's **ForwardDallas!** Comprehensive Plan. The Plan promotes zoning regulations for DART stations to be designed to attract new mixed-use development and help spur redevelopment by offering:

- Incentives, such as Tax Increment Financing, to encourage higher density housing within a quarter-mile of DART stations for mixed-income developments.
- Amendments to the Dallas Development Code to establish market tested mixed-use zoning districts, urban design standards for walk-ability and urban parking standards to encourage transit oriented development around DART stations.
- Agreements with Fannie Mae, DART and other agencies to promote location-efficient mortgages or smart mortgages to increase housing affordability near DART stations.

The City of Dallas was awarded a HUD Community Challenge Grant to encourage development of affordable housing and other transit-oriented development (TOD) in five communities (or Station Areas) located along DART light rail lines. It is crucial that Dallas leverage housing investments with economic development, transportation and other infrastructure investments, making sure these improvements serve residents in their primary function, but also support other goals of the City.

4. If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Land Bank property consists of tax foreclosed vacant lots acquired through a private Sheriff's sale that are sold to developers to build affordable housing. The City of Dallas works with developers in various forms, including financing, process review and project management, interested in development of affordable housing to acquire property from the Land Bank.

Public right-of-way and public parks are improved in NIP target areas to benefit the community and address the needs of those targeted neighborhoods. Community Development Block Grant funds are used to improve medians, sidewalks, street lighting, and infrastructure such as water/sewer lines. Public parks are improved through adding safer play equipment and design safer play areas for children.

5. Discussion

Dallas leverages housing investments with economic development, transportation and other infrastructure investments, so that improvements serve residents in their primary function, but support other goals of the City.

The Dallas TOD Initiative promotes housing development that meets the needs of each respective community, with an emphasis on workforce housing, mixed-income housing, and mixed-use housing. Catalyst sites within each station area have focal points for development and redevelopment activity. Station Area plans have been developed for the five areas and represent extensive collaboration between the City, advisory committees and planning consultants, broad public outreach, evaluation of existing conditions, and current market and development research. The Plans include an in-depth analysis of potential catalyst projects for each station area, new adaptive reuse ideas and recommended strategies and actions related to funding, outreach, zoning, and transportation and community development. Where feasible, the City will pursue other TOD opportunities to include affordable housing and mixed-use development.

The Neighborhood Investment Program uses CDBG funds to leverage Housing Finance Corporation (HFC) funds to support public improvement projects within target area and mixed use corridors and Bond funds to augment public improvement initiatives. BIP utilizes CDBG funds to leverage private resources for business operating expenses

HOPWA funds (both formula and competitive) are used locally to provide housing assistance and housing-related support, which is not typically funded through the Ryan White CARE Act. In addition to mainstream resources (like Medicare and Medicaid), Ryan White funds are used to provide core medical services and support services (like comprehensive case management, transportation, and food pantry) for persons living with HIV/AIDS. Finally, the State of Texas provides a small amount of funding for HIV housing and services under the State of Texas HIV Services Grant. By using HOPWA funds primarily for housing and Ryan White and other federal and state funds primarily for medical care, support services, and HIV prevention, locally we are able to leverage resources to greatest extent possible and avoid duplication of efforts. There are no matching requirements for HOPWA funding.

SP-40 Institutional Delivery Structure – 91.215(k)

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Inner City Community Development Corporation	CHDO	Ownership Rental	Jurisdiction City-wide
Builder of Hope CDC	CHDO	Ownership Rental	Jurisdiction City-wide
Southfair Community Development Corp.	CHDO	Ownership Rental	Jurisdiction City-wide
Cornerstone CDC	CHDO	Ownership Rental	Jurisdiction City-wide
Citizens Development Center Inc.	Non-profit organizations	Non-homeless special needs	Jurisdiction City-wide
City of Dallas-Housing/Community Services	Government	Non-homeless special needs	Jurisdiction City-wide
Dallas County Health and Human Services	Developer	Non-homeless special needs	Other
Metro Dallas Homeless Alliance (MDHA)	Regional Organization	Homelessness Planning	Other
Rebuilding Together	Non-Profit	Home Repairs	Jurisdiction
ONCOR Electric Delivery	Private	Pedestrian Light Construction	South Dallas Greater Fair Park
City of Dallas - Public Works Dept.	Public	Street Reconstruction	All NIP Areas
City of Dallas – Streets Dept.	Public	Street, sidewalk, curb and gutter improvements	All NIP Areas
City of Dallas – Park Dept.	Public	Park improvements	All NIP Areas
Good Fulton and Farrell	Private	Infrastructure planning	South Dallas Ideal/Rochester Park

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Design Studio Workshop	Private	Infrastructure Design	West Dallas
Inner City Development Corporation (ICDC)	Non-Profit	Housing & Commercial Development	South Dallas Greater Fair Park
Ideal Neighborhood Association	Non-Profit	Community Engagement	South Dallas Ideal/Rochester Park
Bill J. Priest Institute	Non-Profit	Small Business Development and Training	South Dallas Ideal/Rochester Park
Jubilee Neighborhood Association	Non-Profit	Community Engagement	Jubilee Neighborhood
Dolphin Heights Neighborhood Association	Non-Profit	Community Engagement	Dolphin Heights Neighborhood
La Bajada Neighborhood Association	Non-Profit	Community Engagement	LaBajada Neighborhood
Body of Christ Assembly Church	Non-Profit	Provide Meeting Space/Asst. with Community Projects	South Dallas Ideal/Rochester Park
Rhodes Terrace Bible Church	Non-Profit	Provide Meeting Space/Asst. with Community Projects	South Dallas Ideal/Rochester Park
Alameda Heights Neighborhood Association	Non-Profit	Provide Meeting Space/Asst. with Community Projects	Alameda Heights Neighborhood
City of Dallas	Governmental Entity	Non-Homeless Special Needs	Other: Dallas EMSA

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Private Developers: SCB	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
FRI, Inc	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
Jubilee	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
HaiTak	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
CHI-Notre Dame	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
Shared Housing	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
Defenders of Freedom	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
EVERGreen	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
Altura Homes	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
Habitat for Humanity	Non-profit and for-profit developers	Owner, developer, builder and manager of affordable housing.	Jurisdiction City-wide
Neighborhood Service Council	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
Boys and Girls Club	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
The Bridge Steps	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
Catholic Charities	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
Vogel Alcove	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
Urban League	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
Senior Citizens of Greater Dallas	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
Community Dental Health	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Open Arms	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide
The YMCA	Non-profit service providers	Provide direct services to clients	Jurisdiction City-wide

Table 54 - Institutional Delivery Structure

2. Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure through which affordable housing is produced in Dallas is stronger today than it has been in the past. There is a greater awareness by the private sector of the need for affordable housing. There are more outreach efforts by both the City and the private sector to find better ways to coordinate efforts and resources to address the need for affordable housing.

While there are substantial strengths in the system of affordable housing delivery in Dallas, gaps and weaknesses exist. Weaknesses include the availability of funds for infrastructure investments for affordable housing developments. The City is currently seeking alternative resources for funding infrastructure investments for large affordable housing developments through bond funds.

Specific actions to be taken to strengthen, coordinate, and integrate the affordable housing institutions and delivery system includes:

- Continue input from private sector interests
- Continue dialogue with all housing providers to coordinate services and leverage private and public funds
- Continue to support the Dallas Housing Finance Corporation
- Continue technical assistance and capacity building support for non-profit housing developers
- Continue to strengthen the partnerships between the City, State, and HUD
- Pursue private resources to increase flexibility in the delivery of affordable housing developments

3. Continuum of Care (CoC)

Metro Dallas Homeless Alliance (MDHA) is the Lead Agency for the Dallas/Irving and Collin Counties Continuum of Care (CoC). Through MDHA, representatives from area shelters, hospitals, government agencies, local municipalities, nonprofits, faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders, and other community members meet routinely to collaborate on issues to fight homelessness. The Dallas City Council resolved that MDHA is the "regional authority on homelessness" and provides

leadership to develop programs and secure funding to assure quality, effective services for persons experiencing homelessness.

4. Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services			X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 55 - Homeless Prevention Services Summary

5. Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The CoC Strategic Plan (which is currently under development) will address a coordinated housing service system that meets the needs of homeless individuals and families. The Coordinated Assessment System Plan will be integrated within the Strategic Plan and will provide tiered housing options that appropriately address the needs of homeless participants. The major tiered housing options that will be available to intake and assessment specialists are: emergency shelter, transitional housing

(includes housing prevention model), rapid re-housing, permanent supportive housing, and permanent housing (public housing/Section 8 or affordable housing). One major factor that will play a large role in the referral to housing will be the assessment of behavioral and medical stability coupled with a self-sufficiency quotient.

6. Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The CoC Strategic Plan (which is currently under development) will identify the gaps in services as well as the strengths for persons experiencing homelessness. The plan under development should link the Dallas' Ten Year Plan to Ending Chronic Homelessness by the year 2015 to the United States Interagency Council on Homelessness (USICH) Opening Doors Federal Strategic Plan to Prevent and End Homelessness. Some of the USICH goals are (1) Finishing the job of ending chronic homelessness by 2015; (2) preventing and ending homelessness among Veterans by 2015; (3) preventing and ending homelessness for families, youth and children by 2020; and (4) setting a path to ending all types of homelessness.

MDHA, convener for the local CoC, has established several focus groups to analyze and identify gaps in services in the areas of children and families, unaccompanied youth, domestic violence, single adults, veterans, etc.

7. Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The CoC Strategic Plan (which is currently under development) will identify gaps in services as well as the strengths for persons experiencing homelessness.

Persons with Physical and/or Developmental Disabilities

Over the next five years, it is expected that supportive housing and services for persons with physical and/or developmental disabilities will continue to be provided through the State of Texas and Dallas Housing Authority. The City of Dallas will work to coordinate with the State and Dallas Housing Authority to ensure that housing and services are available to disabled residents of Dallas.

Persons with Mental Health Disabilities and Alcohol or Other Drug Addictions

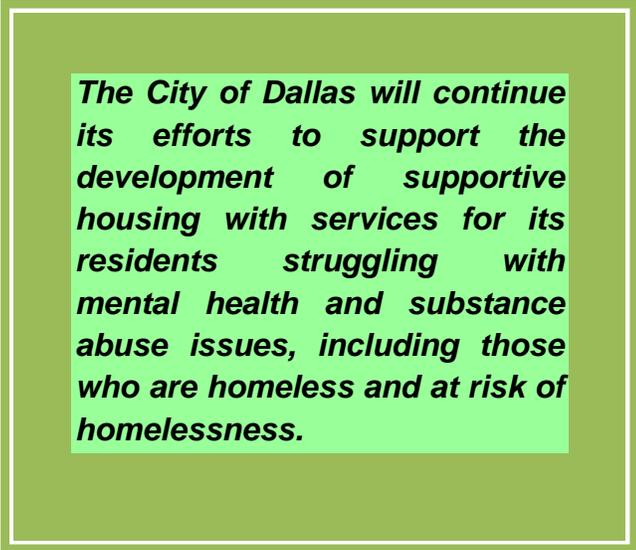
The City of Dallas will continue its efforts to support the development of supportive housing with services for its residents struggling with mental health and substance abuse issues, including those who are homeless and at risk of homelessness. However, it is anticipated that, over the next five years, supportive housing will continued to be provided through Homeless Continuum of Care funding and services through other federal and state departments.

Persons with HIV/AIDS and Their Families

HOPWA Ryan White funds and other mainstream resources together combine to provide a comprehensive continuum of care of housing and services for persons with HIV/AIDS living in the Dallas EMSA. The one gap in services for persons living with HIV/AIDS in the Dallas EMSA that has been identified in the past is employment services specifically targeting HIV+ persons. Ryan White funds are not made available for employment and trainings, so HOPWA has stepped in to fill that gap for persons receiving HOPWA housing. The City of Dallas and a HOPWA project sponsor (AIDS Services of Dallas) participated in the HOPWA Getting to Work Initiative. As part of that initiative, employment services were implemented at the agency's four facilities (about 125 units). Employment services continue to be a key focus area and, over the next five years, HOPWA funding will be used to expand those services and that focus to other HOPWA housing programs; either through direct one-on-one assistance or through information and referrals services (particularly on-line resources).

Victims of Domestic Violence, Dating Violence, Sexual Assaults, and Stalking

The City of Dallas will continue to support the development of supportive housing for residents who are victims of domestic violence. However, it is expected that, over the next five years, supportive housing will continued to be provided through Homeless Continuum of Care funding, and services through other federal and state resources.



The City of Dallas will continue its efforts to support the development of supportive housing with services for its residents struggling with mental health and substance abuse issues, including those who are homeless and at risk of homelessness.

SP-45 Goals Summary – 91.215(a) (4)

1. Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Youth Programs	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$5,055,350	Public service activities for Low/Moderate Income Housing Benefit: 18,750 Households Assisted
2	Public Services - Senior Programs	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$130,545	Public service activities for Low/Moderate Income Housing Benefit: 38,670 Households Assisted
3	Public Services - Clinical Health Program	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 2,000 Households Assisted
4	Public Services- Training for Adults- Disabilities	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$125,000	Public service activities for Low/Moderate Income Housing Benefit: 650 Households Assisted
5	Public Service - Community Court	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$3,602,155	Public service activities other than Low/Moderate Income Housing Benefit: 1,204,925 Persons Assisted
6	Housing Needs - Housing Services Program	2013	2017	Affordable Housing	Dallas City-wide	Affordable Housing	CDBG: \$250,000	Other: 125 Other
7	Housing Needs - Mortgage Assistance Program	2013	2017	Affordable Housing	Dallas City-wide	Affordable Housing	CDBG: \$6,500,000	Direct Financial Assistance to Homebuyers: 600 Households Assisted

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Housing Needs - Homeowner Repairs	2013	2017	Affordable Housing	Dallas City-wide	Affordable Housing	CDBG: \$3,362,219	Homeowner Housing Rehabilitated: 2,725 Household Housing Unit
9	Housing Needs - CHDO Development Loans	2013	2017	Affordable Housing	Dallas City-wide	Affordable Housing	HOME: \$5,000,000	Homeowner Housing Added: 250 Household Housing Unit
10	Housing Needs - Housing Development Loans	2013	2017	Affordable Housing	Dallas City-wide	Affordable Housing	HOME: \$8,105,945	Homeowner Housing Added: 250 Household Housing Unit
11	Other Housing- HIV Rental Assistance	2013	2017	Affordable Housing Non-Homeless Special Needs	Dallas City-wide	Affordable Housing	HOPWA: \$2,200,000	HIV/AIDS Housing Operations: 1,700 Household Housing Unit
12	Other Housing - HIV Supportive Services	2013	2017	Non-Homeless Special Needs	Dallas City-wide	Public Services	HOPWA: \$5,375,810	Public service activities for Low/Moderate Income Housing Benefit: 4,625 Households Assisted
13	Other Housing - HIV Facility Based Housing	2013	2017	Affordable Housing Non-Homeless Special Needs	Dallas City-wide	Affordable Housing	HOPWA: \$3,487,060	HIV/AIDS Housing Operations: 1,575 Household Housing Unit
14	Homeless Services - Tenant Based Rental Assistance	2013	2017	Homeless	Dallas City-wide	Homelessness	HOME: \$1,350,000 ESG: \$150,000	Tenant-based rental assistance / Rapid Re-housing: 620 Households Assisted
15	Homeless Services - Essential Services	2013	2017	Homeless	Dallas City-wide	Homelessness	ESG: \$549,055	Public service activities for Low/Moderate Income Housing Benefit: 2,430 Households Assisted
16	Homeless Services - Prevention	2013	2017	Homeless	Dallas City-wide	Homelessness	ESG: \$343,875	Homelessness Prevention: 340 Persons Assisted
17	Homeless Services - Operations	2013	2017	Homeless	Dallas City-wide	Homelessness	ESG: \$1,891,395	Homeless Person Overnight Shelter: 31,575 Persons Assisted
18	Economic Development / Business Loan Program	2013	2017	Non-Housing Community Development	SDDC	Economic Development	CDBG: \$3,000,000	Jobs created/retained: 85 Jobs

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Economic Development /Business Assistance Center Program	2013	2017	Non-Housing Community Development	Dallas City-wide	Economic Development	CDBG: \$3,200,000	Businesses assisted: 3,200 Businesses Assisted
20	Other Housing - HIV Housing Information	2013	2017	Non-Homeless Special Needs	Dallas City-wide	Public Services	HOPWA: \$503,330	Public service activities for Low/Moderate Income Housing Benefit: 875 Households Assisted

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Neighborhood Investment Program Infrastructure	2013	2017	Non-Housing Community Development	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area West Dallas Community Revitalization Plan Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas / Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area Lancaster Corridor / Cigarette Hill Community Revitalization Plan Area South Dallas / Rochester Park Community Revitalization Plan Area South Dallas / Greater Fair Park Community Revitalization Plan Area	Public Improvements	CDBG: \$5,120,680	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 17,300 Households Assisted.

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	Neighborhood Enhancement Program	2013	2017	Non-Housing Community Development	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas / Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area	Public Improvements	CDBG: \$125,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 37,790 Households Assisted.
23	Dedicated SAFE II Expansion Code Inspection	2013	2017	Non-Housing Community Development	Dallas City-wide	Affordable Housing	CDBG: \$1,164,780	Housing Code Enforcement/Foreclosed Property Care: 472,960 Household Housing Unit.

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	NIP - Code Compliance	2013	2017	Non-Housing Community Development	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas / Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area	Affordable Housing	CDBG: \$2,499,945	Housing Code Enforcement/Foreclosed Property Care: 250,000 Household Housing Unit
25	Program Administration, Compliance, and Oversight	2013	2017	Administration, Compliance and Oversight	Dallas City-wide	Compliance Monitoring and Program Oversight	CDBG: \$2,871,252 HOME: \$424,021	Other: 0 Other

Table 56 – Goals Summary

2. Goal Descriptions

1	Goal Name	Public Services - Youth Programs
	Goal Description	<p>Provide after-school and summer outreach programs for youth (ages 6-12) Monday-Friday through structured recreational, cultural, social and life skill activities.</p> <p>Provide after-school programs and daycare for special needs children, homeless children and children with disabilities.</p> <p>Provide child care subsidies for low/mod income working parents and teenage parents who are attending school and do not qualify for any other form of public assistance.</p>
2	Goal Name	Public Services - Senior Programs
	Goal Description	<p>Provides rapid response, crisis intervention, and case management to Dallas residents, age 60 and older, who may have mental health problems resulting in high-risk behaviors. Referrals are generated from Dallas Police Department with request from Dallas Fire/Rescue, 911/311, and other City Departments.</p> <p>Enhance the quality of life for older adults (age 60 and above) by linking services through assessing and determining needs, which may be basic such as food and shelter and providing case management to help resolve concerns such as elder abuse, or other forms of victimization. Also, information will be disseminated to diverse older adult communities about services through resource fairs, presentations and educational programs.</p> <p>Provides case management and other programs for seniors, as well as investigative support services in both community and institutional settings via contracts with non-profit agencies. Multi-sub recipients are funded under this program (one or more may provide these services). Case managers (staff) conduct intakes/assessments on clients to determine eligibility and other social service needs for persons 60 years and older. Referrals may be made to area food pantries, rental assistance, area shelters, legal assistance, and assistance with qualifying for other benefits. Education and public awareness sessions are also conducted to provide information regarding services available to seniors. Nutritious meals (breakfast, lunch) are provided, as well as transportation services. A nursing home ombudsman is also funded under the program to receive, investigate, and resolve complaints from nursing home residents and their families.</p>
3	Goal Name	Public Services - Clinical Health Program
	Goal Description	<p>Provides dental health services to low/moderate income children and youth through age of 19 and seniors aged 60 and over. Dental services include exams, cleaning, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections, and oral health education. Funding pays partial salary costs for a dentists, hygienist, dental assistants, and operating costs.</p>

4	Goal Name	Public Services- Training for Adults- Disabilities
	Goal Description	Provides development of life skills, vocational training and job placement for adults with disabilities. Funding for the program includes partial salaries, benefits for staff and other operating costs.
5	Goal Name	Public Service - Community Court
	Goal Description	The community court arraigns defendants arrested for “quality of life” crimes and code violations of property. Defendants cited for Class C misdemeanor crimes committed in the West Dallas area are brought before the Community Court for swift adjudication and restitution. Those who plead guilty or no contests are ordered to perform community service and/or attend rehabilitative and educational programs.
6	Goal Name	Housing Needs - Housing Services Program
	Goal Description	Provides grants to Community Housing Development Organizations to support salary and direct delivery for HOME funded activities, including housing counseling, loan processing, and other eligible services to potential homebuyers participating or seeking to participate in HOME funded projects.
7	Goal Name	Housing Needs - Mortgage Assistance Program
	Goal Description	Down payment and closing cost assistance is offered to homebuyers at or below 80% AMFI through participating lenders. No interest, deferred payment loans are made for down payment, principal reduction and closing costs up to a maximum of \$20,000.

8	Goal Name	Housing Needs - Homeowner Repairs
	Goal Description	<ul style="list-style-type: none"> • Provides deferred payment loans to low income homeowners at 80% or below of AMFI for repairs and replacement up to \$17,500 for four major systems: heating/air conditioning, plumbing/gas, and roof and electrical. Financial assistance will be provided as a no interest loan secured by a promissory note and deed of trust with a five year lien. Loan payments are self amortized over the loan term and forgiven monthly at the rate of 1/60 of the loan amount if the borrower occupies the property continuously for the entire five year loan term. The note and lien shall be released after five years if the borrower occupies the property continuously for five years or upon repayment of the note. • Provide deferred loans to low-income homeowners for reconstruction of their existing homes. Homeowners must be 62 years of age or older or disabled and their household income be at or below 80% MFI. Financial assistance will be provided as a no interest deferred payment loans secured by a promissory note and deed of trust. The note is due and payable upon the death of Borrower or transfer of the property or the City may consent to a one time transfer and assumption of the note upon the death of Borrower by an eligible heir of the Borrower. • Provide grants to low income, elderly (62 and older) and disabled homeowners for minor exterior repairs services through volunteers and contract services. The program also provides free volunteer specialty services such as pest extermination, heater service, AC installation and glass replacement. Volunteer specialty services are ancillary assistance provided to homeowners as needed, no CDBG funds are expended for these services.
9	Goal Name	Housing Needs - CHDO Development Loans
	Goal Description	Provides development and pre-development loans and grants to City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low income households at 80% or below of AMFI. CHDOs may act as owners, developers or sponsors of the affordable ownership or rental housing project. Certified CHDOs may apply for funding by application anytime during the fiscal year. Projects submitted are underwritten with traditional lending standards and must be construction ready. Long term affordability restrictions are required for every funded project based on subsidy amounts.
10	Goal Name	Housing Needs - Housing Development Loans
	Goal Description	Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing, including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs, and rental rehabilitation.

11	Goal Name	Other Housing- HIV Rental Assistance
	Goal Description	Provide long-term and transitional rental assistance to persons with HIV/AIDS and their families living in the metropolitan area.
12	Goal Name	Other Housing - HIV Supportive Services
	Goal Description	Provide 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.
13	Goal Name	Other Housing - HIV Facility Based Housing
	Goal Description	Provide operational costs, including lease, maintenance, utilities, insurance and furnishings for facilities that provide housing to persons with HIV/AIDS and their families living in the metropolitan area.
14	Goal Name	Homeless Services - Tenant Based Rental Assistance
	Goal Description	Provide transitional rental assistance to homeless families and individuals for up to one year, up to 24 months..
15	Goal Name	Homeless Services - Essential Services
	Goal Description	Provide direct services to homeless persons to address employment, substance abuse treatment and health prevention services.
16	Goal Name	Homeless Services - Prevention
	Goal Description	Provide operational costs for shelters or transitional housing facilities for homeless persons.
16	Goal Name	Homeless Services - Operations
	Goal Description	Provide operational costs for shelters or transitional housing facilities for homeless persons.
18	Goal Name	Economic Development- Business Loan Program
	Goal Description	The Business loan program is a Revolving Loan Fund program that makes loans to businesses for expansion, relocation and growth that will result in job creation or job retention for low to moderate income persons. The program is available to businesses located within Dallas city limits. Through retaining Program Income, the Business Loan Program is able to fund new loans. The Business Loan Program is available to businesses located in census tracts/block groups where the poverty level is greater than 20%.
19	Goal Name	Economic Deve.- Business Assistance Center Program
	Goal Description	Provide comprehensive and group technical assistance sessions and support services to micro enterprise incubator tenants, existing business and prospective new micro-enterprises (8 BACs).
20	Goal Name	Other Housing - HIV Housing Information
	Goal Description	Provide 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.

21	Goal Name	Neighborhood Investement Program Infrastructure
	Goal Description	CDBG funds will be used for public infrastructure improvements and related Architectural/Engineering design in 5 Neighborhood Investment Program (NIP) target areas. NIP areas include 20.00pt, 25.00, 27.01, 27.02, 39.02, 48.00pt, 55.00pt, 57.00, 87.03, 87.04pt, 87.05, 88.01pt, 88.02pt, 101.01, 101.02, 113.00pt, 114.01pt, and 115.00pt.
22	Goal Name	Neighborhood Enhancement Program
	Goal Description	CDBG funds will be used for the construction, rehabilitation, or installation of public improvements in the Neighborhood Investment Program and other strategically targeted areas. City of Dallas planned projects are focused on aesthetic improvements on public property and right of ways. NIP areas include: 20.00, 25.00, 27.01, 27.02, 39.02, 48.00, 55.00, 57.00, 87.03, 87.04, 87.05, 88.01, 88.02, 101.01, 101.02, and 113.00, 114.01, and 115.00.
23	Goal Name	Dedicated SAFE II Expansion Code Inspection
	Goal Description	Provide strict code and fire enforcement services to substandard properties in high crime areas to bring properties into code compliance.
24	Goal Name	NIP - Code Compliance
	Goal Description	This program provides enhanced code enforcement activities within the Neighborhood Investment Program designated target areas including census tracts 20.00, 25.00, 27.01, 27.02, 39.02, 48.00, 55.00, 57.00, 87.03, 87.04, 87.05, 88.01, 88.02, 101.01, 101.02, 113.00, 114.01 and 115.00, . Code officers enforce city codes including all premises and zoning violations such as high weeds, litter, substandard structure, obstruction, junk motor vehicles, illegal storage, fences, graffiti, open and vacant structures, parking on unapproved surfaces, etc. The Code officers determines the presence of violations, issue notices to comply, issue citations and perform intensified neighborhood inspections, as needed. Code Inspectors work along with other supplemental community based strategies in the target area to halt decline/deterioration and assist in revitalization of the area.
25	Goal Name	Program Administration, Compliance, and Oversight
	Goal Description	Provides overall administration, coordination of budget development, citizen participation, reporting and compliance of Consolidated Plan grants.

3. Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

These are the anticipated numbers of individuals and families that the City of Dallas will provide housing support through the HOME program.

Extremely Low-Income:

- Child Care – 750
- Dental Care – 500
- Senior Services - 2500
- Training for Adults w/disabilities – 25

Low-Income:

- Child Care – 1000
- Dental Care - 525
- Senior Services - 1000
- Training for Adults w/disabilities – 25

Moderate-Income:

- Housing Services – 125
- CBDO – 50
- CHDO Dev Loans – 100
- CHDO Operating – N/A
- Housing Development Loans – 125
- Homeless Assistance Center-100
- Mortgage Assistance Program-625

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

1. Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Dallas Housing Authority (DHA) ensures it is compliant with requirements of the 504 of the Rehabilitation Act of 1973 which requires that properties with 15 or more unit have a minimum of 5 percent mobility accessible units and two percent of the units must be for visual/audio impairments.

2. Activities to Increase Resident Involvements

Residents have the ability to seek election as a Resident Council officer, which are elected by the residents of their community. The residents are encouraged to attend the monthly council meetings and to work closely with the site managers and service coordinators, in order to provide input regarding their vision as to the services they think would assist them with improving their quality of life and helping them become more self-sufficient.

DHA implements initiatives to assist families with the transition from renting to owning their own home. The Family Self Sufficiency (FSS) program provides assistance to public housing residents who take advantage of the opportunities that are afforded to them to achieve homeownership.

3. Is the public housing agency designated as troubled under 24 CFR part 902?

No

4. Plan to remove the ‘troubled’ designation

Dallas Housing Authority is not designated as troubled under 24 CFR part 902.

SP-55 Barriers to affordable housing – 91.215(h)

1. Barriers to Affordable Housing

The City of Dallas is currently in the process of developing a new analysis of impediment. A request for proposal was issued in March 2013 and the City has executed a contract with a third party to prepare the analysis of impediment. The new analysis of impediment expected to be completed in early 2014. Completion may be delayed depending on whether and new regulations are adopted. A substantial amendment to the Consolidated Plan will be undertaken based on final outcome of current work on Analysis of Impediments to Fair Housing Choice.

The City of Dallas will follow fair housing standards in its marketing of all CDBG, Section 108, and HOME housing funded programs, and in particular, the City of Dallas will affirmatively market housing containing five or more assisted units. If financial assistance is provided to any multifamily rental project that will contain five or more assisted units, the City of Dallas requires the applicant to submit an Affirmative Fair Housing Marketing Plan to the Fair Housing Office for approval. Plans are reviewed for the following information:

- Racial demographics of the census tracts
- Target market
- Marketing strategy and activity plan
- Proposed marketing sources
- Community contacts.

After approval and implementation of the project, ongoing reporting is submitted to the City's Fair Housing Office. In addition, the City of Dallas offers equal opportunity for all eligible persons to participate in public service programs. Some public service programs, though, are designed specifically to target minority populations.

The City of Dallas works to eliminate barriers that limit the production or feasibility of affordable housing construction. The Forward Dallas! Plan adopted in 2006 pushes for progress and serves as the plan to guide important decisions about the city's growth.

Local public policies in Dallas are generally favorable for the production of affordable housing. The City faced challenges that included by permit requirements, the cost of lead based paint removal regulations, fee structures for water/sewer lines, street lighting and infill housing development. Costs are rising for environmental controls and infrastructure.

In order to offset rising costs, the City of Dallas continues to utilize General Obligation Bond funds to assist developers with infrastructure installations to support development of affordable housing. General Obligation Bond Funds have also been combined with economic development initiatives and transit oriented initiatives to provide affordable housing linked to transportation and employment. City funds provided to nonprofit and

for profit developers of affordable housing have increased over the past eight years in order to keep pace with rising costs that would prevent or deter development.

The City has bundled unproductive, vacant, abandoned and developable lots into an Urban Land Bank Program to stabilize distressed communities. However, demolition costs are increasing.

Construction costs continue to rise for materials and labor. Such costs are handed down to homeowners and renters alike. With federal funds diminishing and federal regulations limiting assistance, the City of Dallas works to develop a constant revenue stream for affordable housing in the form of a Housing Trust Fund which allows a greater degree of flexibility in meeting the “Forward Dallas” plan for housing for the future.

Finally, the City of Dallas continues to seek input from elected officials, partners, citizens, housing developers, builders, and community organizations to identify any policies and/or processes that present barriers to the development of affordable housing and to address those barriers.

2. Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The resolves that will be structured to address the barriers listed in the previous section integrate the three elements of the Forward Dallas Plan:

- **Land use:** Work strategically to stabilize existing residential neighborhoods and to accommodate growth, housing needs and development patterns
- **Transportation:** Use roads efficiently, reducing congestion, and supporting development around DART stations
- **Economic development:** Support business recruitment and retention, retail growth, and small business development

For building permits and plan reviews - the city opened a Sustainable Development and Construction Department (SDCD), a One-Stop Permit Center, to consolidate most building permit requirements to one location. This makes it easier for developers and builders to do business with the City.

Fee structures for water and sewer hook-ups and building permits in Dallas are built on full service cost recovery - General Obligation Bond Funds for 2006 were combined with economic development initiatives and transit oriented initiatives to provide affordable housing in coordination with transportation and employment. City funds provided to non-profit and for profit developers of affordable housing have increased over the past eight years in order to keep pace with rising costs that would prevent or deter development.

Land Assembly - The City implemented an Urban Land Bank Demonstration Program to acquire unproductive, vacant and developable lots and lots improved with abandoned

vacant and uninhabitable houses to be “banked” for affordable housing development. City funds provided to non-profit and for profit developers of affordable housing have increased over the past eight years in order to keep pace with rising costs that would prevent or deter development.

Finding qualified homebuyers - The City has a Mortgage Assistance Program to help with that for low to moderate income families. The program requires potential buyers to complete homeownership education.

Increased costs in materials and labor - The City funds several programs through federal and general funds to help homeowners maintain their properties. However, only one in ten applicants still qualify for assistance.

Lead Based Paint regulations - the City provides information and educational referral for homeowners needing to conduct lead based paint removal.

Funding - The City is still trying to develop a consistent revenue stream for affordable housing in the form of a Housing Trust Fund which allows more flexibility in meeting the “**Forward Dallas!**” plan for housing for the future.

The City generally requires that any housing project receiving TIF assistance also provide affordable housing. Finally, the City continues to seek input from elected officials, partners, citizens, housing developers, builders, and community organizations to identify any policies and/or processes that present barriers to the development of affordable housing and to address those barriers.

SP-60 Homelessness Strategy – 91.215(d)

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

There are several street outreach programs that work daily to locate and refer homeless households to the appropriate facilities and programs. These outreach programs are run by CitySquare, Promise House and the Crisis Intervention Team of the Dallas Police Department. There are several providers offering daytime services that give opportunities for persuading shelter-resistance persons to take advantage of services. Additionally, Metro Dallas Homeless Alliance (MDHA) hosts a monthly Alliance Homeless Forum specifically for those experiencing homelessness, the formerly homeless and service providers.

2. Addressing the emergency and transitional housing needs of homeless persons

The City will continue to use the maximum amount allowable under the Emergency Solutions Grant to fund Emergency Shelter Services (essential services and operational costs) to assist shelters and transitional housing programs with cost to operate those facilities. Rapid Re-Housing, under ESG, is also a funding priority which allows persons in emergency and transitional housing programs to be quickly housed that come from the streets and or shelters. An Emergency Shelter means any facility, for which the primary purpose of which is to provide a temporary shelter for the homeless in general, or specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. Persons residing in transitional housing programs are eligible for rapid re-housing funds as long as the individual/family does not have an executed occupancy or lease agreement in place.

The CoC conducted a series of summit meetings (starting in February 2013) of shelters, outreach organizations, and other homeless service providers that engage individuals and families from the streets to discuss a coordinated effort to provide better outreach and coordinated assessment and referrals for the homeless. The CoC is also been selected to receive technical assistance in developing its coordinated assessment system for homeless individuals and families to improve access, outreach, uniformed assessment and coordinated referral. Outreach procedures and coordinated assessment and referral shall be synced with the HMIS to allow for data sharing among members of the CoC network, allowing some common denominator in assessment and referral of clients. The coordinated assessment system with outreach procedures is scheduled to be operational by October 2013.

- 3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Foster Care

The CoC works with the Texas Department of Family Protective Services and its policies to prepare youth for discharge through the provision of independent living skills training and personal developmental program while still in foster care; the Preparation for Adult Living Program. Discharge planning is conducted by the state case manager and the foster home where the youth resides. Youth are eligible for Transitional Living Allowance funding and housing programs from the Transitional Living Program. Efforts are made to return the child to their family, but if housing is needed, the CoC endorses and agrees to pair the TLA and TLP programs, as appropriate. In this way, the young adult can be served or housed in affordable housing or with a non-profit or faith-based organization within the community, rather than being thrust immediately on their own. Some youth are eligible to receive Educational and Training Vouchers upon discharge.

Mental Health

The CoC works with the providers of mental health services to build a process for assisting their clients in finding safe, decent, and affordable housing, as they exit from mental health treatment and/or a supportive housing program. The elements of the discharge plan include:

- a timeline agreed upon by case worker and client for remaining in the program
- the client's proposed destination
- an inventory of the client's financial resources which make the proposed destination possible
- a thorough assessment of barriers which currently and potentially may hinder discharge and a presentation of the discharge plan to the treatment team for approval

Once approved, the case manager and client execute the discharge plan and provide updates to the treatment team. Once the client is prepared to exit the housing program, the program manager and case manager follow the established discharge process.

Corrections

CoC planning includes working with law enforcement to expand the types of services offered to those with mental health and competency issues to those who are mentally and physically competent, but experiencing homelessness.

- 4. Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Foster Care

Youth are eligible for Transitional Living Allowance funding and housing programs from the Transitional Living Program. The CoC can lead clients toward affordable housing or be placed with a non-profit or faith-based organization within the community, rather than being thrust immediately on their own.

Mental Health

The discharge Plan created by the case manager and the client is approved by the treatment facility. The case manager and client execute the discharge plan and provide updates to the treatment team. Once the client is prepared to exit the housing program, the program manager and case manager follow the established discharge process.

Corrections

CoC planning includes working with law enforcement to expand the types of services offered to those with mental health and competency issues to those who are mentally and physically competent, but experiencing homelessness.

Education

Case managers ensure the children are enrolled, attending school, and receiving any services for which they may qualify, such as special education, speech therapy, free or reduced price meals, along with uniforms and supplies. Some agencies require school-aged children to participate in after-school programs in which homework completion and tutoring are offered.

Youth

MDHA Youth Taskforce meets monthly to discuss issues related to youth homelessness. Chaired by an Executive Director of one of the service providers to this population, members include representatives from agencies (Promise House, CitySquare TRAC, Bridges Safe House, CASA (Court Appointed Special Advocate) and City House, school district homeless liaisons and principals in area ISDs, Mental Health America-Dallas and behavioral health care providers (Metrocare). The goal is to prevent longer-term homelessness and assist in immediate needs.

SP-65 Lead based paint Hazards – 91.215(i)

1. Actions to address LBP hazards and increase access to housing without LBP hazards

The 2000 census lists 138,843 residential units constructed prior to 1959. Based on assessments performed by the City of Dallas' Housing Department, half of those units are likely to contain lead-based paint (69,421 units). With an average occupancy of 2.7 persons per household, over 187,437 persons could potentially be exposed to lead-based paint hazards. Half of these households are estimated to be low and moderate income as the propensity of these households is to live in older units. This population also lacks the means to control lead-based paint hazards through abatement or interim controls.

Although the potential risk of lead poisoning in Dallas appears to be high based on the number of persons potentially exposed, public health officials indicate the numbers of children with elevated lead levels are in fact low, based on actual testing.

The Housing Department attempts to reduce the risk of exposure in federally assisted housing programs through lead-based paint testing, information sharing, demolition, and other means allowed. Lead based paint regulations are a barrier to saving many homes because the cost of following the federal regulations prohibits many homes from being saved. Stricter lead based paint regulations forces program changes in order to address lead hazards.

HOPWA-assisted housing units undergo habitability inspections, where applicable, at move-in and at least annually thereafter. For applicable housing units, the habitability inspection includes a visual assessment of lead-based paint hazards, with required remediation if necessary, prior to the unit passing inspection.

2. How the actions are listed above related to the extent of lead poisoning and hazards?

The actions will force minimizing lead hazards through remediation. Lead-based paint visual assessments and testing will eliminate hazards. Demolition will remove hazards from site specific projects.

3. How are the actions listed above integrated into housing policies and procedures?

The City of Dallas Policies and Procedures for each program addresses lead based paint accordingly. We provide brochures, information, answer questions on safe work practices on small jobs.

SP-70 Anti-Poverty Strategy – 91.215(j)

1. Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The basic anti-poverty strategy is to use available resources to address the needs of extremely low-income persons while providing opportunities for self-empowerment and escape from the intergenerational cycle of poverty. The City of Dallas recognizes that inter-jurisdictional and interagency cooperation is an important key in developing and implementing a successful approach to this problem. Efforts will continue to increase effective communication between various organizations and seek ways to produce mutually supportive actions.

All aspects of the quality of life will be included (i.e. housing, economic development, public facilities, health and social services, education, neighborhood improvement, crime, etc). In February 2003, the Dallas City Council adopted a policy for the new Neighborhood Investment Program (NIP) that takes a coordinated and focused approach to revitalize distressed neighborhoods that include pockets of poverty. It is likely that the City of Dallas will include these areas as Neighborhood Investment Program (NIP) Areas in the coming year and create the defined strategies for these areas. The City of Dallas has reached out to its private sector partners in adopting this program and will continue the partnerships for investment into the areas in private dollars.

The City of Dallas believes that education plays an important role in eliminating poverty. In this regard, information regarding City programs is disseminated via our public and private partners and referral systems are in place for quick response.

2. How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Dallas' Housing programs are designed in part to address the needs of individuals/families below 30% of AMFI. The programs include assistance with rental units, homeowner maintenance assistance, homeownership assistance, and home repair assistance. Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation and the City's non-profit partners also address poverty level individuals/families (i.e. public housing, low income housing tax credit projects, homeownership assistance, and transitional housing) on a neighborhood level. All together, the housing partners operate programs that reduce the amount of poverty throughout the city of Dallas through self-sufficiency and financial independence.

SP-80 Monitoring – 91.230

1. Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Office of Financial Services (OFS) Department serves as the City's overall grant administrator ensuring implementation, reporting and compliance with all pertinent regulations. City Departments will make certain that programs and activities adopted FY 2013-14 through FY 2017-18 Consolidated Plans are accomplished in a timely manner and consistent with program descriptions. Programs will be monitored by OFS department for compliance with HUD's requirement that un-drawn CDBG funds in the line of credit do not exceed 1.5 times the amount of the most recent CDBG entitlement grant.

City policy obligates CDBG funds within 12 months of budget approval and expends funds within 24 months whenever possible will also be monitored. So, too, the City will inspect all HOME assisted TBRA units and regular HOME assisted rental units initially and then, on an ongoing basis in accordance with 24 CFR 92.504(d), per HOME Program guidelines.

In 2011, the Grant Compliance Group (GCG), and their departmental functions and duties, were integrated with the Office of Financial Services (OFS). GCG is responsible for compliance monitoring of programs, functions and activities funded with entitlement grant funds awarded to the City through the HUD Consolidated Plan-Action Plan. Department Directors are charged to ensure adequate administrative oversight of the programs funded under the Consolidated Plan- Action Plan during pre- and post-award periods.

Compliance monitoring consists of:

- Reviewing reports and supporting documents submitted by sub-recipients, contractors and in-house programs to City Departments for cost reimbursement
- Performing on-site and/or desk monitoring reviews at sub-recipient, contractor and in-house locations to review supporting documents for financial and programmatic records
- Observing the delivery of services that benefits eligible beneficiaries

Onsite and/or desk compliance monitoring reports are provided by GCG administering City Departments, sub- recipients, contractors, and in-house programs indicating findings of noncompliance related to violations of Federal, state, local, or other

applicable requirements identified during onsite and/or desk compliance monitoring reviews. OFS/GCG and City Departments work together to address/resolve findings identified during compliance reviews, and will confirm final disposition. OFS/GCG works to ensure that outstanding compliance monitoring findings are closed within nine (9) months from the date of the first report that contains findings. Funds are budgeted to pay salary and operating costs related City-wide compliance monitoring for Consolidated Plan-Action Plan funded programs, functions and activities. Staff includes Managers, Compliance Administrators and Administrative Support.

City Departments must provide technical assistance to sub-recipients/contractors receiving HUD funds to insure an understanding of contractual requirements, regulations, guidelines, and grant administrative procedures. Contract requirement forms are completed on-site during scheduled delivery of the fully executed contract to sub-recipients/contractors. An on-site technical assistance visit is conducted by staff from the administering City Department for each sub recipient/ contractor receiving HUD funds within 30 days after execution of the contract/agreement. Additional on-site visits are conducted as needed. OFS will coordinate an annual technical assistance workshop for City staff, sub-recipients and contractor staff. At a minimum, the workshop will cover the following topics:

- Consolidated Plan Oversight
- Federal Statutory Requirements for CDBG, ESG, HOME and HOPWA
- Reporting Requirements
- Eligible Activities
- Cost Principles
- Davis-Bacon and Labor Standards Requirements
- OMB Audit Requirements



City of Dallas

FY 2013-14 ACTION PLAN



U.S. Department of Housing and Urban Development

City of Dallas
Office of Financial Services – Grant Administration Division
1500 Marilla Street
Dallas, Texas 75201
www.dallascityhall.com





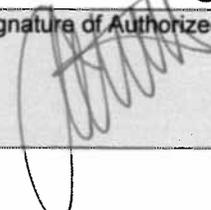
Application for Federal Assistance (SF-424)





SF 424

Date Submitted 08/15/2013	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction City of Dallas/Office of Financial Services		UOG Code TX481338 Dallas	
Street Address Line 1: 1500 Marilla Street		Organizational DUNS: 19-661-6478	
Street Address Line 2: Room 4FS		Organizational Unit	
City: Dallas	Texas	Department: Budget and Management Services	
ZIP: 75201	Country U.S.A.	Division: Community Development Division	
Employer Identification Number (EIN):		County: Dallas	
75-6000508		Program Year Start Date (10/01/2013)	
Applicant Type:		Specify Other Type if necessary:	
Local Government: Municipal		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (Cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: FY 2013-14 Community Development Block Grant (CDBG) projects include: Public Services, Housing, Rehabilitation and Related Activities, Fair Housing, Economic Development Programs, Public Improvements and Program Planning Oversight.		Description of Areas Affected by CDBG Project(s) City of Dallas	
\$CDBG Grant Amount: \$13,921,262	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income: \$1,035,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s): \$14,956,262			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles: FY 2013-14 HOME Investment Partnerships program projects include: CHDO Operating Assistance, CHDO Projects, Administration, Mortgage Assistance Program, Tenant Based Rental Assistance and Home Repair/Reconstruction.		Description of Areas Affected by HOME Project(s) City of Dallas	
\$HOME Grant Amount: \$4,240,210	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged:		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income: \$50,000		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s): \$4,290,210			

Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles: FY 2013-2014 Housing Opportunities for Persons w/AIDS program projects include: Emergency Assistance/Long-Term Rental Assistance, Administration, Housing Facilities Operations, Case Management, Home Health Care, Supportive Services and Housing Acquisition/Construction.		Description of Areas Affected by HOPWA Project(s) City of Dallas	
\$SHOPWA Grant Amount: \$4,393,520	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s): \$4,393,520			
Emergency Solutions Grant Program		14.231 ESG	
ESG Project Titles: FY 2013-2014 Emergency Solutions (ESG) program projects include: Homeless Assistance Center (The Bridge) and contracts.		Description of Areas Affected by ESG Project(s) City of Dallas	
\$ESG Grant Amount: \$1,050,237	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s): \$1,050,237			
Congressional Districts of: 3, 4, 5, 24, 30, 32, and 33		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application:			
First Name: Chan	Middle Initial	Last Name: Williams	
Title: Assistant Director	Phone: (214) 670-5544	Fax: (214) 670-0741	
eMail: chan.williams@dallascityhall.com	Grantee Website	Other Contact	
Signature of Authorized Representative:  A.C. Gonzalez, Interim City Manager		Date Signed: August 15, 2013	



CERTIFICATIONS



CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about-
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

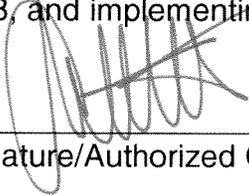
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

August 15, 2013
Date

Interim City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during **Program Year 2013** shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

August 15, 2013
Date

Interim City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

August 15, 2013
Date

Interim City Manager
Title

LOCAL GOVERNMENT GRANTEE
FY 2013 EMERGENCY SOLUTIONS GRANT PROGRAM
CERTIFICATIONS BY THE CHIEF EXECUTIVE OFFICER

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence

shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

By:  August 15, 2013
Signature of Chief Executive Officer and Date

A.C. Gonzalez
Typed Name of Signatory

Interim City Manager
Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

August 15, 2013
Date

Interim City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

See Attached List.

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

FY 2013-14 PLACE OF PERFORMANCE FOR DRUG FREE WORKPLACE REQUIREMENTS

Location	Address	Room/Location	Zip Code
Office of Financial Services	1500 Marilla Street	Room 4FS, Room 1BS	75201
City Attorney's Office	2922 MLK, Jr. Blvd.	South Dallas Community Court	75215
City Attorney's Office	2111 S. Corinth Road	SOC Community Court	75203
City Attorney's Office	2828 Fishtrap Road	West Dallas Community Court	75212
Code Compliance	3112 Canton	1st Floor	75226
Code Compliance	106 S. Harwood	2nd Floor	75215
Code Compliance	4230 W. Illinois	Room 202	75211
Dallas Fire Dept./SAFE II	1551 Baylor Street	Room 400	75226
Dallas Police Dept./SAFE II	1400 S. Lamar Street	3rd Floor	75215
DPD/City Crisis Assistance	1400 S. Lamar Street	3rd Floor	75215
Dallas Water Utilities/MPR	1500 Marilla Street	Room 5AS	75201
Economic Development	1500 Marilla Street	Room 5CS	75201
Fair Housing Office	1500 Marilla Street	Room 1BN	75201
Housing/Community Services	1500 Marilla Street	Room 6BN	75201
Housing/Community Services	2828 Fishtrap Road	West Dallas Multipurpose Center	75212
Housing/Community Services	2922 MLK, Jr. Blvd.	MLK Center	75215
Housing/Community Services	1818 Corsicana Street	The Bridge	75201
Housing/Community Services	1500 Marilla Street	Rooms 6CN & 6DN	75201
Housing/Community Services	5203 Bexar Street	People Helping People	75216
Park & Recreation	1500 Marilla Street	Room 6FN	75201
Park & Recreation	5620 Parkdale	Contract Compliance	75227
Park & Recreation	2444 Telegraph	Bayles Elementary	75229
Park & Recreation	1710 N. Carroll Ave.	Ceasar Chavez Learning Center	75204
Park & Recreation	4010 Idaho	Clara Oliver Elementary	75216
Park & Recreation	3031 S. Beckley Ave.	Clinton P. Russell Elementary	75224
Park & Recreation	2914 Cummings	Elisha M. Pease Elementary	75216
Park & Recreation	2121 S. Marsalis	Harrell Budd Elementary	75216
Park & Recreation	8939 Whitewing Lane	Highland Meadows Elementary	75238
Park & Recreation	4550 Worth	Ignacio Zaragosa Elementary	75246
Park & Recreation	3030 Tips	J.C. Phelps Community Center	75216
Park & Recreation	6424 Elam Road	Janie C. Turner Recreation Center	75217
Park & Recreation	3114 Clymer	Jaycee/Zaragoza Recreation Center	75212
Park & Recreation	8239 Lake June Road	John Q. Adams Elementary	75217
Park & Recreation	10750 Cradlerock	John W. Runyon Elementary	75217
Park & Recreation	4408 Vandervort	Cummings Recreation Center	75216
Park & Recreation	6801 Roper	K.B. Polk Recreation Center	75209
Park & Recreation	2611 Healy Drive	Kiest Elementary	75228
Park & Recreation	6929 Town North	L.L. Hotchkiss Elementary	75231
Park & Recreation	1515 S. Ravinia Drive	Leila Cowart Elementary	75211
Park & Recreation	2419 Gladstone	Lida Hooe Elementary	75211
Park & Recreation	610 N. Franklin	Louise Wolf Kahn Elementary	75211
Park & Recreation	650 Holcomb	Macon Elementary	75217
Park & Recreation	8915 Greenmound	Blanton Elementary	75227
Park & Recreation	2827 Throckmorton	Sam Houston Elementary	75219
Park & Recreation	330 N. Marsalis	Winnetka Elementary	75203

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

1. Introduction

The Action Plan is a one (1) year plan of the Consolidated Plan that sets the general priorities for allocating investment within the jurisdiction (or within the EMSA for the HOPWA program) and details priority needs. It describes the basis for assigning the priority given to each category of needs. It also identifies any obstacles to meeting underserved populations. The plan identifies, in quantitative terms, proposed accomplishments that the City of Dallas expects to achieve over the next year, FY 2013-14.

The strategies and priorities proposed during the one year period represent pragmatic goals based on resources reasonably anticipated to be available to the City of Dallas through federal, state and local resources. The following is a listing of public and private resources that are expected to be available for the implementation of the Consolidated Plan priorities.

The City of Dallas has identified federal, state, local and private resources expected to be available to address priority needs and the objectives put forward in the Strategic Plan. They will include:

Federal Resources and Programs

CDBG	Community Development Block Grant
CoC	Continuum of Care Grants
DOE	Department of Energy
DOE	Department of Education
DOJ	Department of Justice
ESG	Emergency Solutions Grant
FSS	Section 8 Family Self Sufficiency Programs
FEMA	Federal Emergency Management Agency
FHLB	Federal Home Loan Bank
HOME	HOME Investment Partnership Program
HOPWA	Housing Opportunities for Persons with AIDS
HUD	Other HUD Programs
LIHTC	Low Income Housing Tax Credit Program
PATH	Programs in Assistance in Transition from Homelessness
Sec 8	Section 8 Housing Assistance Certificates and Vouchers
Sec108	Section 108
Sec 202	Section 202 Housing for the Elderly
SHOP	Self-Help Homeownership Opportunities Program
SAMHSA	Substance Abuse and Mental Health Services Administration

State Resources and Programs

CJD	Criminal Justice Division – Office of the Governor
ENTERP	Emergency Nutrition/Temporary Emergency Relief Program
MHMR	Texas Department of Mental Health and Mental Retardation
TDHCA	Texas Department of Housing and Community Affairs
TDHHS	Texas Department of Health and Human Services

Local Resources and Programs

City	General Funds from the City of Dallas
Lenders	Leveraged participation from private lenders in loan or mortgage programs
Private	Charitable donations and volunteer support from individuals, churches, community groups or foundations
Bonds	Tax exempt certificates of obligation
Owners	Investment participation from owners

The CDBG program provides grants to states, cities and counties for various purposes. The City of Dallas, being an entitlement city, receives CDBG funds each year based on a HUD established formula. The City can choose to use the funds for a variety of activities that address the development of viable urban communities by affirmatively providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The basic eligible activities include acquisition, disposition, public facilities improvements, clearance, public services, interim assistance, relocation, housing services, homeownership assistance and microenterprise/business development assistance.

The federal HOME program, authorized by the National Affordable Housing Act of 1990, was designed to facilitate long-term investment partnerships between federal, state and local governments and the private sector in an effort to expand the availability of affordable housing. A minimum of 15% of the HOME Program is set-aside for Community Housing Development Organizations (CHDO's) to further affordable housing efforts. HOME matching funds are contributed through local general funds and general obligation bonds committed and expended for affordable housing programs. HOME Program funds may be used to assist a variety of housing activities. Participating jurisdictions decide how they will use the money among the following activities:

- Acquisition
- Rehabilitation
- New construction
- Tenant-based rental assistance
- Homebuyer assistance
- Planning and support services

The City of Dallas has determined to use a portion of HOME program funds for tenant based rental assistance (TBRA) based on local market conditions for the area. Due to the many socioeconomic conditions affecting low income families (e.g. economic conditions, unemployment, lack of education, increasing family size, etc.) obtaining and maintaining decent, affordable housing continues to be a concern for those families who would participate in HOME tenant-based rental assistance.

Emergency Solutions Grant (ESG) priorities are as follows:

- Broaden existing emergency shelter and homelessness prevention activities
- Emphasize Rapid Re-Housing
- Help people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness

The purpose HOPWA grant is to provide housing and supportive services to individuals with HIV/AIDS and their families. Eligible uses of the funds include mortgage, utility and rent assistance; support services; acquisition, rehabilitation, operation, and lease of facilities that provide housing; and administrative costs.

2. Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	public - federal	1. Acquisition 2. Admin and Planning 3. Economic Development 4. Housing 5. Public Improvements 6. Public Services	13,921,262	1,000,035	773,873	15,695,170	59,025,048	Funds will be used for revitalization in NIP areas; housing development with CBDOs; housing rehabilitation; mixed use development with affordable housing and commercial/retail space. Public service funds will be available for seniors, youth and adults with disabilities. Public facilities funds will be available for nonprofits for facility improvements. Funds will be used to pay administrative costs for staff working in CDBG & HOME activities
HOME	public - federal	1. Acquisition 2. Homebuyer assistance 3. Homeowner rehab 4. Multifamily rental new construction 5. Multifamily rental rehab 6. New construction for ownership 7. TBRA	4,240,210	50,000	0	4,290,210	17,160,840	Funds will be used for revitalization in NIP areas; housing development with CHDOs; housing rehabilitation; mixed use development with affordable housing and commercial/retail space. Funds will be used to pay administrative costs for staff working in HOME activities

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
HOPWA	public - federal	1. Permanent housing in facilities 2. Permanent housing placement 3. Short term or transitional housing facilities 4. STRMU Supportive services 5. TBRA	4,393,520	0	626,935	5,020,455	17,574,080	HOPWA funds are used to provide housing, housing information, and supportive services for persons living with HIV/AIDS in the Dallas EMSA. Grant funds may also be used for administrative costs and other eligible activities as needs arise
ESG	public - federal	1. Conversion and rehab for transitional housing 2. Financial Assistance 3. Overnight shelter 4. Rapid re-housing (rental assistance) 5. Rental Assistance Services 6. Transitional housing	1,050,237	0	0	1,050,237	4,200,948	Funds will be used for pay rental assistance on behalf of eligible homeless clients, Homeless Management Information System, supportive services (staff salaries for case management) and administrative costs.

Table 57 - Expected Resources – Priority Table

FY 2013-14 Program Administration Caps

CDBG

Entitlement	\$13,921,262	
Re-allocated Funds	\$0	
Program Income (Prior Year Actual)	\$296,135	
	\$14,217,397	
	\$2,132,610	15.00%
Entitlement	\$13,921,262	
Re-allocated Funds	\$0	
Program Income (13/14 City Projected)	\$435,000	
	\$14,356,262	
	\$2,871,252	20.00%

HOME

Entitlement	\$4,240,210	
(CHDO Operations)	\$175,000	4.13%
(CHDO Set-Aside)	\$1,000,000	23.58%
(Program Administration)	\$424,021	10.00%
HOME Program Administration (\$374,021)		
TBRA Program Administration (\$50,000)		

ESG

Entitlement	\$1,050,237	
(Emergency Shelter Services)	\$630,142	60.00%
(Program Administration)	\$78,768	7.50%

HOPWA

Entitlement	\$4,393,520	
(Program Administration)	\$131,805	3.00%

**SCHEDULE A
FY 2013-14 CONSOLIDATED PLAN BUDGET
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GRANT FUNDS**

	Project Name	FY 2013-14 Adopted Budget
<u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u>		
<u>CDBG - Public Services</u>		
1	After-School/Summer Program	530,647
2	Child Care Services Program	189,129
3	City Child Care Services	291,294
	Youth Programs Sub-Total	1,011,070
4	Clinical Dental Care Program	100,000
	Clinical Health Services Sub-Total	100,000
5	City Crisis Assistance	44,824
6	City Office of Senior Affairs	158,236
7	Senior Services Program	73,049
	Senior Services Sub-Total	276,109
8	South Dallas / Fair Park Community Court	265,906
9	South Oak Cliff Community Court	250,523
10	West Dallas Community Court	204,002
11	Training and Employment for Adults with Disabilities	25,000
	Other Public Services (Non-Youth) Sub-Total	745,431
	Total CDBG - Public Services	2,132,610

**SCHEDULE A
 FY 2013-14 CONSOLIDATED PLAN BUDGET
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GRANT FUNDS**

Project Name	FY 2013-14 Adopted Budget
<u>CDBG - Housing Activities</u>	
12 Housing Development Support	1,052,706
13 Mortgage Assistance Program	1,300,000
14 Housing Services Program	50,000
Homeownership Opportunities Sub-Total	2,402,706
15 Housing Assistance Support	1,939,177
16 Major Systems Repair Program	1,533,761
17 Minor Plumbing Repair/Replacement Program	50,000
18 Reconstruction Program	937,326
19 People Helping People (PHP) Program	841,222
Homeowner Repair Sub-Total	5,301,486
20 Dedicated SAFE II Expansion Code Inspection - Code Compliance	96,000
21 Dedicated SAFE II Expansion Code Inspection - Fire Department	70,538
22 Dedicated SAFE II Expansion Code Inspection - Police Department	66,418
23 Neighborhood Investment Program - Code Compliance	499,989
Other Housing/Neighborhood Revitalization Sub-Total	732,945
Total CDBG - Housing Activities	8,437,137

**SCHEDULE A
FY 2013-14 CONSOLIDATED PLAN BUDGET
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GRANT FUNDS**

Project Name	FY 2013-14 Adopted Budget
<u>CDBG - Economic Development</u>	
24 Business Loan Program (Program Income)	600,000
Business Loan Sub-Total	600,000
25 Business Assistance Center Program	640,000
Technical/Professional Assistance Sub-Total	640,000
Total CDBG - Economic Development	1,240,000
<u>CDBG - Public Improvements</u>	
26 Neighborhood Enhancement Program (NEP)	25,000
27 Neighborhood Investment Program Infrastructure	1,024,136
Public Improvement Sub-Total	1,049,136
Total CDBG - Public Improvement	1,049,136
<u>CDBG - Fair Housing and Planning & Program Oversight</u>	
28 Fair Housing Enforcement	603,307
29 Citizen Participation/CDC Support/HUD Oversight	757,815
30 Housing Contract Administration	428,426
31 Housing Management Support	732,354
32 Economic Development Oversight	256,277
33 Parks and Recreation Oversight	93,073
Total CDBG - Fair Housing and Planning & Program Oversight	2,871,252
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	15,730,135

**SCHEDULE A
FY 2013-14 CONSOLIDATED PLAN BUDGET
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GRANT FUNDS**

Project Name	FY 2013-14 Adopted Budget
<u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u>	
34 CHDO Development Loans	1,000,000
35 CHDO Operating Assistance	175,000
36 HOME Program Administration	374,021
37 Mortgage Assistance Program	800,000
38 Housing Development Loan Program	1,621,189
Home Ownership Opportunities Sub-Total	3,970,210
39 Tenant Based Rental Assistance	270,000
40 Tenant Based Rental Assistance (Admin)	50,000
Other Housing Sub-Total	320,000
TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	
4,290,210	
<u>EMERGENCY SOLUTIONS GRANT (ESG)</u>	
41 Contracts - Essential Services	57,737
42 Contracts - Operations	92,430
43 Homeless Assistance Center - Essential Services	101,696
44 Homeless Assistance Center - Operations	378,279
Essential Services/Operations Sub-Total	630,142
45 Homeless Prevention - Financial Assistance	33,775
46 Homeless Prevention - Housing Relocation and Stabilization	35,000
Homeless Prevention Sub-Total	68,775
47 Rapid Re-Housing – Financial Assistance	30,000
48 Rapid Re-Housing - Housing Relocation & Stabilization	181,848
Rapid Re-Housing Sub-Total	211,848
49 HMIS Data Collection	60,704
HMIS Data Collection Sub-Total	60,704
50 ESG Administration	78,768
Program Administration Sub-Total	78,768
TOTAL EMERGENCY SOLUTIONS GRANT	
1,050,237	

**SCHEDULE A
 FY 2013-14 CONSOLIDATED PLAN BUDGET
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GRANT FUNDS**

	Project Name	FY 2013-14 Adopted Budget
<u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u>		
51	Emergency/Tenant Based Rental Assistance/Financial Assistance	1,700,000
52	Emergency/Tenant Based Rental Assistance/Housing Services	440,000
53	Housing Facilities Operation	697,412
54	Supportive Services	1,075,162
55	Housing Information/Resource Identification	100,666
	Other Public Services Sub-Total	4,013,240
56	Program Administration/City of Dallas	131,805
57	Program Administration/Project Sponsors	248,475
	Program Administration Sub-Total	380,280
TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS		4,393,520
GRAND TOTAL CONSOLIDATED PLAN BUDGET		25,464,102

3. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging with federal funds allows more clients/applicants to be served and to benefit from the programs offered by the City and its In-kind partnerships. Federal funds will be used along with funds from local lenders and private equity to gap the budget shortfalls for development of affordable housing. City General Funds and Bond Funds will be used for: 1) Infrastructure improvements; 2) Predevelopment costs; 3) Land acquisition and relocation, along with CDBG and HOME in development of affordable housing and mixed use development.

Low-income Housing Tax Credits will be used in conjunction with HOME funds to develop affordable housing. The Housing Finance Corporation provides funds to homeowners to assist with warranty repairs. Federal funds are leveraged with City bond funds for infrastructure improvements in the Neighborhood Investment Program target areas.

Section 108 funds will be used as subordinate gap financing as a mezzanine refunding piece for private and/or non-profit developers who would otherwise lack sufficient private funding for project development. A developer must have at minimum, a contingency commitment for a loan for development financing from a lender acceptable to the City or be able to substantiate ability to provide other sufficient financial resources from private lender; equity; local, state, or other federal funds to support development costs.

New housing near transit stations, particularly near Dallas Area Rapid Transit (DART) light rail lines, is a cornerstone of the City's **ForwardDallas!** Comprehensive Plan. The Plan promotes zoning regulations for DART stations to be designed to attract new mixed-use development and help spur redevelopment by offering:

- Incentives, such as Tax Increment Financing, to encourage higher density housing within a quarter-mile of DART stations for mixed-income developments
- Amendments to the Dallas Development Code to establish market tested mixed-use zoning districts, urban design standards for walk-ability and urban parking standards to encourage transit oriented development around DART stations
- Agreements with Fannie Mae, DART and other agencies to promote location-efficient mortgages or smart mortgages to increase housing affordability near DART stations
- Encourage independent, retirement housing within close proximity of DART stations

The City of Dallas was awarded a HUD Community Challenge Grant to encourage development of affordable housing and other transit-oriented development (TOD) in five

communities (or Station Areas) located along DART light rail lines. It is crucial that Dallas leverage housing investments with economic development, transportation and other infrastructure investments, making sure these improvements serve residents in their primary function, but also support other goals of the City.

The five DART Lines include seven stations:

- Lancaster Corridor (Blue Line: Kiest Station, VA Medical Center Station)
- Hatcher / Spring Avenue (Green Line: Hatcher Station)
- MLK / Fair Park (Green Line: MLK Station)
- Buckner (Green Line: Buckner Station)
- Vickery Meadow / Five Points (Red Line: Walnut Hill Station, Park Lane Station)

The Housing/Community Services Department works with the Economic Development Department in TOD projects and other mixed use projects. Federal funds and City local bond funds will develop units for occupant income levels at or below 80% AMFI, as well as income levels up to 140% AMFI.

Dallas will target business corridors with vacant or deteriorated buildings for redevelopment as mixed-use buildings with mixed-income housing that reduce transportation of live-work spaces, eliminating of concentrated poverty, and businesses.

Services for persons with physical and/or development disabilities (including disabled housing) are provided primarily through funding from:

- Texas Department of Aging and Disability Services
- Texas Department of Assistive and Rehabilitative Services
- Texas Department of Housing and Community Affairs
- Participation in Homeless CoC-funded programs and DHA, if they are homeless

Services for persons with mental health disabilities and alcohol/drug addictions are provided through funding under

- Local Homeless CoC,
- U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration
- Texas Department of State Health Services

So, too, services for victims of domestic violence are typically provided through funding under:

- Local Homeless CoC
- U.S. Department of Health and Human Services
- State of Texas Health and Human Services Commission

Matching requirements will be satisfied as follows:

Cities are required to make match contributions under the HOME Program. The contributions must be at least 25 percent of the HOME expenditure, unless the jurisdiction has received a reduction in the match requirement.

The City of Dallas has qualified in past years for match reduction due to fiscal distress. The City has typically received 50 percent reduction on its required HOME match contribution, making its liability equal to 12.5 % of the total HOME funds expended.

ESG Grant regulations require that grant funds be 100% matched. The City of Dallas as well as its sub-recipients matches ESG funds dollar-for-dollar. Matching funds may consist of the following:

- Cash
- Value or fair rental value of any donated material or building
- Value of any lease on a building
- Salary paid to staff to carry out the program of the recipient
- Value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of \$5 per hour
- Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community

While there are no match requirements for HOPWA, funded agencies have other resources that are used to supplement HOPWA funding.

4. If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Land Bank property consists of tax foreclosed vacant lots acquired through a private Sheriff's sale that are sold to developers to build affordable housing. The City of Dallas works with developers in various forms, including financing, process review and project management, interested in development of affordable housing to acquire property from the Land Bank.

Public right-of-way and public parks are improved in NIP target areas to benefit the community and address the needs of those targeted neighborhoods. Community Development Block Grant funds are used to improve medians, sidewalks, street lighting, and infrastructure such as water/sewer lines. Public parks are improved through adding safer play equipment and design safer play areas for children.

5. Discussion

Leveraging with federal funds allows more clients/applicants to be served and to benefit from the programs offered by the City and its In-kind partnerships. Federal funds will be used along with funds from local lenders and private equity to bridge the budget shortfalls for development of affordable housing

Dallas leverages housing investments with economic development, transportation and other infrastructure investments, so that improvements serve residents in their primary function, but support other goals of the City.

The Dallas TOD Initiative promotes housing development that meets the needs of each respective community, with an emphasis on workforce housing, mixed-income housing, and mixed-use housing. Catalyst sites within each station area have focal points for development and redevelopment activity. Station Area plans have been developed for the five areas and represent extensive collaboration between the City, advisory committees and planning consultants, broad public outreach, evaluation of existing conditions, and current market and development research. The Plans include an in-depth analysis of potential catalyst projects for each station area, new adaptive reuse ideas and recommended strategies and actions related to funding, outreach, zoning, transportation, and community development. Where feasible, the City will pursue other TOD opportunities to include affordable housing and mixed-use development.

The Neighborhood Investment Program uses CDBG funds to leverage Housing Finance Corporation (HFC) funds to support public improvement projects within target area and mixed use corridors and Bond funds to augment public improvement initiatives. BIP utilizes CDBG funds to leverage private resources for business operating expenses

HOPWA funds (both formula and competitive) are used locally to provide housing assistance and housing-related support, which is not typically funded through the Ryan White CARE Act. In addition to mainstream resources (like Medicare and Medicaid), Ryan White funds are used to provide core medical services and support services (like comprehensive case management, transportation, and food pantry) for persons living with HIV/AIDS. Finally, the State of Texas provides a small amount of funding for HIV housing and services under the State of Texas HIV Services Grant. By using HOPWA funds primarily for housing and Ryan White and other federal and state funds primarily for medical care, support services, and HIV prevention, locally we are able to leverage resources to greatest extent possible and avoid duplication of efforts. There are no matching requirements for HOPWA funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

1. Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Youth Programs	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$1,011,070	Public service activities for Low/Moderate Income Housing Benefit: 3,750 Households Assisted
2	Public Services - Senior Programs	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$276,109	Public service activities for Low/Moderate Income Housing Benefit: 7,534 Households Assisted
3	Public Services - Clinical Health Program	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
4	Public Services- Training for Adults- Disabilities	2013	2017	Non-Housing Community Development	Dallas City-wide	Public Services	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 130 Households Assisted
5	Public Service - Community Court	2013	2017	Non-Housing Community Development	South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area South Dallas / Rochester Park Community Revitalization Plan Area	Public Services	CDBG: \$720,431	Public service activities for Low/Moderate Income Housing Benefit: 240,982 Households Assisted

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing Needs - Housing Services Program	2013	2017	Affordable Housing	Dallas City - wide	Affordable Housing	CDBG: \$50,000	Homeowner Housing Added: 25 Household Housing Unit
7	Housing Needs - Mortgage Assistance Program	2013	2017	Affordable Housing	Dallas City - wide	Affordable Housing	CDBG: \$1,300,000	Homeowner Housing Added: 120 Household Housing Unit
8	Housing Needs - Homeowner Repairs	2013	2017	Affordable Housing	Dallas City - wide	Affordable Housing	CDBG: \$5,301,486	Homeowner Housing Rehabilitated: 545 Household Housing Unit
9	Housing Needs - CHDO Development Loans	2013	2017	Affordable Housing	Dallas City - wide	Affordable Housing	HOME: \$1,000,000	Homeowner Housing Added: 10 Household Housing Unit
10	Housing Needs - Housing Development Loans	2013	2017	Affordable Housing	Dallas City - wide	Affordable Housing	HOME: \$1,621,189	Homeowner Housing Added: 30 Household Housing Unit
11	Other Housing- HIV Rental Assistance	2013	2017	Affordable Housing Non-Homeless Special Needs	Dallas City - wide	Affordable Housing	HOPWA: \$2,140,000	Housing for People with HIV/AIDS added: 340 Household Housing Unit
12	Other Housing - HIV Supportive Services	2013	2017	Non-Homeless Special Needs	Dallas City - wide	Affordable Housing	HOPWA: \$1,075,162	Public service activities for Low/Moderate Income Housing Benefit: 925 Households Assisted
13	Other Housing - HIV Facility Based Housing	2013	2017	Affordable Housing Non-Homeless Special Needs	Dallas City - wide	Affordable Housing	HOPWA: \$697,412	HIV/AIDS Housing Operations: 315 Household Housing Unit
14	Homeless Services - Tenant Based Rental Assistance	2013	2017	Homeless	Dallas City - wide	Homelessness	HOME: \$270,000 ESG: \$203,733	Tenant-based rental assistance / Rapid Re-housing: 164 Households Assisted
15	Homeless Services - Essential Services	2013	2017	Homeless	Dallas City - wide	Homelessness	ESG: \$167,548	Homelessness Prevention: 486 Persons Assisted
16	Homeless Services - Prevention	2013	2017	Homeless	Dallas City - wide	Homelessness	ESG: \$68,775	Homelessness Prevention: 68 Persons Assisted
17	Homeless Services - Operations	2013	2017	Homeless	Dallas City - wide	Homelessness	ESG: \$470,709	Homeless Person Overnight Shelter: 6,315 Persons Assisted

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Economic Development-Business Loan Program	2013	2017	Non-Housing Community Development	SDDC	Economic Development	CDBG: \$600,000	Jobs created/retained: 17 Jobs
19	Economic Development Business Assistance Center Program	2013	2017	Non-Housing Community Development	Dallas City-wide	Economic Development	CDBG: \$640,000	Businesses assisted: 720 Businesses Assisted
20	Other Housing - HIV Housing Information	2013	2017	Non-Homeless Special Needs	Dallas City-wide	Public Services	HOPWA: \$100,666	Public service activities for Low/Moderate Income Housing Benefit: 175 Households Assisted

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Neighborhood Investment Program Infrastructure	2013	2017	Non-Housing Community Development	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area Lancaster Corridor / Cigarette Hill Community Revitalization Plan Area South Dallas / Rocherster Park Community Revitalization Plan Area South Dallas / Greater Fair Park Community Revitalization Plan Area	Public Improvements	CDBG: \$1,024,136	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 47,179 Households Assisted

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	Neighborhood Enhancement Program	2013	2017	Non-Housing Community Development	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area	Public Improvements	CDBG: \$25,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 47,179 Households Assisted
23	Dedicated SAFE II Expansion Code Inspection	2013	2017	Non-Housing Community Development	Dallas City-wide	Affordable Housing	CDBG: \$232,956	Housing Code Enforcement/Foreclosed Property Care: 94592 Household Housing Unit

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	NIP - Code Compliance	2013	2017	Non-Housing Community Development	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area West Dallas Community Revitalization Plan Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area Lancaster Corridor / Cigarette Hill Community Revitalization Plan Area South Dallas / Rocherster Park Community Revitalization Plan Area South Dallas / Greater Fair Park Community Revitalization Plan Area	Affordable Housing	CDBG: \$499,989	Housing Code Enforcement/Foreclosed Property Care: 50,000 Household Housing Unit

City of Dallas FY 2013-14 Through 2017-18 Consolidated Plan and FY 2013-14 Annual Action Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	Program Administration, Compliance, and Oversight	2013	2017	Administration, Compliance and Oversight	Dallas City-wide	Compliance Monitoring and Program Oversight	CDBG: \$2,874,252 HOME: \$424,021	Other: 0 Other

Table 58 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

1. Introduction

The projects selected are culmination of processes that engaged the community, social service constituents, public and private housing development and city planning goals in the ForwardDallas! Comprehensive Plan. They incorporated a review of community needs, market analysis and strategic planning.

Objectives

- Creating Suitable Living Environment
- Providing Decent Affordable Housing
- Creating Economic Opportunities

Outcomes

- Availability/Accessibility
- Affordability
- Sustainability

2. Projects

#	Project Name
1	After-School/Summer Outreach Program - Elementary School Sites
2	Child Care Services Program
3	City Child Care Services
4	After-School/Summer Outreach Program - Community Center Sites
5	Clinical Dental Care Program
6	City Crisis Assistance
7	City Office of Senior Affairs
8	Senior Services Program
9	South Dallas/Fair Park Community Court
10	South Oak Cliff Community Court
11	West Dallas Community Court
12	Training and Employment for Adults with Disabilities
13	Mortgage Assistance Program
14	Housing Services Program
15	Major Systems Repair Program

#	Project Name
16	Minor Plumbing Repair/Replacement Program
17	Reconstruction Program
18	People Helping People-Volunteer Home Repair
19	Dedicated SAFE II Expansion Code Inspection - Code Compliance
20	Dedicated SAFE II Expansion Code Inspection - Fire Department
21	Dedicated SAFE II Expansion Code Inspection - Police Department
22	Business Loan Program
23	Neighborhood Investment Program - Code Compliance
24	Business Assistance Center Program
25	Neighborhood Enhancement Program (NEP)
26	Neighborhood Investment Program Infrastructure
27	HOME-CHDO Development Loans
28	Mortgage Assistance Program
29	Housing Development Loan Program
30	HOME-Tenant Based Rental Assistance
31	ESG13 City of Dallas
32	HOPWA - PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD)
33	HOPWA - Legacy Counseling Center, Inc. (Legacy)
34	HOPWA - My Second Chance, Inc. (MSC)
35	HOPWA - Dallas County Health and Human Services (Dallas Cty)
36	HOPWA - Health Services of North Texas, Inc. (HSNT)
37	HOPWA - Open Arms, Inc. dba Bryan's House (Open Arms)
38	HOPWA - City of Dallas (City)
39	Housing Development Support
40	Housing Assistance Support
41	Fair Housing Enforcement
42	Citizen Participation/CDC Support/HUD Oversight
43	Housing Contract Administration
44	Housing Management Support
45	Economic Development Program Oversight
46	Parks & Recreation Program Oversight
47	HOME-CHDO Operating Assistance
48	HOME-Program Administration
49	HOME-Tenant Based Rental Assistance - Program Administration

Table 59 – Project Information

3. Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The selected projects address the priority needs in terms of local objectives. The activities for year one of the 5-year Consolidated Plan were approved by the City Council on June 26, 2013. Priorities were adopted and included in the five-year plan, which were also adopted by the City Council on June 26, 2013.

Priorities are established by considering various areas and needs including the housing market; the severity of housing problems; needs of extremely low-income, low-income, and moderate-income households; and the availability of funds.

HOPWA allocation priorities are made consistent with priorities established by the Ryan White Planning Council for the Dallas Area and needs identified in the Ryan White Comprehensive HIV Needs Assessment. The emphasis for HOPWA is on providing housing assistance, which is not typically funded through Ryan White. In the 2011 HIV Needs Assessment, housing needs consistently ranked very high (and unmet need even higher), as follows: long-term rental assistance voucher (6th in overall highest need and 2nd highest unmet need out of 25 Ryan White services); emergency financial assistance with rent/mortgage (11th overall need and 5th highest unmet need); emergency financial assistance with utilities (13th overall need and 6th highest unmet need); and facility based housing (21st overall need and 21st highest unmet need). Accordingly, the City of Dallas has ranked HOPWA services in the same order of priority: (1) tenant based rental assistance; (2) short-term rent/mortgage/utility assistance; (3) facility-based housing; (4) housing information services designed to assist HIV+ persons to obtain/maintain stable housing through non-HOPWA programs; and (5) supportive services provided in connection with HOPWA housing services. Other supportive services for HIV+ persons are provided through Ryan White funding.

In addition to ranking needs, the 2011 HIV Needs Assessment includes a gap analysis to show the level of need for services. Housing services show considerable need, with about 4,542 (of the 16,481 persons living with HIV/AIDS in the Dallas EMSA) experiencing some type of housing need as follows:

- long-term rental assistance voucher (1,591 people needing this service)
- emergency financial assistance with their rent/mortgage (1,264 people)
- emergency financial assistance with utilities (1,186 people)
- facility based housing (501 people)

For all housing services, the Needs Assessment estimates that an increase in capacity somewhere between 158% and 223% would be required to meet the housing needs of persons living with HIV/AIDS in the Dallas EMSA. Lack of funding to meet this need is

the greatest obstacle for HIV housing services. This results in long waiting lists for housing and contributes to lack of information or understanding about housing in the community.

The local Continuum of Care (CoC) identified the following priorities for ESG funds under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act:

- Rapid Re-Housing - Services (especially, case management)
- Rapid Re-Housing - Rental Assistance
- Emergency Shelter - Operations
- Emergency Shelter -Essential Service
- Emergency Shelter -Street Outreach
- Homeless Management Information System (HMIS)
- Homelessness Prevention

AP-38 Project Summary

1. Project Summary Information

1	Project Name	After-School/Summer Outreach Program - Elementary School Sites
	Target Area	Dallas
	Goals Supported	Public Services - Youth Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$419,678
	Description	Program provides outreach after-school and summer activities for youth (ages 6-12), Monday through Friday. Funds are budgeted to pay salary and operating costs for Recreation Center Assistants who provide direct staffing for the program. Youth participate in structured recreational, cultural, social and life skill activities in an adult supervised, safe and clean environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at 19 elementary schools located throughout the City. Summer programming is only available Monday through Thursday because school sites are closed on Fridays during summer months. Approximately 2,600 youth benefit from this program, over 60% from single family headed households. Activities include field trips, health and fitness activities and enrichment activities such as art, dance, and live animal classes. Through DISD, certified teachers provide tutoring to program participants and expanded additional activities including sports or other enrichment programming.
	Planned Activities	Program provides outreach after-school and summer activities for youth (ages 6-12), Monday through Friday. Funds are budgeted to pay salary and operating costs for Recreation Center Assistants who provide direct staffing for the program. Youth participate in structured recreational, cultural, social and life skill activities in an adult supervised, safe and clean environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at 19 elementary schools located throughout the City. Summer programming is only available Monday through Thursday because school sites are closed on Fridays during summer months. Approximately 2,700 youth benefit from this program, over 60% from single family headed households. Activities include field trips, health and fitness activities and enrichment activities such as art, dance, and live animal classes. Through DISD, certified teachers provide tutoring to program participants and expanded additional activities including sports or other enrichment programming.
2	Project Name	Child Care Services Program
	Target Area	Dallas

	Goals Supported	Public Services - Youth Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$189,129
	Description	Provides after school programs and daycare for low income youth, at-risk children, special needs children, children who are homeless, and children with disabilities via contracts with non-profit agencies. Program provides tutoring, mentoring, home work assistance. Services are provided for both afterschool and summer camp. Transportation is provided to and from some of the various locations. Child care is also provided to children who are affected/infected by HIV/AIDS. Child care for the homeless includes comprehensive programs for homeless parents and children residing in emergency or transitional shelters; services include conducting developmental services, speech therapy, medical/preventative health services. Funding pays partial salary/benefits for staff positions at the nonprofit agencies, as well as other program costs.
	Planned Activities	Program provides outreach after-school and summer activities for youth (ages 6-12), Monday through Friday. Funds are budgeted to pay salary and operating costs for recreation center assistants who provide direct staffing for the program. Youth participate in structured recreational, cultural, social and life skill activities in an adult supervised, safe and clean environment. Services are provided at five (5) community center sites located in at-risk neighborhoods. Services include field trips, health and fitness and enrichment activities such as art, dance and live animal classes.
3	Project Name	City Child Care Services
	Target Area	Dallas
	Goals Supported	Public Services - Youth Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$291,294

	<p>Description</p> <p>Provides child care subsidies for low/moderate income working parents and adolescent parents who are attending school and do not qualify for any other form of public assistance. Intake/assessments are completed to determine eligibility both on the phone and in-person. Program participants are required to pay a portion towards their subsidy amount based on a sliding scale. Subsidies are paid directly to the child care facilities; clients do not receive subsidies directly. Workshops are held to assist program participants with money matters, HIV/AIDS, parenting, nutrition, job search, diabetes, and housing. Each program participant is required to attend a minimum of two workshops during the course of the first year in the program. The program is expected to serve 85 children and 60 parents. Referrals are made to Child Care Management Assistance and Head Start of Greater Dallas for those parents who do not qualify for the City's Program. Average weekly cost per child is \$35. Funding includes salary/related costs for three positions (Manager, Human Services Program Specialists, and Office Assistant) subsidies, and other operating cost.</p>
	<p>Planned Activities</p> <p>Provides child care subsidies for low/moderate income working parents and adolescent parents who are attending school and do not qualify for any other form of public assistance. Intake/assessments are completed to determine eligibility both on the phone and in-person. Program participants are required to pay a portion towards their subsidy amount based on a sliding scale. Subsidies are paid directly to the child care facilities; clients do not receive subsidies directly. Workshops are held to assist program participants with money matters, HIV/AIDS, parenting, nutrition, job search, diabetes, and housing. Each program participant is required to attend a minimum of two workshops during the course of the first year in the program. The program is expected to serve 85 children and 60 parents. Referrals are made to Child Care Management Assistance and Head Start of Greater Dallas for those parents who do not qualify for the City's Program.</p>
4	<p>Project Name After-School/Summer Outreach Program - Community Center Sites</p>
	<p>Target Area Dallas</p>
	<p>Goals Supported Public Services - Youth Programs</p>
	<p>Needs Addressed Public Services</p>
	<p>Funding CDBG: \$110,969</p>
	<p>Description</p> <p>Program provides outreach after-school and summer activities for youth (ages 6-12), Monday through Friday. Funds are budgeted to pay salary and operating costs for recreation center assistants who provide direct staffing for the program. Youth participate in structured recreational, cultural, social and life skill activities in an adult supervised, safe and clean environment. Services are provided at five (5) community center sites located in at-risk neighborhoods. Services include field trips, health and fitness and enrichment activities such as art, dance and live animal classes.</p>

	Planned Activities	Program provides outreach after-school and summer activities for youth (ages 6-12), Monday through Friday. Funds are budgeted to pay salary and operating costs for recreation center assistants who provide direct staffing for the program. Youth participate in structured recreational, cultural, social and life skill activities in an adult supervised, safe and clean environment. Services are provided at five (5) community center sites located in at-risk neighborhoods. Services include field trips, health and fitness and enrichment activities such as art, dance and live animal classes.
5	Project Name	Clinical Dental Care Program
	Target Area	Dallas
	Goals Supported	Public Services - Clinical Health Program
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000
	Description	Provides dental health services to low/moderate income children and youth through age of 19 and seniors aged 60 and over. Dental services include exams, cleaning, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections, and oral health education. Funding pays partial salary costs for a dentists, hygienist, dental assistants, and operating costs. Services are provided at four clinic locations indicated below:
	Planned Activities	Provides dental health services to low/moderate income children and youth through age of 19 and seniors aged 60 and over. Dental services include exams, cleaning, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections, and oral health education. Funding pays partial salary costs for a dentists, hygienist, dental assistants, and operating costs.
6	Project Name	City Crisis Assistance
	Target Area	Dallas
	Goals Supported	Public Services - Senior Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$44,824

	Description	The City's Crisis Intervention Program provides rapid response, crisis intervention, and case management to Dallas residents, age 60 and older, who may have mental health problems resulting in high-risk behaviors. Referrals are generated from Dallas Police Department with request from Dallas Fire/Rescue, 911/311, and other City Departments. The geriatric caseworkers conduct an assessment which results in a plan of action, referrals, and care coordination to resolve the crisis. The caseworkers may also coordinate and/or conduct community education on elder abuse awareness and safety issues. The assertive street outreach caseworker focuses on the unsheltered homeless population within the City of Dallas living in encampments, remote or isolated areas, and street corners. The caseworker engages and conducts assessments of homeless persons to determine critical needs. After which, strategies are designed to assist the homeless person in negotiating institutional barriers linking them to services, treatment and an end to homelessness.
	Planned Activities	The City's Crisis Intervention Program provides rapid response, crisis intervention, and case management to Dallas residents, age 60 and older, who may have mental health problems resulting in high-risk behaviors. Referrals are generated from Dallas Police Department with request from Dallas Fire/Rescue, 911/311, and other City Departments. The geriatric caseworkers conduct an assessment which results in a plan of action, referrals, and care coordination to resolve the crisis. The caseworkers may also coordinate and/or conduct community education on elder abuse awareness and safety issues. The assertive street outreach caseworker focuses on the unsheltered homeless population within the City of Dallas living in encampments, remote or isolated areas, and street corners. The caseworker engages and conducts assessments of homeless persons to determine critical needs. After which, strategies are designed to assist the homeless person in negotiating institutional barriers linking them to services, treatment and an end to homelessness.
7	Project Name	City Office of Senior Affairs
	Target Area	Dallas
	Goals Supported	Public Services - Senior Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$158,236

	Description	Enhance the quality of life for older adults (age 60 and above) by linking services through assessing and determining needs, which may be basic such as food and shelter and providing case management to help resolve concerns such as elder abuse, or other forms of victimization. Also, information will be disseminated to diverse older adult communities about services through resource fairs, presentations and educational programs. Average costs per person served \$34.78. Funding pays the salary/related costs for two positions (Human Services Program Specialists and Community Outreach Representative) and for other operating costs.
	Planned Activities	Enhance the quality of life for older adults (age 60 and above) by linking services through assessing and determining needs, which may be basic such as food and shelter and providing case management to help resolve concerns such as elder abuse, or other forms of victimization. Also, information will be disseminated to diverse older adult communities about services through resource fairs, presentations and educational programs.
8	Project Name	Senior Services Program
	Target Area	Dallas
	Goals Supported	Public Services - Senior Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$73,049
	Description	Provides case management and other programs for seniors, as well as investigative support services in both community and institutional settings via contracts with non-profit agencies. Multi-sub recipients are funded under this program (one or more may provide these services). Case managers (staff) conduct intakes/assessments on clients to determine eligibility and other social service needs for persons 60 years and older. Referrals may be made to area food pantries, rental assistance, area shelters, legal assistance, and assistance with qualifying for other benefits. Education and public awareness sessions are also conducted to provide information regarding services available to seniors. Nutritious meals (breakfast, lunch) are provided, as well as transportation services. A nursing home ombudsman is also funded under the program to receive, investigate, and resolve complaints from nursing home residents and their families. Funding for the program includes partial salaries/benefits for case managers, nursing home ombudsman, and other operating cost.

	Planned Activities	Provides case management and other programs for seniors, as well as investigative support services in both community and institutional settings via contracts with non-profit agencies. Multi-sub recipients are funded under this program (one or more may provide these services). Case managers (staff) conduct intakes/assessments on clients to determine eligibility and other social service needs for persons 60 years and older. Referrals may be made to area food pantries, rental assistance, area shelters, legal assistance, and assistance with qualifying for other benefits. Education and public awareness sessions are also conducted to provide information regarding services available to seniors. Nutritious meals (breakfast, lunch) are provided, as well as transportation services. A nursing home ombudsman is also funded under the program to receive, investigate, and resolve complaints from nursing home residents and their families.
9	Project Name	South Dallas/Fair Park Community Court
	Target Area	South Dallas /Greater Fair Park Neighborhood Investment Program Area South Dallas / Greater Fair Park Community Revitalization Plan Area
	Goals Supported	Public Service - Community Court
	Needs Addressed	Public Services
	Funding	CDBG: \$265,906
	Description	The community court arraigns defendants arrested for quality of life crimes and code violations of property. Defendants cited for Class C misdemeanor crimes committed in the South Dallas/Fair Park area are brought before the Community Court for swift adjudication and restitution. Those who plead guilty or no contest are ordered to perform community service and/or attend rehabilitative and educational programs. Funds are budgeted to pay salary and operating costs for approximately nine (9) full and part-time City staff to manage the court, including judge, bailiff and caseworkers. Program serves the South Dallas/Fair Park area (CT's 25.00, 27.01, 27.02, 29.00, 34.00, 35.00, 37.00, 38.00,39.02, 40.00, 90.00, 91.01, 91.04, 92.01, 92.02, 93.01, 115.00, 116.01, 116.02, 117.01, 117.02, 118.00, 119.00, 170.01, 171.01 and 171.02)

	Planned Activities	The community court arraigns defendants arrested for “quality of life” crimes and code violations of property. Defendants cited for Class C misdemeanor crimes committed in the South Dallas/Fair Park area are brought before the Community Court for swift adjudication and restitution. Those who plead guilty or no contests are ordered to perform community service and/or attend rehabilitative and educational programs. Funds are budgeted to pay salary and operating costs for approximately nine (9) full and part-time City staff to manage the court, including judge, bailiff and caseworkers. Program serves the South Dallas/Fair Park area (CT’s 25.00, 27.01, 27.02, 29.00, 34.00, 35.00, 37.00, 38.00, 39.02, 40.00, 90.00, 91.01, 91.04, 92.01, 92.02, 93.01, 115.00, 116.01, 116.02, 117.01, 117.02, 118.00, 119.00, 170.01, 171.01 and 171.02).
10	Project Name	South Oak Cliff Community Court
	Target Area	South Dallas / Rochester Park Neighborhood Investment Program Area
	Goals Supported	Public Service - Community Court
	Needs Addressed	Public Services
	Funding	CDBG: \$250,523
	Description	The community court arraigns defendants arrested for quality of crimes and code violations of property. Defendants cited for Class C misdemeanor crimes committed in the South Oak Cliff area are brought before the Community Court for swift adjudication and restitution. Those who plead guilty or no contests are ordered to perform community service and/or attend rehabilitative and educational programs. Funds are budgeted to pay salary and operating costs for approximately seven full and part-time City staff to manage the court, including judge, bailiff and caseworkers. Program serves the South Oak Cliff area (South Oak Cliff area CT’s 49.00, 55.00, 56.00, 57.00, 59.01, 59.02, 60.02, 86.03, 86.04, 87.01, 87.03 87.04, 87.05, 88.01, 88.02, 89.00, 114.01, 114.02, 167.01 and 169.01)
	Planned Activities	The community court arraigns defendants arrested for “quality of life” crimes and code violations of property. Defendants cited for Class C misdemeanor crimes committed in the South Oak Cliff area are brought before the Community Court for swift adjudication and restitution. Those who plead guilty or no contests are ordered to perform community service and/or attend rehabilitative and educational programs. Funds are budgeted to pay salary and operating costs for approximately seven full and part-time City staff to manage the court, including judge, bailiff and caseworkers. Program serves the South Oak Cliff area (South Oak Cliff area CT’s 49.00, 55.00, 56.00, 57.00, 59.01, 59.02, 60.02, 86.03, 86.04, 87.01, 87.03 87.04, 87.05, 88.01, 88.02, 89.00, 114.01, 114.02, 167.01 and 169.01).
11	Project Name	West Dallas Community Court
	Target Area	West Dallas Neighborhood Investment Program Area

	Goals Supported	Public Service - Community Court
	Needs Addressed	Public Services
	Funding	CDBG: \$204,002
	Description	The community court arraigns defendants arrested for quality of life crimes and code violations of property. Defendants cited for Class C misdemeanor crimes committed in the West Dallas area are brought before the Community Court for swift adjudication and restitution. Those who plead guilty or no contests are ordered to perform community service and/or attend rehabilitative and educational programs. Funds are budgeted to pay salary and operating costs for approximately seven full and part-time City staff to manage the court, including judge, bailiff and caseworkers. Program serves the West Dallas area (CT's 20.00, 42.01, 45.00, 47.00, 48.00, 50.00, 51.00, 53.00, 64.00, 65.01, 65.02, 67.00, 68.00, 69.00, 101.01, 101.02, 107.01, 107.03, 107.04, 108.01, 108.02 and 165.01)
	Planned Activities	The community court arraigns defendants arrested for "quality of life" crimes and code violations of property. Defendants cited for Class C misdemeanor crimes committed in the West Dallas area are brought before the Community Court for swift adjudication and restitution. Those who plead guilty or no contests are ordered to perform community service and/or attend rehabilitative and educational programs. Funds are budgeted to pay salary and operating costs for approximately seven full and part-time City staff to manage the court, including judge, bailiff and caseworkers. Program serves the West Dallas area (CT's 20.00, 42.01, 45.00, 47.00, 48.00, 50.00, 51.00, 53.00, 64.00, 65.01, 65.02, 67.00, 68.00, 69.00, 101.01, 101.02, 107.01, 107.03, 107.04, 108.01, 108.02 and 165.01) .
12	Project Name	Training and Employment for Adults with Disabilities
	Target Area	Dallas
	Goals Supported	Public Services- Training for Adults- Disabilities
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Provides development of life skills, vocational training and job placement for adults with disabilities. Funding for the program includes partial salaries, benefits for staff and other operating costs.
	Planned Activities	Provides development of life skills, vocational training and job placement for adults with disabilities.
13	Project Name	Mortgage Assistance Program
	Target Area	Dallas
	Goals Supported	Housing Needs - Mortgage Assistance Program

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,300,000
	Description	Down payment and closing cost assistance is offered to homebuyers at or below 80% AMFI through participating lenders. No interest, deferred payment loans are made for down payment, principal reduction and closing costs up to a maximum of \$20,000. An estimated 120 families will be assisted. City staff will administer this program. Funding includes salary and operational direct delivery costs.
	Planned Activities	Down payment and closing cost assistance is offered to homebuyers at or below 80% AMFI through participating lenders. No interest, deferred payment loans are made for down payment, principal reduction and closing costs up to a maximum of \$20,000. An estimated 120 families will be assisted. City staff will administer this program.
14	Project Name	Housing Services Program
	Target Area	Dallas
	Goals Supported	Housing Needs - Housing Services Program
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Provides grants to Community Housing Development Organizations to support salary and direct delivery for HOME funded activities, including housing counseling, loan processing, and other eligible services to potential homebuyers participating or seeking to participate in HOME funded projects.
	Planned Activities	Provides grants to Community Housing Development Organizations to support salary and direct delivery for HOME funded activities, including housing counseling, loan processing, and other eligible services to potential homebuyers participating or seeking to participate in HOME funded projects.
15	Project Name	Major Systems Repair Program
	Target Area	Dallas
	Goals Supported	Housing Needs - Homeowner Repairs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,533,761

	Description	Provides deferred payment loans to low income homeowners at 80% or below of AMFI for repairs and replacement up to \$17,500 for four major systems: heating/air conditioning, plumbing/gas, and roof and electrical. Financial assistance will be provided as a no interest loan secured by a promissory note and deed of trust with a five year lien. Loan payments are self amortized over the loan term and forgiven monthly at the rate of 1/60 of the loan amount if the borrower occupies the property continuously for the entire five year loan term. The note and lien shall be released after five years if the borrower occupies the property continuously for five years or upon repayment of the note. CDBG funds will provide assistance to approximately 110 homeowners.
	Planned Activities	Provides deferred payment loans to low income homeowners at 80% or below of AMFI for repairs and replacement up to \$17,500 for four major systems: heating/air conditioning, plumbing/gas, and roof and electrical. Financial assistance will be provided as a no interest loan secured by a promissory note and deed of trust with a five year lien. Loan payments are self amortized over the loan term and forgiven monthly at the rate of 1/60 of the loan amount if the borrower occupies the property continuously for the entire five year loan term. The note and lien shall be released after five years if the borrower occupies the property continuously for five years or upon repayment of the note.
16	Project Name	Minor Plumbing Repair/Replacement Program
	Target Area	Dallas
	Goals Supported	Housing Needs - Homeowner Repairs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Program provides leak repairs, low-flow toilet and fixture replacement and minor plumbing repair assistance to low/mod income owner-occupied Dallas residents. Program proposes to serve approximately 75 homeowners, unit cost of approximately \$700 per home. Services will be provided by Asther Heating, a vendor procured by the City.
	Planned Activities	Program provides leak repairs, low-flow toilet and fixture replacement and minor plumbing repair assistance to low/mod income owner-occupied Dallas residents. Program proposes to serve approximately 75 homeowners, unit cost of approximately \$700 per home.
17	Project Name	Reconstruction Program
	Target Area	Dallas
	Goals Supported	Housing Needs - Homeowner Repairs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$937,326

	Description	Provide deferred loans to low-income homeowners for reconstruction of their existing homes. Homeowners must be 62 years of age or older or disabled and their household income be at or below 80% MFI. Financial assistance will be provided as a no interest deferred payment loans secured by a promissory note and deed of trust. The note is due and payable upon the death of Borrower or transfer of the property or the City may consent to a one time transfer and assumption of the note upon the death of Borrower by an eligible heir of the Borrower. The reconstruction deferred payment loan is \$103,000 per unit. HOME funds will provide assistance to approximately 10 homeowners.
	Planned Activities	: Provide deferred loans to low-income homeowners for reconstruction of their existing homes. Homeowners must be 62 years of age or older or disabled and their household income be at or below 80% MFI. Financial assistance will be provided as a no interest deferred payment loans secured by a promissory note and deed of trust. The note is due and payable upon the death of Borrower or transfer of the property or the City may consent to a one time transfer and assumption of the note upon the death of Borrower by an eligible heir of the Borrower.
18	Project Name	People Helping People-Volunteer Home Repair
	Target Area	Dallas
	Goals Supported	Housing Needs - Homeowner Repairs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$841,222
	Description	Provide grants to low income, elderly (62 and older) and disabled homeowners for minor exterior repairs services through volunteers and contract services. The program also provides free volunteer specialty services such as pest extermination, heater service, AC installation and glass replacement. Volunteer specialty services are ancillary assistance provided to homeowners as needed, no CDBG funds are expended for these services. The household income must be at 50% or below of MFI, citywide or if homeowners reside in a Neighborhood Investment Program area, the household income must be 80% or below of MFI. Funding includes approximately \$500,000 for up to 10 FTEs directly responsible for eligibility determinations, inspections and operational support. Funds also provide approximately \$275,000 for contract services to install handicap ramps, as well as minor exterior repairs which are too expensive for volunteers; and installation of doors and handrails for disabled applicants. The remaining \$66,222 will be used to purchase building materials, supplies and materials for volunteer projects.

	Planned Activities	Provide grants to low income, elderly (62 and older) and disabled homeowners for minor exterior repairs services through volunteers and contract services. The program also provides free volunteer specialty services such as pest extermination, heater service, AC installation and glass replacement. Volunteer specialty services are ancillary assistance provided to homeowners as needed, no CDBG funds are expended for these services. The household income must be at 50% or below of MFI, citywide or if homeowners reside in a Neighborhood Investment Program area, the household income must be 80% or below of MFI.
19	Project Name	Dedicated SAFE II Expansion Code Inspection - Code Compliance
	Target Area	Dallas
	Goals Supported	Dedicated SAFE II Expansion Code Inspection
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$96,000
	Description	This program provides enhanced code and fire enforcement efforts by collaborating with the Dallas Police Department and Dallas Fire Department to focus on substandard properties where criminal activities hamper or prevent community revitalization in CDBG eligible census tracts. Targeted areas are identified neighborhoods that evidence both a high level of criminal activities and high number of code violations. The function of the SAFE Code officer is to enforce city codes including all premises and zoning violations such as high weeds, litter, substandard structure, obstruction, junk motor vehicles, illegal storage, fences, graffiti, open and vacant structures, parking on unapproved surfaces, etc. The Code officers determines the presence of violations, issue notices to comply, issue citations and testify in court on code violations as needed. Code Officers work along with Fire Code Inspection and other supplemental community based strategies in the target area to halt further decline/deterioration and assist in gaining ground on the revitalization of the area. Funds are budgeted to pay salary and operating costs for two code inspectors, including related expenses (uniforms, equipment and fuel). Services for this project are rendered in CDBG eligible neighborhoods on an on-call, as needed basis.

	Planned Activities	This program provides enhanced code and fire enforcement efforts by collaborating with the Dallas Police Department and Dallas Fire Department to focus on substandard properties where criminal activities hamper or prevent community revitalization in CDBG eligible census tracts. Targeted areas are identified neighborhoods that evidence both a high level of criminal activities and high number of code violations. The function of the SAFE Code officer is to enforce city codes including all premises and zoning violations such as high weeds, litter, substandard structure, obstruction, junk motor vehicles, illegal storage, fences, graffiti, open and vacant structures, parking on unapproved surfaces, etc. The Code officers determines the presence of violations, issue notices to comply, issue citations and testify in court on code violations as needed. Code Officers work along with Fire Code Inspection and other supplemental community based strategies in the target area to halt further decline/deterioration and assist in gaining ground on the revitalization of the area.
20	Project Name	Dedicated SAFE II Expansion Code Inspection - Fire Department
	Target Area	Dallas
	Goals Supported	Dedicated SAFE II Expansion Code Inspection
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$70,538
	Description	This program enhances code enforcement efforts by collaborating with the Dallas Police Department and Code Compliance to focus on substandard properties where criminal activities hamper or prevent community revitalization in CDBG eligible census tracts. Targeted areas are identified neighborhoods that evidence both a high level of criminal activities and high number of code violations. The function of the SAFE Fire Inspector is to enforce city fire codes. The Fire Code officer determines the presence of violations, issues notices to comply, issue citations and testify in court on code violations as needed. Fire Code Inspectors work along with Code Compliance and other supplemental community based strategies in target area to halt further decline/deterioration and assist in gaining ground on the revitalization of the area. Funds are budgeted to pay salary and operating costs for two Fire Code Inspectors, including related expenses (uniforms, equipment, and fuel).Services for this project are rendered in CDBG eligible neighborhoods on an on-call, as needed basis.

	Planned Activities	This program enhances code enforcement efforts by collaborating with the Dallas Police Department and Code Compliance to focus on substandard properties where criminal activities hamper or prevent community revitalization in CDBG eligible census tracts. Targeted areas are identified neighborhoods that evidence both a high level of criminal activities and high number of code violations. The function of the SAFE Fire Inspector is to enforce city fire codes. The Fire Code officer determines the presence of violations, issues notices to comply, issue citations and testify in court on code violations as needed. Fire Code Inspectors work along with Code Compliance and other supplemental community based strategies in target area to halt further decline/deterioration and assist in gaining ground on the revitalization of the area.
21	Project Name	Dedicated SAFE II Expansion Code Inspection - Police Department
	Target Area	Dallas
	Goals Supported	Dedicated SAFE II Expansion Code Inspection
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$66,418
	Description	This program enhances code enforcement efforts by collaborating with the Code Compliance and the Dallas Fire Department to focus on substandard properties and support community based policing strategy where criminal actions hamper or prevent community revitalization in CDBG eligible census tracts. Targeted areas are identified neighborhoods that evidence both a high level of criminal activities and high number of code violations. Fire and Code Inspectors determine the presence of violations, issues notices to comply, issue citations and testify in court on code violations as needed. No CDBG funds are used to pay for Police Officers. Funds are budgeted to pay two program staff directly responsible for implementing the program, including scheduling and coordination of SAFE II team code inspections. Services for this project are rendered in CDBG eligible neighborhoods on an on call, as needed basis.
	Planned Activities	This program enhances code enforcement efforts by collaborating with the Code Compliance and the Dallas Fire Department to focus on substandard properties and support community based policing strategy where criminal actions hamper or prevent community revitalization in CDBG eligible census tracts. Targeted areas are identified neighborhoods that evidence both a high level of criminal activities and high number of code violations. Fire and Code Inspectors determine the presence of violations, issues notices to comply, issue citations and testify in court on code violations as needed. No CDBG funds are used to pay for Police Officers.
22	Project Name	Business Loan Program
	Target Area	Dallas

	Goals Supported	Economic Development- Business Loan Program
	Needs Addressed	Economic Development
	Funding	CDBG: \$600,000
	Description	The Business loan program is a Revolving Loan Fund program that makes loans to businesses for expansion, relocation and growth that will result in job creation or job retention for low to moderate income persons. The program is available to businesses located within Dallas city limits. Through retaining Program Income, the Business Loan Program is able to fund new loans. The Business Loan Program is available to businesses located in census tracts/block groups where the poverty level is greater than 20%.
	Planned Activities	The Business loan program is a Revolving Loan Fund program that makes loans to businesses for expansion, relocation and growth that will result in job creation or job retention for low to moderate income persons. The program is available to businesses located within Dallas city limits. Through retaining Program Income, the Business Loan Program is able to fund new loans. The Business Loan Program is available to businesses located in census tracts/block groups where the poverty level is greater than 20%.
23	Project Name	Neighborhood Investment Program - Code Compliance
	Target Area	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area
	Goals Supported	NIP - Code Compliance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$499,989

	Description	This program provides enhanced code enforcement activities within the Neighborhood Investment Program designated target areas including census tracts 20.00, 25.00, 27.01, 27.02, 39.02, 48.00, 55.00, 57.00, 87.03, 87.04, 87.05, 88.01, 88.02,101.01, 101.02, 113.00, 114.01 and 115.00, . Code officers enforce city codes including all premises and zoning violations such as high weeds, litter, substandard structure, obstruction, junk motor vehicles, illegal storage, fences, graffiti, open and vacant structures, parking on unapproved surfaces, etc. The Code officers determines the presence of violations, issue notices to comply, issue citations and perform intensified neighborhood inspections, as needed. Code Inspectors work along with other supplemental community based strategies in the target area to halt decline/deterioration and assist in revitalization of the area. Funds are budgeted to pay salary and operating costs for eight code inspectors, including related expenses (uniforms, equipment and fuel).Services for this project are rendered in CDBG eligible neighborhoods. Contact information for staff is located at the address below.
	Planned Activities	This program provides enhanced code enforcement activities within the Neighborhood Investment Program designated target areas including census tracts 20.00, 25.00, 27.01, 27.02, 39.02, 48.00, 55.00, 57.00, 87.03, 87.04, 87.05, 88.01, 88.02,101.01, 101.02, 113.00, 114.01 and 115.00, . Code officers enforce city codes including all premises and zoning violations such as high weeds, litter, substandard structure, obstruction, junk motor vehicles, illegal storage, fences, graffiti, open and vacant structures, parking on unapproved surfaces, etc. The Code officers determines the presence of violations, issue notices to comply, issue citations and perform intensified neighborhood inspections, as needed. Code Inspectors work along with other supplemental community based strategies in the target area to halt decline/deterioration and assist in revitalization of the area.
24	Project Name	Business Assistance Center Program
	Target Area	Dallas
	Goals Supported	Economic Development.- Business Assistance Center Program
	Needs Addressed	Economic Development
	Funding	CDBG: \$640,000

	Description	Funds a business assistance center program that promotes economic growth and self-sufficiency through self-employment of low-to-moderate income persons LMI. The program provides technical assistance and business support services (i.e. microenterprise incubator services) to LMIs who own microenterprises and/or are interested in starting new microenterprises. On an annual basis, the program assists in the creation of an estimated 64 new microenterprises, incubates an estimated 16 microenterprise businesses, and assists an estimated 360 existing businesses. Technical assistance is offered in various areas that may include but not be limited to some of the basics such as business structures, business planning, capacity building, troubleshooting, research, marketing, branding, loan application packaging, minority business certification, bidding, bonding, networking, connecting with mentors and other city program business development tools such as SourceLinkDallas and Business Development and Procurement Services.
	Planned Activities	Funds a business assistance center program that promotes economic growth and self-sufficiency through self-employment of low-to-moderate income persons LMI. The program provides technical assistance and business support services (i.e. microenterprise incubator services) to LMIs who own microenterprises and/or are interested in starting new microenterprises. On an annual basis, the program assists in the creation of an estimated 64 new microenterprises, incubates an estimated 16 microenterprise businesses, and assists an estimated 360 existing businesses. Technical assistance is offered in various areas that may include but not be limited to some of the basics such as business structures, business planning, capacity building, troubleshooting, research, marketing, branding, loan application packaging, minority business certification, bidding, bonding, networking, connecting with mentors and other city program business development tools such as SourceLinkDallas and Business Development and Procurement Services.
25	Project Name	Neighborhood Enhancement Program (NEP)
	Target Area	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area
	Goals Supported	Neighborhood Enhancement Program
	Needs Addressed	Public Improvements
	Funding	CDBG: \$25,000

	Description	CDBG funds will be used for the construction, rehabilitation, or installation of public improvements in the Neighborhood Investment Program and other strategically targeted areas. City of Dallas planned projects are focused on aesthetic improvements on public property and right of ways. NIP areas include: 20.00, 25.00, 27.01, 27.02, 39.02, 48.00, 55.00, 57.00, 87.03, 87.04, 87.05, 88.01, 88.02, 101.01, 101.02, and 113.00, 114.01, and 115.00.
	Planned Activities	CDBG funds will be used for the construction, rehabilitation, or installation of public improvements in the Neighborhood Investment Program and other strategically targeted areas. City of Dallas planned projects are focused on aesthetic improvements on public property and right of ways. NIP areas include: 20.00pt, 25.00, 27.01, 27.02, 39.02, 42.00pt, 47.00pt, 48.00pt, 55.00pt, 57.00, 87.03pt, 87.04pt, 87.05pt, 88.01pt, 88.02pt, 101.01, 101.02, and 113.00pt, 114.01pt, and 115.00pt
26	Project Name	Neighborhood Investment Program Infrastructure
	Target Area	Lancaster Corridor / Cigarette Hill Neighborhood Investment Program Area South Dallas / Rochester Park Neighborhood Investment Program Area South Dallas /Greater Fair Park Neighborhood Investment Program Area West Dallas Neighborhood Investment Program Area North Oak Cliff / Marsalis Neighborhood Investment Program Area
	Goals Supported	Neighborhood Investment Program Infrastructure
	Needs Addressed	Public Improvements
	Funding	CDBG: \$1,024,136
	Description	CDBG funds will be used for public infrastructure improvements and related Architectural/Engineering design in 5 Neighborhood Investment Program (NIP) target areas. NIP areas include 20.00pt, 25.00, 27.01, 27.02, 39.02, 48.00pt, 55.00pt, 57.00, 87.03, 87.04pt, 87.05, 88.01pt, 88.02pt, 101.01, 101.02, 113.00pt, 114.01pt, and 115.00pt.
	Planned Activities	CDBG funds will be used for public infrastructure improvements and related Architectural/Engineering design in 5 Neighborhood Investment Program (NIP) target areas. NIP areas include 20.00pt, 25.00, 27.01, 27.02, 39.02, 42.00pt, 47.00pt, 48.00pt, 55.00pt, 57.00, 87.03pt, 87.04pt, 87.05pt, 88.01pt, 88.02pt, 101.01, 101.02, 113.00pt, 114.01pt, and 115.00pt.
27	Project Name	HOME-CHDO Development Loans
	Target Area	Dallas
	Goals Supported	Housing Needs - CHDO Development Loans
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,000,000

	Description	Provides development and pre-development loans and grants to City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low income households at 80% or below of AMFI. CHDOs may act as owners, developers or sponsors of the affordable ownership or rental housing project. Certified CHDOs may apply for funding by application anytime during the fiscal year. Projects submitted are underwritten with traditional lending standards and must be construction ready. Long term affordability restrictions are required for every funded project based on subsidy amounts.
	Planned Activities	Provides development and pre-development loans and grants to City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low income households at 80% or below of AMFI. CHDOs may act as owners, developers or sponsors of the affordable ownership or rental housing project. Certified CHDOs may apply for funding by application anytime during the fiscal year. Projects submitted are underwritten with traditional lending standards and must be construction ready. Long term affordability restrictions are required for every funded project based on subsidy amounts.
28	Project Name	Mortgage Assistance Program
	Target Area	Dallas
	Goals Supported	Housing Needs - Mortgage Assistance Program
	Needs Addressed	Affordable Housing
	Funding	HOME: \$800,000
	Description	Down payment and closing cost help is offered to homebuyers at or below 80% MFI through participating lenders. No interest, deferred payment loans are made for principal reduction and closing costs up to a maximum of \$20,000. An estimated 40 families will be assisted. Funds will be used to provide direct financial assistance to homebuyers.
	Planned Activities	Down payment and closing cost help is offered to homebuyers at or below 80% MFI through participating lenders. No interest, deferred payment loans are made for principal reduction and closing costs up to a maximum of \$20,000. An estimated 40 families will be assisted. Funds will be used to provide direct financial assistance to homebuyers.
29	Project Name	Housing Development Loan Program
	Target Area	Dallas
	Goals Supported	Housing Needs - Housing Development Loans
	Needs Addressed	Affordable Housing
	Funding	:

	Description	Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing, including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs, and rental rehabilitation.
	Planned Activities	Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing, including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs, and rental rehabilitation.
30	Project Name	HOME-Tenant Based Rental Assistance
	Target Area	Dallas
	Goals Supported	Homeless Services - Tenant Based Rental Assistance
	Needs Addressed	Homelessness
	Funding	:
	Description	The program will provide rental assistance and supportive services to homeless persons, including homeless ex-offenders on parole for non violent offense, in reconnecting to families, jobs, housing, and the community through the provision of supportive services. Currently, released prisoners face a myriad of challenges that contribute to return to criminal activity, re-arrest, and re-incarceration. Offenders released from prisons are increasingly finding that they cannot gain access to suitable, decent, and affordable housing. As a result, they sleep in cars, find emergency housing along with more vulnerable populations, cohabit with other felons in substandard housing, or live a vagrant lifestyle, from friend to friend until their welcome runs out. This program is designed to provide transitional rental assistance and supportive services for a period not exceeding 24 months to program participants while they become stabilized. The goal of the program is to assist participants in obtaining and remaining in stable housing, increase skills and/or income, and achieve greater self-determination.

	Planned Activities	The program will provide rental assistance and supportive services to homeless persons, including homeless ex-offenders on parole with non-violent offenses, in reconnecting to families, jobs, housing, and the community through the provision of supportive services. Currently, released prisoners face a myriad of challenges that contribute to return to criminal activity, re-arrest, and re-incarceration. Offenders released from prisons are increasingly finding that they cannot gain access to suitable, decent, and affordable housing. As a result, they sleep in cars, find emergency housing along with more vulnerable populations, cohabit with other felons in substandard housing, or live a vagrant lifestyle, from friend to friend until their welcome runs out. This program is designed to provide transitional rental assistance and supportive services for a period not exceeding 24 months to program participants while they become stabilized. The goal of the program is to assist participants in obtaining and remaining in stable housing, increase skills and/or income, and achieve greater self-determination.
31	Project Name	ESG13 City of Dallas
	Target Area	Dallas
	Goals Supported	Homeless Services - Tenant Based Rental Assistance Homeless Services - Essential Services Homeless Services - Prevention Homeless Services - Operations
	Needs Addressed	Homelessness
	Funding	ESG: \$1,050,237
	Description	The Fiscal Year 2013 ESG funds for the City of Dallas have been allocated to provide outreach to persons living on the streets, funds to operate an emergency shelter for the homeless, utility assistance and emergency rental assistance to prevent homelessness, implement rapid re-housing strategies and for program administration and data collection through HMIS.
	Planned Activities	The Fiscal Year 2013 ESG funds for the City of Dallas have been allocated to provide outreach to persons living on the streets, funds to operate an emergency shelter for the homeless, utility assistance and emergency rental assistance to prevent homelessness, implement rapid re-housing strategies and for program administration and data collection through HMIS.
32	Project Name	HOPWA - PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD)
	Target Area	Dallas
	Goals Supported	Other Housing - HIV Supportive Services Other Housing - HIV Facility Based Housing
	Needs Addressed	Public Services
	Funding	HOPWA: \$1,070,565

	Description	This project provides funding for PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) to provide facility based housing for low-income persons living with HIV/AIDS in the Dallas EMSA and their families in 125 units at four facilities: Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens. This project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance, employment services, life skills management, and meals/nutritional services), and administration. The project funds almost 21 FTEs at the agency, including program director, maintenance, direct care service, and administrative staff. The project is expected to serve 140 households and provide 40,500 nights of housing during the year.
	Planned Activities	This project provides funding for PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) to provide facility based housing for low-income persons living with HIV/AIDS in the Dallas EMSA and their families in 125 units at four facilities: Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens. This project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance, employment services, life skills management, and meals/nutritional services), and administration.
33	Project Name	HOPWA - Legacy Counseling Center, Inc. (Legacy)
	Target Area	Dallas
	Goals Supported	Other Housing - HIV Supportive Services Other Housing - HIV Facility Based Housing Other Housing - HIV Housing Information
	Needs Addressed	Public Services
	Funding	HOPWA: \$709,382

	Description	<p>This project provides funding for Legacy Counseling Center to provide three HOPWA services: facility-based housing, housing information services and resource identification, and master leasing. Under facility-based housing, Legacy will provide transitional hospice/respite housing and care for low-income persons living with HIV/AIDS in the Dallas EMSA in 7 single-room occupancy units at the Legacy Founders Cottage. This part of the project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance and case management), and administration. The project funds approximately 10 FTEs at the agency, including program director, maintenance, direct care service, and administrative staff. The project is expected to serve 26 households and provide 2,268 nights of housing during the year. Under housing information services and resource identification, Legacy will provide a housing resource center for persons living with HIV/AIDS in the Dallas EMSA located at the Counseling Center, as well as the associated website and on-line, searchable housing resource database. Legacy will also provide housing education for clients, case managers, and other providers. This part of the project funds approximately 2.5 FTEs at the agency, including program director, housing specialist, technology and center support, and administrative staff. The project is expected to serve 175 households during the year. Under master leasing, Legacy will lease approximately 24 units under a master lease with a private landlord, and sublease those units to homeless persons with HIV/AIDS for independent, long-term independent living. This part of the project includes housing facility operations (for the master leased units), supportive services (including, but not limited to, case management), and administration. This part of the project funds approximately 1.75 FTEs at the agency, including program director, housing property specialist, housing case manager, and administrative staff. The project is expected to serve 24 households during the year.</p>
	Planned Activities	<p>This project provides funding for Legacy Counseling Center to provide three HOPWA services: facility-based housing, housing information services and resource identification, and master leasing.</p>
34	Project Name	HOPWA - My Second Chance, Inc. (MSC)
	Target Area	Dallas
	Goals Supported	Other Housing - HIV Supportive Services Other Housing - HIV Facility Based Housing
	Needs Addressed	Public Services
	Funding	HOPWA: \$164,518

	Description	This project provides funding for My Second Chance to provide facility based housing for low-income women living with HIV/AIDS in the Dallas EMSA in 6 beds at Pearl's Place. This project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance and meals/nutritional services), and administration. The project funds almost 6 FTEs at the agency, including program director, maintenance, direct care service, and administrative staff. The project is expected to serve 25 households and provide 1,944 nights of housing during the year.
	Planned Activities	This project provides funding for My Second Chance to provide facility based housing for low-income women living with HIV/AIDS in the Dallas EMSA in 6 beds at Pearl's Place. This project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance and meals/nutritional services), and administration.
35	Project Name	HOPWA - Dallas County Health and Human Services (Dallas Cty)
	Target Area	Dallas
	Goals Supported	Other Housing- HIV Rental Assistance Other Housing - HIV Supportive Services
	Needs Addressed	Public Services
	Funding	HOPWA: \$1,385,650
	Description	This project provides funding for Dallas County Health and Human Services to provide short-term rent, mortgage, and utility assistance (STRMU), as well as long-term/transitional tenant based rental assistance (TBRA), for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA (primarily Dallas County). This project includes financial assistance, housing services (housing case management), and administration. The project funds almost 3.7 FTEs, including three full-time case management staff and 0.7 FTEs for administrative staff. The project is expected to serve 125 households with STRMU and 140 households with TBRA.
	Planned Activities	This project provides funding for Dallas County Health and Human Services to provide short-term rent, mortgage, and utility assistance (STRMU), as well as long-term/transitional tenant based rental assistance (TBRA), for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA (primarily Dallas County). This project includes financial assistance, housing services (housing case management), and administration.
36	Project Name	HOPWA - Health Services of North Texas, Inc. (HSNT)
	Target Area	Dallas
	Goals Supported	Other Housing- HIV Rental Assistance Other Housing - HIV Supportive Services
	Needs Addressed	Public Services
	Funding	HOPWA: \$486,850

	Description	This project provides funding for Health Services of North Texas to provide short-term rent, mortgage, and utility assistance (STRMU), as well as long-term/transitional tenant based rental assistance (TBRA), for low-income persons living with HIV/AIDS and their families in the Dallas EMSA (primarily Collin, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall counties). This project provides financial assistance, housing case management services, and administration. The project funds approximately 3.5 FTEs, including three full-time case management staff and 0.5 FTEs for administrative staff. The project is expected to serve 37 households with STRMU and 38 households with TBRA.
	Planned Activities	This project provides funding for Health Services of North Texas to provide short-term rent, mortgage, and utility assistance (STRMU), as well as long-term/transitional tenant based rental assistance (TBRA), for low-income persons living with HIV/AIDS and their families in the Dallas EMSA (primarily Collin, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall counties). This project provides financial assistance, housing case management services, and administration.
37	Project Name	HOPWA - Open Arms, Inc. dba Bryan's House (Open Arms)
	Target Area	Dallas
	Goals Supported	Other Housing - HIV Supportive Services
	Needs Addressed	Public Services
	Funding	HOPWA: \$48,750
	Description	This project provides funding for Open Arms, Inc. dba Bryan's House to provide child care for children infected/affected with HIV/AIDS in the Dallas EMSA. This project includes supportive services only and is expected to serve 25 children (16 households) with 4,364 hours of child care. The project funds partial salaries/benefits for child care teachers.
	Planned Activities	This project provides funding for Open Arms, Inc. dba Bryan's House to provide child care for children infected/affected with HIV/AIDS in the Dallas EMSA. This project includes supportive services only and is expected to serve 25 children.
38	Project Name	HOPWA - City of Dallas (City)
	Target Area	Dallas
	Goals Supported	Other Housing- HIV Rental Assistance Other Housing - HIV Supportive Services Other Housing - HIV Facility Based Housing Other Housing - HIV Housing Information
	Needs Addressed	Public Services
	Funding	HOPWA: \$1,154,740

	Description	<p>This project provides funding for the City of Dallas to provide direct services to low-income persons with HIV/AIDS and their families in the Dallas EMSA (primarily Dallas County), including short-term rent, mortgage, and utility assistance (STRMU), and long-term/transitional tenant based rental assistance (TBRA), with housing services (case management), at the MLK Community Center and West Dallas Multipurpose Center, as well as homeless outreach. This project also includes grantee administration for HOPWA activities. This project funds approximately 3.0 FTE housing case managers at MLK/WDMC, and is expected to serve 189 households with STRMU and approximately 15 households with TBRA. This project also funds 1.0 FTE homeless outreach coordinator and is expected to serve 150 households through homeless outreach. This project also funds approximately 2.0 FTE for oversight of eight HOPWA contracts and three internal HOPWA programs and for overall grant program and financial management and reporting. This project includes approximately \$902,805 in funds obligated to the above activities in the current year, as well as approximately \$251,935 in unobligated funds expected to be used to provide STRMU, TBRA, facility based housing, housing information services and resource identification, supportive services, and project sponsor and City administration, directly or through project sponsors, in the following grant year.</p>
	Planned Activities	<p>This project provides funding for the City of Dallas to provide direct services to low-income persons with HIV/AIDS and their families in the Dallas EMSA (primarily Dallas County), including short-term rent, mortgage, and utility assistance (STRMU), and long-term/transitional tenant based rental assistance (TBRA), with housing services (case management), at the MLK Community Center and West Dallas Multipurpose Center, as well as homeless outreach. This project also includes grantee administration for HOPWA activities.</p>
39	Project Name	Housing Development Support
	Target Area	Dallas
	Goals Supported	<p>Housing Needs - Mortgage Assistance Program Housing Needs - CHDO Development Loans Housing Needs - Housing Development Loans</p>
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,052,706

	Description	Provides direct delivery salary and operational support of 15 employees including managers, coordinators, and administrative specialists to implement the Mortgage Assistance Program (MAP), Community Housing Development Organization Program, Residential Development Acquisition Loan Program, Housing Services, and Community Based Development Programs. Staff activities include: determining and approving client eligibility, conducting property inspections, loan processing, working with lenders and counseling agencies on behalf of clients, and preparing work specifications for low income homeowners and low income homebuyers. CDBG funds must supplement the administration of the HOME program due to the 10% cap on administrative fees.
	Planned Activities	Provides direct delivery salary and operational support of 15 employees including managers, coordinators, and administrative specialists to implement the Mortgage Assistance Program (MAP), Community Housing Development Organization Program, Residential Development Acquisition Loan Program, Housing Services, and Community Based Development Programs. Staff activities include: determining and approving client eligibility, conducting property inspections, loan processing, working with lenders and counseling agencies on behalf of clients, and preparing work specifications for low income homeowners and low income homebuyers. CDBG funds must supplement the administration of the HOME program due to the 10% cap on administrative fees.
40	Project Name	Housing Assistance Support
	Target Area	Dallas
	Goals Supported	Housing Needs - Homeowner Repairs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,939,177
	Description	Provides direct delivery and operational support of 30 employees including managers, project coordinators, and inspectors to implement the Major Systems Repair Program, Reconstruction and South Dallas/Fair Park Repair Programs. Staff activities include: determining and approving client eligibility, conducting property inspections, loan processing, preparing work specifications, inspection and construction oversight for the CDBG housing activities for low income homeowners.
	Planned Activities	Provides direct delivery and operational support of 30 employees including managers, project coordinators, and inspectors to implement the Major Systems Repair Program, Reconstruction and South Dallas/Fair Park Repair Programs. Staff activities include: determining and approving client eligibility, conducting property inspections, loan processing, preparing work specifications, inspection and construction oversight for the CDBG housing activities for low income homeowners.
41	Project Name	Fair Housing Enforcement

	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight
	Funding	CDBG: \$603,307
	Description	Management Services/Fair Housing Office. Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, fair housing education and outreach and citizen referrals. Staff includes the Administrator, Compliance Manager, Investigators and Administrative Support.
	Planned Activities	Management Services/Fair Housing Office. Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, fair housing education and outreach and citizen referrals. Staff includes the Administrator, Compliance Manager, Investigators and Administrative Support.
42	Project Name	Citizen Participation/CDC Support/HUD Oversight
	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight
	Funding	CDBG: \$757,815
	Description	Office of Financial Services-Grants Management Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for 15-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Coordinators, IDIS Coordinator and Administrative Support.
	Planned Activities	Office of Financial Services-Grants Management Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for 15-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Coordinators, IDIS Coordinator and Administrative Support.
43	Project Name	Housing Contract Administration
	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight

	Funding	CDBG: \$428,426
	Description	Provides comprehensive management oversight and technical assistance for both external and internal programs receiving grants funds. This project includes contract administration, technical assistance, and regulated reporting of activities for public service and housing grants. Funding pays for 11 FTEs as well as other operating cost.
	Planned Activities	Provides comprehensive management oversight and technical assistance for both external and internal programs receiving grants funds. This project includes contract administration, technical assistance, and regulated reporting of activities for public service and housing grants. Funding pays for 11 FTEs as well as other operating cost.
44	Project Name	Housing Management Support
	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight
	Funding	CDBG: \$732,354
	Description	Provide the salary and operating support for the management and administration of the CDBG programs which are housing based. Employees include Assistant Directors, Managers, Accountants and Administrative Support.
	Planned Activities	Provide the salary and operating support for the management and administration of the CDBG programs which are housing based. Employees include Assistant Directors, Managers, Accountants and Administrative Support.
45	Project Name	Economic Development Program Oversight
	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight
	Funding	CDBG: \$256,277
	Description	Funding provides salary and operating costs for three Economic Development staff responsible for contract administration; compliance and oversight of CDBG funded programs. Responsibilities include the Business Assistance Centers Program, Business Loan Program, and other eligible economic development activities.
	Planned Activities	Funding provides salary and operating costs for three Economic Development staff responsible for contract administration; compliance and oversight of CDBG funded programs. Responsibilities include the Business Assistance Centers Program, Business Loan Program, and other eligible economic development activities.
46	Project Name	Parks & Recreation Program Oversight

	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight
	Funding	CDBG: \$93,073
	Description	Funds are budgeted to pay salary and operating costs for the Compliance Administrator responsible for contract oversight of enrichment vendors, compliance and administration for the after-school/summer programs. Services are provided at 24 sites operated by the Parks and Recreation Department each year.
	Planned Activities	Funds are budgeted to pay salary and operating costs for the Compliance Administrator responsible for contract oversight of enrichment vendors, compliance and administration for the after-school/summer programs. Services are provided at 24 sites operated by the Parks and Recreation Department each year.
47	Project Name	HOME-CHDO Operating Assistance
	Target Area	Dallas
	Goals Supported	Housing Needs - CHDO Development Loans
	Needs Addressed	Affordable Housing
	Funding	HOME: \$175,000
	Description	Operational support may be provided to assist with the development and management of CHDO projects. Operating Assistance cannot exceed 50% of the CHDO's agency budget or \$50,000 (whichever is less). Certified CHDOs submit applications for funding.
	Planned Activities	Operational support may be provided to assist with the development and management of CHDO projects. Operating Assistance cannot exceed 50% of the CHDO's agency budget or \$50,000 (whichever is less). Certified CHDOs submit applications for funding.
48	Project Name	HOME-Program Administration
	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight
	Funding	HOME: \$374,021

	Description	Salary and operating support for administration and management of the HOME program. The balance of the funds to administer the program is provided by the CDBG program. Project implemented in conjunction with Mortgage Assistance Program, CHDO Program, Housing and Development Loan Program.
	Planned Activities	Salary and operating support for administration and management of the HOME program. The balance of the funds to administer the program is provided by the CDBG program. Project implemented in conjunction with Mortgage Assistance Program, CHDO Program, Housing and Development Loan Program.
49	Project Name	HOME-Tenant Based Rental Assistance - Program Administration
	Target Area	Dallas
	Goals Supported	Program Administration, Compliance, and Oversight
	Needs Addressed	Compliance Monitoring and Program Oversight
	Funding	HOME: \$50,000
	Description	Funding will allow the program to provide comprehensive case management to homeless persons, including ex-offenders. Intakes are conducted on clients to determine eligibility and development of a housing plan. Referrals are made to other social service agencies as needed and identified in the client's plan. Housing Quality Standards (HQS) inspections are conducted prior to move-in by clients and annually thereafter. Rent reasonableness surveys are also conducted to determine if rents are reasonable for the units occupied by the client. City of Dallas: Funding pays for one position (Caseworker II).
	Planned Activities	Funding will allow the program to provide comprehensive case management to homeless persons, including ex-offenders on parole with non-violence offense. Intakes are conducted on clients to determine eligibility and development of a housing plan. Referrals are made to other social service agencies as needed and identified in the client's plan. Housing Quality Standards (HQS) inspections are conducted prior to move-in by clients and annually thereafter. Rent reasonableness surveys are also conducted to determine if rents are reasonable for the units occupied by the client. City of Dallas.

Table 60 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

1. Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG activity types are allocated to specific geographic areas based on the low to moderate income criteria established by HUD under the area wide benefit activity. Allowable areas are determined based on the number of low to moderate income persons residing in them. Eligible service areas are identified by Census Tracts and Block Groups.

In May 2002, the Affordable Workforce Housing Task Force was formed by Mayor Laura Miller to provide recommendations' regarding the City's affordable and workforce housing efforts. In August 2002, the Task Force completed its final report, the findings of which included a recommendation that Dallas focus and leverage its resources in geographically targeted areas to maximize program benefits and neighborhood impact. In response to this Task Force recommendation, the Dallas City Council, in February 2003, approved a Neighborhood Investment Program (NIP) as a means to strategically revitalize designated eligible CDBG target areas within the city of Dallas. Under the NIP, strategically targeted home repairs/replacements, code enforcement, public improvements, development & acquisition projects will be concentrated in target areas to create an environment for sustainable community and economic development.

2. Rationale for the priorities for allocating investments geographically

Each target areas required an amount of community planning with neighborhood involvement. Due to the distinct characteristics of each neighborhood, different approaches to revitalization were undertaken. However, each NIP received attention to homeowner repairs, infrastructure improvements, consideration for economic development, public improvements, and focused creation of affordable housing. In some instances, only catalyst projects were warranted and private resources have furthered the revitalization. In other instances, neighborhood investment will continue into the next five years.

3. Discussion

The City of Dallas will focus its efforts in the areas designated within the Needs Assessment. The geographic areas outlined include census tracks identified in the American Community Survey as having concentrations of households whose incomes are less than 80% of the area median income and/or households that have a significant housing cost burden of more than 30% of the household income. These include several targeted areas within the southern and western portions of the city.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

1. Introduction

The City’s housing priorities are: increasing the supply of quality affordable housing; expanding homeownership opportunities; revitalizing neighborhoods; and creating mixed-income communities.

The Dallas Housing Authority (DHA) addresses the majority of rental housing needs of the low income segment of the City’s population. DHA’s current strategic plan emphasizes development of mixed income rental projects that serve a variety of very-low, low and middle income tenant households.

One Year Goals for the Number of Households to be Supported	
Homeless	435
Non-Homeless	274
Special-Needs	215
Total	924

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	608
The Production of New Units	65
Rehab of Existing Units	126
Acquisition of Existing Units	125
Total	924

Table 62 - One Year Goals for Affordable Housing by Support Type

2. Discussion:

This section is optional and was intentionally left blank.

AP-60 Public Housing – 91.220(h)

1. Introduction

Housing Authority of the City of Dallas (DHA)'s Agency Plan and Capital Fund Program budget are developed in consultation with residents of DHA's public housing and Section 8 programs. The DHA Board of Commissioners and HUD have approved the Plan for FY 2014 and the Five Year Plan for FY 2011-15.

The Dallas Housing Authority is dedicated to helping DHA families realize the American Dream and has successfully established a homeownership program. DHA implements initiatives to assist families with the transition from renting to owning their own home. With the assistance of the Family Self Sufficiency (FSS) program and the Resident Opportunities for Self-Sufficiency (ROSS) grant, public housing residents have taken advantage of opportunities that lead them to achieve "the American dream." To qualify for the homeownership assistance, currently DHA families must meet required program qualifications. The following are some of the key performance goals DHA has established to track their progress in increasing homeownership opportunities.

Ongoing efforts to provide housing for the low and very-low income households through the public housing sector (DHA) are planned and reviewed on an annual basis by DHA, various City of Dallas departments and the CoC.

Another level of input is through engaging DHA residents in a multitude of activities. Access and participation within the Resident Council, Family Self Sufficiency Programs and a variety of monthly programming creates opportunities for residents to understand the role of DHA, become aware of additional services and to add their voices to the overall vision.

2. Actions planned during the next year to address the needs to public housing.

DHA recently completed demolition of the Cedar Springs Place Addition site in Oak Lawn and anticipates beginning construction in early 2014 of a new 410 unit affordable housing community on the site. In 2013, DHA will repaint the exterior of the original historic Cedar Springs Place housing development.

Demolition of the Brooks Manor site in Oak Lawn should begin by late 2013 with redevelopment of the site beginning in mid-2014. DHA anticipates redeveloping the site with approximately 322 units for seniors and persons with disabilities.

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

Residents have the ability to seek election as a Resident Council officer, which are elected by the residents of their community. The residents are encouraged to attend the monthly council meetings and to work closely with the site managers and service coordinators, in order to provide input regarding their vision as to the services they think would assist them with improving their quality of life and helping them become more self-sufficient.

DHA implements initiatives to assist families with the transition from renting to owning their own home. The Family Self Sufficiency (FSS) program provides assistance to public housing

residents who take advantage of the opportunities that are afforded to them to achieve homeownership.

4. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

No. Not Applicable.

5. Discussion

DHA is on track to demolish older housing this year. It will be replaced in FY 2014 with a facility of over 300 units. The new site is targeted for seniors and those with disabilities. In addition, DHA will continue the Family Self Sufficiency Program to help prepare public housing residents move to home ownership.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

1. Introduction

The City of Dallas leverages ESG funds to provide shelter and services for individuals and families experiencing homelessness. Continuum of Care grants that come through HUD are used to help transition individuals and families out of crisis and into supportive housing.

Funding decisions regarding those who are homeless are data driven and informed by the CoC participants. Those issues that are more unique, such as foster care, mental health and family educational supports, are address by collaborative efforts within the CoC.

2. Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

There are several street outreach programs that work daily to locate and refer homeless households to the appropriate facilities and programs. These outreach programs are run by CitySquare, Promise House, Dallas Metrocare, and the Crisis Intervention Team of the Dallas Police Department. There are several providers offering daytime services that give opportunities for persuading shelter-resistance persons to take advantage of services. Additionally, Metro Dallas Homeless Alliance (MDHA) hosts a monthly Alliance Homeless Forum specifically for those experiencing homelessness, the formerly homeless and service providers. The meetings are held the 2nd Friday of each month at the Central Library, Downtown Dallas.

3. Addressing the emergency shelter and transitional housing needs of homeless persons.

The City will continue to use the maximum amount allowable under the Emergency Solutions Grant to fund Emergency Shelter Services, which provide essential services and operational costs, to assist shelters and transitional housing programs with funds to operate those facilities. Rapid Re-Housing under ESG is also a funding priority that allows persons from the streets, in shelters or transitional housing programs to be quickly placed in housing. An emergency shelter is any facility, whose primary purpose is to provide a temporary shelter for the homeless in general, or specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements. Persons residing in transitional housing programs are eligible for rapid re-housing funds as long as the individual/family does not have an executed occupancy or lease agreement in place.

The CoC is planning a series of summit meetings in 2013 for shelters, outreach organizations, and other homeless service providers that engage individuals and families from the streets to discuss a coordinated effort to provide stronger outreach, coordinated assessments and referrals for the homeless. The CoC h been selected to receive technical assistance in developing a system that will improve access, outreach, uniformed assessment and coordinated referral for individuals and families who are homeless. Outreach procedures, coordinated assessments and referral will be synced with HMIS (homeless management info system) to allow data sharing among members of the CoC network, bringing to fore some common denominators in client assessment and referral. The system is scheduled to be

operational by October 2013.

- 4. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Bridge Homeless Assistance Center, in operation for five (5) years, is a centralized entry-point for individuals experiencing homelessness and seeking recovery solutions. Since 2008, Metro Dallas Homeless Alliance (MDHA), directed and managed operations at The Bridge through a Limited Liability Corporation (Bridge Steps) from May 2008 to September 2011. In October 2011, MDHA and Bridge Steps separated to become two separate providers of homeless service functions. The Bridge, a 501(c) (3), provides adults who are, or at risk of, experiencing long term homelessness with shelter solutions, recovery solutions and housing solutions.

The City of Dallas continues to contribute \$3,500,000 in funds for The Bridge and has appropriated \$378,279 in Emergency Solutions Grant funds to provide for payment of utilities and other operating costs for The Bridge Homeless Assistance Center. The Bridge continues to be one of the main entry points for adults experience homelessness and where clients can be referred for services provided by a consortium of Continuum of Care agencies. Approximately 12,400 homeless persons come to The Bridge to receive shelter services and over 600 are served each week through its programs listed below: 1) Outreach/intake services; 2) Jail diversion/reentry services; 3) Emergency shelter/transitional shelter services; 4) Primary health care/behavioral health care services; 5) Recreational/educational services; 6) Employment income/supported employment income/disability income services; and 7) Affordable housing/supportive housing services. By doing so, The Bridge benefits the broader community by increasing public safety, health and quality of life.

Metro Dallas Homeless Alliance (MDHA) is now the Dallas Area Center for data driven, collaborative solutions to homelessness. MDHA leadership will provide the following critical programs:

- Homeless Management Information System (HMIS)
- Annual Point-in-Time Count and Report
- Continuum of Care
- Housing development services and funding partnerships to increase permanent supportive housing
- Government relation activities/advocacy for housing and services for individuals, youth, and families experiencing homelessness
- Coordination, training, technical assistance for public and private providers of services

- 5. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Foster Care

The CoC cooperates with the Texas Department of Family Protective Services policy and practice to implement the Preparation for Adult Living Program. Youth awaiting discharge go through independent living skills training and personal developmental program prior to exiting. Discharge planning is conducted by the state case manager and the foster home where the youth resides. Youth are eligible for Transitional Living Allowance funding and housing programs from the Transitional Living Program. Efforts are made to return the child to their family, but if housing is needed, the CoC endorses and agrees to pairing the TLA and TLP programs as appropriate. In doing so, the youth/young adult can be served or housed in affordable housing or with a non-profit or faith-based agency in the community rather than being thrust immediately on their own. Some youth are eligible to receive Educational and Training Vouchers upon discharge.

Mental Health

The CoC works with mental health service providers to create a process to help their clients find safe, decent, and affordable housing as they exit from mental health treatment and/or a supportive housing program. The goal is to help clients meet maximum potential for self-sufficiency and transition into mainstream housing. The case worker and client determine the discharge plan elements, including a timeline for exiting the program, the client's proposed destination, and an inventory of the client's financial resources to support all these elements. Added to this is an assessment of barriers that may hinder discharge.

Corrections

CoC works with law enforcement to expand the types of services offered to those with mental health and competency issues to those who are mentally and physically competent, but experiencing homelessness.

Education

The CoC engages with the homeless liaison representatives from school districts within the geographical area of the CoC and involves them in planning and building supports for their students. CoC agencies that provide services to children have policies and practices in place for their case managers who serve children. Case Managers ensure the children are enrolled, attending school, have uniforms and supplies, and receiving any services for which they qualify such as special education, speech therapy or free or reduced price meals. Some agencies require school-aged children to participate in after school programs in which homework completion and tutoring are the focus.

Youth

MDHA Youth Taskforce is a standing committee that meets monthly to discuss issues related to children and youth experiencing homelessness. It is chaired by the Executive Director of one of the service providers to this population. Members include representatives from service providers (Promise House, CitySquare TRAC, Bridges Safe House, CASA (Court Appointed Special Advocate), City House, school district homeless liaisons and principals (Dallas, Mesquite, Plano, McKinney, Allen, and Frisco ISDs), Mental Health America-Dallas, and behavioral health care providers (Metrocare). These services for youth help prevent longer-term homelessness, while assisting with immediate needs is a part of the plan.

Stakeholders and/or collaborating agencies include: 1) Texas Department of Family Protective Services; 2) Bridges Safehouse, in Cedar Hill; 3) CitySquare's TRAC, Dallas; 4) City House, Plano, TX; 5) Promise House, Dallas, TX; 6) Parkland Hospital and Health System (County); 7) Baylor Medical System, Collin and Dallas Counties; 8) Methodist Hospital; 9) The Bridge Homeless Assistance Center; 10) Collin County Mental Health/dba LifePath Systems; 11) Green Oaks Hospital; 12) Medical Center of McKinney; and 13) MetroCare Services.

Discussion

The City of Dallas has in place, numerous collaborative efforts to address the needs of homeless persons, children and youth in foster care, individuals with mental health or substance abuse disorders, those exiting corrections and the educational needs for children in families at high risk to becoming homeless. Critical to reinforcing services are the partnerships among more than fourteen entities to provide a viable, though stretched, safety net for those individuals most at-risk. They represent an array of state and county agencies, community-based organizations and private facilities.

This effort among social service providers and joined with local, state, federal initiatives culminates into a more streamlined system of support for clients to access affordable housing. The reduction and prevention of homelessness will continue to be a vital component of the ForwardDallas! Plan.

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	350
Tenant-based rental assistance	190
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	170
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	45
Total	755

AP-75 Barriers to affordable housing – 91.220(j)

1. Introduction

The City of Dallas is currently in the process of developing a new analysis of impediment. A request for proposal was issued in March 2013 and the City has executed a contract with a third party to prepare the analysis of impediment. The new analysis of impediment is expected to be completed in early 2014. Completion may be delayed depending on whether and new regulations are adopted. A substantial amendment to the Consolidated Plan will be undertaken based on final outcome of current work on Analysis of Impediments to Fair Housing Choice.

The City of Dallas will follow fair housing standards in its marketing of all CDBG, Section 108, and HOME housing funded programs, and in particular, the City of Dallas will affirmatively market housing containing five or more assisted units. If financial assistance is provided to any multifamily rental project that will contain five or more assisted units, the City of Dallas requires the applicant to submit an Affirmative Fair Housing Marketing Plan to the Fair Housing Office for approval. Plans are reviewed for the following information:

- Racial demographics of the census tracts
- Target market
- Marketing strategy and activity plan
- Proposed marketing sources
- Community contacts

After approval and implementation of the project, ongoing reporting is submitted to the City's Fair Housing Office. In addition, the City of Dallas offers equal opportunity for all eligible persons to participate in public service programs. Some public service programs, though, are designed specifically to target minority populations.

The City of Dallas estimates that 90% of the first time homebuyers that will receive assistance under the HOME and CDBG-Mortgage Assistance Program will be minority households. The MAP program expects to assist 120 households in FY 2013-14.

Additionally, the City of Dallas is committed to being a helpful and enthusiastic partner in the private development process and works to eliminate barriers that limit the production or feasibility of affordable housing construction. On June 14, 2006, the Dallas City Council adopted the "Forward Dallas" Comprehensive Plan which pushes for progress and serves as the plan to guide important decisions about how Dallas will grow and change in the future. Recently, the City has launched efforts to make the development code more compatible with "ForwardDallas!" and to encourage pedestrian-friendly mixed-use projects. The Plan focuses on guiding and integrating three elements:

- Land use: Working strategically to stabilize existing residential neighborhoods and to accommodate growth, housing needs and development patterns
- Transportation: Using roads efficiently, reducing congestion, and supporting development around DART stations
- Economic development: Supporting business recruitment and retention, retail growth,

small business development, and affordable housing development.

2. Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The Dallas City Council created the new Sustainable Development and Construction Department, a One-Stop Permit Center, to consolidate most building permit requirements to one location and to make it easier for developers and builders to do business with the City of Dallas. This department coordinates functions that interact with developers for permit and plan review, approval and inspections services for development in Dallas. The effort has resulted in fewer development delays that affect building costs. The City's building codes for multi-family and single-family housing units are governed by the 2006 International Residential Code of the International Code Council, Inc.

Fee structures for water and sewer hook-ups and building permits in Dallas are set for full service cost recovery and there are no special impact or growth fees. One barrier to affordable housing availability is correlated to building costs. Some of those costs include: fees, environmental controls, demolition, materials, infrastructure, storage costs, security, fuel, re-plats, surveys, and labor. For new developments and some infill, sewer lines, water lines, fire hydrants, and streets must be put in place, first.

Additionally, General Obligation Bond Funds for 2006 and 2012 have been combined with economic development and transit oriented initiatives to provide affordable housing in coordination with transportation and employment. City funds provided to nonprofit and for profit developers of affordable housing have increased over the past eight years in order to keep pace with rising costs that would prevent or deter development.

The City implemented an Urban Land Bank Demonstration Program to acquire unproductive, vacant and developable lots and lots improved with abandoned vacant and uninhabitable houses to "bank" them for affordable housing development. The program lowers the overall cost to developers for land assembly, and enables new affordable infill housing development for low to moderate income homeowners and stabilizes distressed communities.

Though the City considers homebuyer programs crucial, the current market requires potential homebuyers to maintain or improve their financial credit scores and be educated about their home purchase and buyers must have funds available for down payment and closing costs. The Mortgage Assistance Program provides down payment and closing cost assistance to low to moderate income families who wish to purchase a home in the city of Dallas. The program requires potential purchasers to complete homeownership education from an approved counseling agency. The North Texas Housing Coalition provides education and referrals for potential homebuyers and is endorsed by the City of Dallas.

Increased costs of construction materials and labor are a hardship on existing homeowners in the City of Dallas, particularly elderly homeowners on fixed incomes, to maintain their homes. The City funds several programs through federal and general funds to help homeowners maintain their properties, but only one in ten applicants qualify for assistance.

Two common factors disqualify applicants: taxes and clear ownership. Even though the City provides the home repair program, Lead Based Paint regulations are a barrier to saving many homes due to the cost of following the federal regulations prohibits many homes from being saved. Compounded annually, these homes will continue to decay, become unsafe for habitation and be lost.

The primary barrier to meeting all the needs of affordable housing is funding. With federal funds diminishing and federal regulations limiting assistance, the City is trying to develop a constant revenue stream for affordable housing in the form of a Housing Trust Fund which allows a greater degree of flexibility.

3. Discussion

Local public policies in Dallas are generally favorable for the production of affordable housing. The Dallas City Council created the Sustainable Development and Construction Department, a One-Stop Permit Center, to consolidate most building permit requirements to one location and to make it easier for developers and builders to do business with the City of Dallas. The Sustainable Development and Construction Department coordinates functional areas that interact with developers to provide permit and plan review, approval and inspections services for development in Dallas. The effort has resulted in fewer development delays that affect building costs. The City's building codes for multi-family and single-family housing units are governed by the 2006 International Residential Code of the International Code Council, Inc.

Even though, fee structures have been leveled to encourage development of affordable housing, costs associated with building, such as environmental controls, demolition, security, re-plats, water/sewer lines and the like in underdeveloped area or older areas continues to be a cost concern. The Urban Land Bank that the city implements does close some gaps in costs associated with new or re-development of areas for affordable housing.

The Dallas City Council created the new Sustainable Development and Construction Department, a One-Stop Permit Center, to consolidate most building permit requirements to one location and to make it easier for developers and builders to do business with the City of Dallas. This department coordinates functions that interact with developers for permit and plan review, approval and inspections services for development in Dallas. The effort has resulted in fewer development delays that affect building costs. The City's building codes for multi-family and single-family housing units are governed by the 2006 International Residential Code of the International Code Council, Inc.

The City of Dallas encourages input from elected officials, partners, citizens, housing developers, builders, and community organizations to identify any policies and/or processes that present barriers to the development of affordable housing and to address those barriers.

AP-85 Other Actions – 91.220(k)

1. Introduction

There are several street outreach programs that work daily to locate and refer homeless households to the appropriate facilities and programs. These outreach programs are run by CitySquare, Promise House and the Crisis Intervention Team of the Dallas Police Department. There are several providers offering daytime services that give opportunities for persuading shelter-resistance persons to take advantage of services. Additionally, Metro Dallas Homeless Alliance (MDHA) hosts a monthly Alliance Homeless Forum specifically for those experiencing homelessness, the formerly homeless and service providers.

Foster care, through the Texas Department of Family Protective Services prepare youth for discharge and have in place supports for housing as they transition. Mental health providers assess barriers for successful discharge with case managers and develop plans that address those concerns. In addition, law enforcement works with the CoC to expand services for clients exiting corrections.

2. Actions planned to address obstacles to meeting underserved needs

On May 20, 2008, the Homeless Assistance Center officially opened as “The Bridge”. The Bridge is designed to provide a dynamic entry point for homeless persons to access multiple services in one centralized site located at 1818 Corsicana in the south downtown Dallas area. The Bridge’s service model is “state-of-the-art” and is based on three years of research to observe and learn from “best practices” around the nation. The Bridge offers the following services:

- Emergency Care
- Emergency Housing
- Transitional Care
- Transitional Housing

The Bridge Co-Located Agencies

- Parkland Hospital Homes Program – provides primary healthcare, specialty services (podiatry, eye glasses, prescription drop-off, diabetes education, psychology services).
- Dallas County Workforce – provides with job placement assistance.
- LifeNet – a behavioral healthcare non-profit that provides on-site mental healthcare services and an intensive outpatient substance abuse program.
- Legal Aid of North Texas – provide public benefit assistance.
- Veterans Administration – provide care coordination, mental health screening and assessment and transportation to veterans.
- Dallas County – outreach to chronic individuals to provide housing assistance.
- City of Dallas Crisis Assistance Program - provides outreach to chronic homeless individuals for the purpose of engagement, assessment and referrals.
- City of Dallas Supportive Housing Programs - provides rental assistance and case

management services for homeless persons through Supportive Housing Program, Shelter Plus Care, Housing Opportunities for Persons with AIDS (HOPWA), and HOME Investment Partnership Program.

3. Listed below are initiatives that are to be undertaken during FY 2013-14 as it relates to the 10-year plan

- Collaborate with MDHA and other housing/health care/providers to assess the needs of homeless individuals and families.
- Partner with public and private, non-profit organizations to research, develop and administer sustainable housing options for homeless individuals and families.
- Initiate a collaborative community effort to conduct an assessment that identifies the need for homeless housing, the community's capacity, and present an updated Permanent Supportive Housing Plan.

4. Actions planned to foster and maintain affordable housing

- Continue to prioritize the creation and maintenance of housing stock in Dallas.
- Continue to gain owner compliance during revitalization efforts of substandard condition structures to standard conditions.
- Follow the Goals and Implementation Measures for the forward Dallas! Policy Plan including:
 - ❖ Ensure a sustainable and efficient long-range housing supply
 - Monitor housing growth targets
 - Encourage alternatives to single-family housing developments for homeownership
 - Encourage stabilization of existing neighborhoods
 - ❖ Answer the need for housing options
 - Attract more middle and higher-income households to the Southern Sector of Dallas. Build upon the existing stable foundation of middle-class housing stock in the Southern Sector by attracting additional such development. The natural topography of the Southern Sector is the most beautiful in the city and therefore provides a highly desirable location for such development.
 - Encourage higher density housing within a quarter-mile of DART stations.
 - Leverage public and private sector investments.
 - Seek and obtain funding from public, private, and nonprofit sources to fund projects that would otherwise not be complete because of the lack of private

funding in economically distressed periods of time.

❖ Expand affordable housing alternatives

- Gear homeownership programs to meet projected affordable housing needs.
- Encourage distribution of affordable housing throughout the City and the region.
- Obtain support to develop affordable housing.

5. Actions planned to reduce lead-based paint hazards

- Provide each family receiving federal assistance information regarding Lead Based Paint (LBP) hazards.
- To reduce LBP hazards, the Housing Department has increased demolition of older housing stock with the potential of lead hazards.
- Increase access to housing without LBP hazards through development of new housing stock and redevelopment of older neighborhoods through various housing programs.
- The plan for reduction of LBP hazards relates to the extent of LBP poisoning and hazards by testing for the presence of lead, mitigating or removing potential hazards, increasing safer environments, and requiring third-party certified clearances.
- LBP hazard reduction is integrated 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 are required to be a certified lead abatement firm.
- Inspect federally assisted homes before purchase to ensure minimum housing standards are met. This includes inspection for lead-based paint hazards for pre- 1978 homes. Sellers prior to closing and subsequent move-in by homebuyers must address identified hazards.

6. Actions planned to reduce the number of poverty-level families

- The City of Dallas Housing programs are designed in part to address the needs of individuals/families below 30% of AMFI.
- The Housing programs include assistance with rental units, homeowner maintenance assistance, homeownership assistance and home repair assistance.
- Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation, and the City's non-profit partners also address poverty level individuals/families (i.e. public housing, LIHTC projects, homeownership assistance, and transitional housing) on a neighborhood level.
- Altogether, the housing partners operate programs that reduce the amount of poverty throughout the city of Dallas through self-sufficiency and financial independence.
- Build on the senior medical transportation program that allows older adults to make and keep medical appointments without using their limited funds to cover the costs.

- Offer information via the Community Centers (MLK and WDMC) on financial literacy while clients are waiting to be served by the Social Services Division, either in the form of videos or literature.
- Offer quarterly financial literacy classes through a partnership with Consumer Credit Counseling via the West Dallas Multipurpose Center. Persons completing the course will receive a certificate of completion and a referral for one-on-one financial counseling.
- Provide access to information regarding employment opportunities through the Jobview Kiosks located at the Community Centers. Texas Workforce Commission has a satellite office at the MLK Center. Interested persons can complete job searches at the Center or online.
- Host job fairs at the MLK Center and assist citizens in their efforts to become job-ready by teaching them how to set up e-mail addresses, resume writing assistance, interviewing techniques, and other skills.

7. Actions planned to develop institutional structure

The City of Dallas has identified these actions to produce an institutional structure:

- Dialogue with all housing providers to coordinate services and leverage private and public funds.
- Support the Dallas Housing Finance Corporation .
- Provide technical assistance and capacity building support for non-profit developers.
- Strengthen the partnerships between the City, State, and HUD Pursue private resources to increase flexibility in the delivery of affordable housing developments.
- Work 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.

8. Actions planned to enhance coordination between public and private housing and social service agencies

The city will coordinate public, private housing and social services by:

- 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.
- Responding to Dallas Housing Authority (DHA) requests for code enforcement on Section 8 tenant occupied apartments by performing inspections within 24 hours of the request in the case of complaints involving emergency conditions and within 10 working days for other complaints.
- Providing referral and repair services through the City's People Helping People

program. The People Helping People program consists of caseworkers that provide referral services for senior and disabled citizens and coordinates volunteer assistance for minor repairs to client's homes.

- Collaborating efforts with agencies providing supportive services to the homeless and those at risk of becoming homeless to avoid duplication of services.
- Supporting Metro Dallas Homeless Alliance as it continues its collaborative efforts to develop strategies to address homeless issues.

9. Discussion

The city has developed strategies to for reducing the number of Poverty-level families by coordinating with public and private housing. Altogether, the housing partners operate programs that reduce the amount of poverty throughout the city of Dallas through self-sufficiency and financial independence.

The institutional structure will strengthen housing partners and provide a conduit for technical assistance and communication between the City and affordable housing providers. The City will coordinate with social service programs to provide input and wrap-around services.

The City of Dallas' Housing programs are designed in part to address the needs of individuals/families below 30% of AMFI. The programs include assistance with rental units, homeowner maintenance assistance, homeownership assistance, and home repair assistance. Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation and the City's non-profit partners also address poverty level individuals/families (i.e. public housing, low income housing tax credit projects, homeownership assistance, and transitional housing) on a neighborhood level. All together, the housing partners operate programs that reduce the amount of poverty throughout the city of Dallas through self-sufficiency and financial independence.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I) (1, 2, 4)

1. Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	200,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	35,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	67,500
5. The amount of income from float-funded activities	0
Total Program Income:	\$302,500

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I) (2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows

For development, other forms of investment include private funding from developers and lenders, City Bond funds, and City General Funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows

The guidelines used for the City of Dallas Mortgage Assistance Program are recapture guidelines. In this Program, the homebuyers are required to occupy the units for a minimum of ten (10) years or repay the prorated portion of the lien. The recapture requirement is written in the Program Guidelines, as well as in the Deed Restrictions and in the Loan Assumption documents drafted for homebuyer closings. Both Resale and Recapture Provisions are used in the development programs and with CHDO contracts. The determination to use one or the other is made at the time of contract review and negotiation, and project underwriting.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows

The City of Dallas utilizes both the recapture and resale provisions for deed restricting the property for various years. The provision is determined based on underwriting criteria at the time of review and negotiation of the funding offered to the project. The provision is described in the contract between the City and the developer.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows

Refinancing is not used often. In times of market down turn, the City of Dallas uses refinancing to make the units more affordable. The City will continue to use refinancing when necessary.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Dallas will be working with MDHA Steering Committee and CoC Membership to develop and implement an ESG assessment tool similar to Homelessness Prevention and Rapid Re-Housing (HPRP) to evaluate client eligibility and needs. Under the CoC policies and procedures, applicants for ESG funds must actively participate in community-wide planning efforts to ensure the strategic use of resources by all providers of homeless services. Prior to submitting an application for funding consideration, applicants must discuss their ESG projects with their CoC. During the proposal process, the City of Dallas will require applicants to document service coordination with other mainstream resources.

Standards for prioritizing eligible families and individuals are underway and will continue to be developed as MDHA and the CoC move through this process. Rental assistance paid on behalf of eligible clients will be paid up-to Fair Market Rents (contract rent, plus the utility allowance). Up to six months of rental arrears are allowed for eligible clients. Financial assistance will be paid for housing placement costs, such as rental application fees and security deposits, under the rapid re-housing program. Payments for *utility assistance only* will be paid in full. Payments will be made directly to landlords/property owners, and utility companies. No payments will be made directly to clients. Program participants will be eligible to receive up-to 24 months of assistance during any three-year period based on need and eligibility re-certifications. Re-certifications will be conducted every three months for homeless prevention and annually for rapid re-housing clients. Participants in project-based housing will be required to sign a lease for a minimum of one-year. Program participants will receive housing relocation and stabilization services throughout the duration of their eligibility. Housing and relocation services can be provided up-to-three months after the participant exits the program to assist with finding other suitable housing options, if required.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

MDHA is in the process of conducting a needs assessment, which is expected to be completed by October 2013. There have been several meetings held to discuss the parameters and coordination of the process.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City will use a competitive process – Request for Competitive Sealed Proposals (RFCSP) - developed by City staff consistent with HUD program guidelines and state procurement requirements. A technical review will be conducted by Housing/Community

Services staff to ensure each proposal follows ESG guidelines with respect to approved activities; capacity to manage the grant; comply with program regulations; compliance with HMIS reporting; matching requirements; and document collaboration efforts with other mainstream resources. Applicants will be required to submit their applications to the CoC for review prior to submission to the City. A “Certificate of Continuum of Care Participation”, “Certification of CoC Coordination” will be required to be submitted with the RFCSP.

A review panel consisting of representatives from non-profit entities, CoC membership (non-vested), local governmental staff, and consumers will evaluate proposals and make recommendations for funding. Dallas City Council action is required for approval of contracts which is usually scheduled in August of each year in preparation for execution of the HUD grant agreement (contracts effective date: October 1). Contracts will be executed for a one year term, with an option to renew for one additional year, contingent upon funding in the upcoming budgets.

- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City of Dallas was granted a waiver from HUD on January 24, 2007 on the homeless participation requirement. The City of Dallas is a municipal entity that is governed by elected officials. In order to comply with HUD regulations, the Director of the City of Dallas Housing/Community Services Department is appointed as a member of the MDHA Board of Directors and Housing staff and hold seats on the CoC Membership. The CoC consist of non-profit organizations, businesses, consumers, including homeless and/or formerly homeless clients. The CoC has an important role in the consultation process regarding allocation of funds and developing policies and procedures to operate the program. Homeless and/or formerly homeless clients evaluate and make award recommendations for non-profit agencies submitting proposals for funding. Sub-recipients will be required to submit documentation of homeless and/or formerly homeless clients on their policymaking boards. If sub-recipients are not able to appoint consumers to their policymaking board, a justification must be provided for consideration and approval by the City.

- 5. Describe performance standards for evaluating ESG.**

The City of Dallas in consultation with the local Continuum of Care developed performance standards that provide the City and the Continuum of Care with criteria to evaluate each ESG service provider’s effectiveness, such as how well the service provider succeeded at: 1) Targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant’s housing barriers or housing stability risks. The CoC has developed performance measures/outcomes from HMIS data elements and these elements will be used as the basis for monthly performance reporting. At a minimum, applicants will be evaluated based on their performance against these outcomes.

FY 2013-2014 CONSOLIDATED PLAN BUDGET INDEX

Project Name	Amount Funded	Project #
<u>PUBLIC SERVICES</u>		
After-School/Summer Outreach Program - Elementary School Sites	\$419,678	1
After-School/Summer Outreach Program - Community Center Sites	\$110,969	2
Child Care Services Program	\$189,129	3
City Child Care Services	\$291,294	4
Clinical Dental Care Program	\$100,000	5
City Crisis Assistance	\$44,824	6
City Office of Senior Affairs	\$158,236	7
Senior Services Program	\$73,049	8
South Dallas/Fair Park Community Court	\$265,906	9
South Oak Cliff Community Court	\$250,523	10
West Dallas Community Court	\$204,002	11
Training and Employment for Adults with Disabilities	\$25,000	12
TOTAL PUBLIC SERVICES	\$2,132,610	
<u>HOUSING ACTIVITIES</u>		
Housing Development Support	\$1,052,706	13
Mortgage Assistance Program	\$1,300,000	14
Housing Services Program	\$50,000	15
Housing Assistance Support	\$1,939,177	16
Major Systems Repair Program	\$1,533,761	17
Minor Plumbing Repair/Replacement Program	\$50,000	18
Reconstruction Program	\$937,326	19
People Helping People (PHP) Program	\$841,222	20
Dedicated SAFE II Expansion Code Inspection-Code Compliance	\$96,000	21
Dedicated SAFE II Expansion Code Inspection-Fire Department	\$70,538	22
Dedicated SAFE II Expansion Code Inspection-Police Department	\$66,418	23
Neighborhood Investment Program - Code Compliance	\$499,989	24
TOTAL HOUSING ACTIVITIES	\$8,437,137	
<u>ECONOMIC DEVELOPMENT</u>		
Business Loan Program (Program Income)	\$600,000	25
Business Assistance Center Program	\$640,000	26
TOTAL ECONOMIC DEVELOPMENT	\$1,240,000	
<u>PUBLIC IMPROVEMENTS</u>		
Neighborhood Enhancement Program (NEP)	\$25,000	27
Neighborhood Investment Program-Infrastructure	\$1,024,136	28
TOTAL PUBLIC IMPROVEMENTS	\$1,049,136	

FY 2013-2014 CONSOLIDATED PLAN BUDGET INDEX

Project Name	Amount Funded	Project #
<u>FAIR HOUSING</u>		
Fair Housing Enforcement	\$603,307	29
TOTAL FAIR HOUSING	\$603,307	
<u>PLANNING/PROGRAM OVERSIGHT</u>		
Consolidated Plan Oversight, Citizen Participation & CDC Support	\$757,815	30
Housing Contract Administration	\$428,426	31
Housing Management Support	\$732,354	32
Economic Development Program Oversight	\$256,277	33
Parks and Recreation Program Oversight	\$93,073	34
TOTAL PLANNING/PROGRAM OVERSIGHT	\$2,267,945	
Total CDBG-Fair Housing and Planning & Program Oversight	\$2,871,252	
TOTAL CDBG INCLUDING REPROGRAMMING	\$15,730,135	
<u>HOME-Home Investment Partnership Program</u>		
HOME-CHDO Development Loans	\$1,000,000	35
HOME-CHDO Operating Assistance	\$175,000	36
HOME-Program Administration	\$374,021	37
HOME-Mortgage Assistance Program	\$800,000	38
Housing Development Loan Program	\$1,621,189	39
HOME-Tenant Based Rental Assistance	\$270,000	40
HOME-Tenant Based Rental Assistance-Program Administration	\$50,000	41
TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	\$4,290,210	
<u>EMERGENCY SOLUTION GRANT</u>		
Contracts - Essential Services	\$57,737	42
Contracts - Facility Operations	\$92,430	42
Homeless Assistance Center - Essential Services	\$101,696	42
Homeless Assistance Center- Operations	\$378,279	42
Homeless Prevention- Financial Assistance	\$33,775	42
Homeless Prevention- Housing Relocation & Stabilization	\$35,000	42
Rapid Re-Housing -Financial Assistance	\$30,000	42
Rapid Re-Housing - Housing Relocation & Stabilization	\$181,848	42
HMIS Data Collection	\$60,704	42
ESG Administration	\$78,768	42
TOTAL EMERGENCY SHELTER GRANT	\$1,050,237	

FY 2013-2014 CONSOLIDATED PLAN BUDGET INDEX

Project Name	Amount Funded	Project #
<u>HOUSING OPPORTUNITIES FOR PERSONS W/AIDS</u>		
PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD)	\$960,478	43
Legacy Counseling Center, Inc.	\$694,516	44
My Second Chance, Inc. (MSC)	\$164,518	45
Dallas County Health and Human Services (Dallas City)	\$1,085,650	46
Health Services of North Texas, Inc. (HSNT)	\$486,850	47
Open Arms, Inc. dba Bryan's House (Open Arms)	\$48,750	48
HOPWA - City of Dallas	\$952,758	49
TOTAL HOUSING OPPORTUNITIES FOR PERSON W/AIDS	\$4,393,520	
 TOTAL FY 2013-14 CONSOLIDATED PLAN BUDGET	 \$25,464,102	



GLOSSARY



Glossary of Terms

ACS - American Community Survey is a data compilation center for the U.S. Census Bureau.

Affordable Housing – Defined as housing where the occupant is paying no more than 30% of his/her gross income costs.

AMFI - Area Median Family Income is the mid-point of a region's high and low household income level.

Assisted Housing – Housing which is subject to restrictions on rents as a result of one or more governmental subsidies.

BAC – Business Assistance Centers provide direct delivery of comprehensive business technical assistance to low/moderate income persons interested in developing Micro-Enterprises and those who own existing Micro-Enterprises.

Barrier-Free Housing – Housing in which persons who are disabled may live without the need for physical assistance.

CDBG - Community Development Block Grant

CDC - The Dallas Community Development Commission

CDRD – City of Dallas Regional Development Center

CEDS – Comprehensive Economic Development Strategy

CHDO – Community Housing Development Organizations that develop affordable housing for low income households.

Community Development Block Grant (CDBG) – An annual entitlement grant of federal dollars to the City of Dallas used to fund activities that primarily benefit low/moderate income citizens.

Continuum of Care – (CoC) - A comprehensive system designed to move individuals and families from homelessness to permanent housing by providing specialized assistance (e.g., job training, psychological counseling, budget counseling, education, etc.)

Cost Burden - the percentage of a household's income that is dedicated solely to the cost of housing, such as rent or mortgage.

CPP – Citizen Participation Plan

CP – Consolidated Plan for Housing and Community Development

CHAS – Comprehensive Housing Affordability Strategy

DART - Dallas Area Rapid Transit

DHA – Dallas Housing Authority is the public housing authority for the City of Dallas.

DISD - Dallas Independent School District

Elderly – A person who is at least 62 years of age and older applies to housing activities. A person who is at least 60 years of age and older applies to non-housing Community Development Block Grant activities.

Emergency Shelter – Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or specific segments of the homeless population.

EMSA - The Dallas Eligible Metropolitan Statistical Area consisting of eight (8) counties: Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall.

ESG – Emergency Solutions Grant

Extremely Low Income – Persons whose income falls below 30% of the median income for the area.

Fair Housing Act – Federal legislation that provides for equal opportunity for everyone in the sale, rental and financing of housing and prohibits discrimination on the basis of race, color, religion, handicap status, sex, age, familial status or national origin.

Family Income – Family means all persons living in the same household who are related by birth, marriage or adoption.

Frail Elderly – An elderly person who is unable to perform (unassisted) a minimum of three activities required for daily living, including eating, dressing, bathing, grooming and/or household management activities.

FY - Pertains to the fiscal year (budget) cycle of an organization, typically January to December, July to June or October to September.

HAMFI - HUD Area Median Family Income is a region's mid-point amount of household income as assigned by HUD.

Household – One or more persons occupying a given housing unit (Census Bureau).

Household Income – Household means all persons who occupy a housing unit. Occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Housing Stock - An inventory of housing within a defined area, such as a city.

HOPWA – Housing Opportunities for Persons with AIDS

HUD – United States Department of Housing and Urban Development

IIPOD – International Inland Port of Dallas

LIHTC – Low Income Housing Tax Credit

Low Income – Households whose income is below 80% of the area median income for the area.

MAP – Mortgage Assistance Program assist low/moderate income households with mortgage assistance.

MDHA - Metro Dallas Homeless Alliance is the regional coordinating and planning agency that works with community organizations to help end homelessness.

Micro-Enterprise Business - A commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise.

Middle Income – Households whose income is between 96% and 120% of the median income for the area.

Moderate Income – Households whose income is between 81% and 95% of median income.

Multi-Family Housing – Housing units including apartments, condominiums, triplexes and quadraplexes. Single-family units are typically detached and located in individual lots, while multi-family units are generally attached and share a common lot. Housing

type should not be confused with ownership; multi-family units may be owner-occupied and single-family homes may be renter-occupied.

NIP – Neighborhood Investment Program was developed as to revitalize targeted areas designated for a period of two years.

NorthSTAR - The system of managed care mental health services in the North Texas region.

NSP - Neighborhood Stabilization Program was developed to redevelop abandoned and foreclosed homes as part of the Housing & Economic Recovery Act of 2008.

OED – City of Dallas Office of Economic Development

Other Low Income – Households whose income is below 80% of the area median income for the area.

Permanent Supportive Housing – Housing with supportive services, designed for homeless persons with disabilities.

Point-In-Time Count and Census - A community initiative to gather and analyze data on homelessness in Dallas County. Each year, the Alliance works with local service providers to get a head count at each shelter, transitional housing site and permanent supporting housing development. The information provides a snapshot of homelessness in our community on a given night. However, it does not represent everyone experiencing homelessness because many cannot be located.

SDDC – Southern Dallas Development Corporation is the agency that administers the Revolving Loan Program.

Severe Cost Burden – The extent to which gross housing costs, including utility costs, exceed 50% of the householder’s gross income.

Single-family Housing – Housing units including conventional homes as well as patio homes, townhomes and duplexes.

SRO – Single Room Occupancy

Supportive Housing – Housing that has a supportive environment and includes a planned service component.

Supportive Housing Services – Services provided to residents of supportive housing for the purpose of facilitating the independence of residents.

TIF – Tax Incremental Funding

TOD- Transit Oriented Development

Transitional Housing – A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living.

VA - The Veterans Administration

Very Low Income – Persons whose income falls below 50% of the median income for the area.





EXHIBIT 1

The City of Dallas' Disclosure



EXHIBIT 1, THE CITY OF DALLAS' DISCLOSURES

As part of its certification in past and current action plans, the City certifies that it will affirmatively further fair housing ("AFFH"). The AFFH certification is currently defined as requiring the jurisdiction to "conduct an analysis to identify impediments to fair housing choice 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." 24 C.F.R. 91.225(a). The City prepared and submitted to HUD its 2007 Analysis of Impediments. Also in 2007, the City prepared its consolidated plans which included a description of barriers to affordable housing. Both were submitted to HUD in 2007.

The City is currently in the process of developing a new analysis of impediments. A request for proposals was issued in March 2013 and the City entered into a contract in August 2013 with a third party to prepare the analysis of impediments. The new analysis of impediments is expected to be completed in early 2014. Completion may be delayed depending on whether any new regulations are adopted. (*See below*).

In February, 2010, a 1600 Pacific Building L.P. filed a complaint with HUD making several allegations including that the City declined to provide financial support to their housing project because the project included affordable housing and/or would be occupied by minority and/or disabled tenants. The City denies the allegations. A finding or decision by HUD has not been issued. In February 2011, the principals of 1600 Pacific Building, L.P. filed a qui tam lawsuit against the City alleging among other thing that the City had falsely certified that it had affirmatively furthered fair housing. The allegations included claims that the City's prior and current analysis of impediments were defective and the City's actions ineffective. The City denies the allegations. In January 2013, the claims against the City were dismissed and in July 2013, the motions to reconsider were denied. While the City denies the allegations, in preparing the new analysis of impediments with the third party vendor's assistance, the City will review the

claims for ways to improve the new analysis of impediments. The City will also seek additional ways to affirmatively further fair housing under current law or any new adopted regulations.

In July 2013, HUD announced proposed new regulations concerning affirmatively furthering fair housing. Any new regulations will not be finalized and adopted until after the action plan and consolidated plan are submitted to HUD. When the new regulations are adopted, the City will take the necessary steps to comply with them. Depending on when any new regulations are adopted and the likely proximity in time to the completion to the City's new analysis of impediments and consolidated plan, the City may request that its recently completed analysis of impediments and consolidated plan be accepted in relation to any new regulations.



EXHIBIT 2

Program Year 2013

Consolidated Plan Listing of Projects



PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Public Services Needs/Youth

Project Title: After-School/Summer Outreach Program – Elementary School Sites

Description: Program provides outreach after-school and summer activities for youth (ages 6-12), Monday through Friday. Funds are budgeted to pay salary and operating costs for Recreation Center Assistants who provide direct staffing for the program. Youth participate in structured recreational, cultural, social and life skill activities in an adult supervised, safe and clean environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at 19 elementary schools located throughout the City. Summer programming is only available Monday through Thursday because school sites are closed on Fridays during summer months. Approximately 2,600 youth benefit from this program, over 60% from single family headed households. Activities include field trips, health and fitness activities and enrichment activities such as art, dance, and live animal classes. Through DISD, certified teachers provide tutoring to program participants and expanded additional activities including sports or other enrichment programming.

Primary Purpose:

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

Bayles Elementary	2444 Telegraph	75229
Harrell Budd Elementary	2121 S Marsalis	75216
Caesar Chavez Learning Center	1710 N Carroll Avenue	75205
Clara Oliver Elementary	4010 Idaho	75216
Macon Elementary	650 Holcomb	75217
Leila Cowart Elementary	1515 S Ravinia Drive	75211
Highland Meadows Elementary	8939 Whitewing Lane	75238
L L Hotchkiss Elementary	6929 Town North	75231
Ignacio Zaragosa (2)	4550 Worth	75246
Kiest Elementary	2611 Healy Drive	75228
Lida Hooe Elementary	2419 Gladstone	75211
Louise Wolf Kahn	610 N Franklin	75211
Elisha M Pease Elementary	2914 Cummings	75216
Blanton Elementary	8915 Greenmound Ave.	75227
John W Runyon Elementary	10750 Cradlerock	75217
Russell Elementary	3031 Beckley	75224
Sam Houston	2827 Throckmorton	75219
John Q Adams	8239 Lake June Road	75217
Winnetka Elementary	330 N Marsalis	75203

Objective Number	Project ID
SL-1.2	0001
HUD Matrix Code	CDBG Citation
05D	570.201(e)
Type of Recipient	National Objective
Local Government	570.208(a)(2) LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	2700
Local ID	Units Upon Completion
N/A	2700

Funding Sources		
CDBG	\$	419,678
ESG		
HOME		
HOPWA		
Total Formula	\$	419,678
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	419,678

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Public Services Needs/Youth

Project Title: After-School/Summer Outreach Program – Community Center Sites

Description: Program provides outreach after-school and summer activities for youth (ages 6-12), Monday through Friday. Funds are budgeted to pay salary and operating costs for recreation center assistants who provide direct staffing for the program. Youth participate in structured recreational, cultural, social and life skill activities in an adult supervised, safe and clean environment. Services are provided at five (5) community center sites located in at-risk neighborhoods. Services include field trips, health and fitness and enrichment activities such as art, dance and live animal classes.

Primary Purpose:

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

Cummings Recreation Center (at Fruitdale)	4408 Vandervort	75216
Janie C Turner Recreation Center	6424 Elam	75217
Jaycee/Zaragosa Recreation Center	3114 Clymer	75212
K B Polk Recreation Center	6801 Roper	75209
J C Phelps Recreation Center	3030 Tips	75216

Objective Number	Project ID
SL-1.2	0002
HUD Matrix Code	CDBG Citation
05D	570.201(e)
Type of Recipient	National Objective
Local Government	570.208(a)(2) LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	600
Local ID	Units Upon Completion
N/A	600

Funding Sources		
CDBG	\$	110,969
ESG		
HOME		
HOPWA		
Total Formula	\$	110,969
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	110,969

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Public Services Needs/Youth

Project Title: Child Care Services Program

Description: Provides after school programs and daycare for low income youth, at-risk children, special needs children, children who are homeless, and children with disabilities via contracts with non-profit agencies. Program provides tutoring, mentoring, home work assistance. Services are provided for both afterschool and summer camp. Transportation is provided to and from some of the various locations. Child care is also provided to children who are affected/infected by HIV/AIDS. Child care for the homeless includes comprehensive programs for homeless parents and children residing in emergency or transitional shelters; services include conducting developmental services, speech therapy, medical/preventative health services. Funding pays partial salary/benefits for staff positions at the nonprofit agencies, as well as other program costs.

Primary Purpose: Provides operating funds to non-profit child care providers located in the city limits of Dallas Texas.

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

**Contract
Amount**

TBD

Objective Number	Project ID	Funding Sources	
SL-1.2	0003	CDBG	\$ 189,129
HUD Matrix Code	CDBG Citation	ESG	
05L	570.201(e)	HOME	
Type of Recipient	National Objective	HOPWA	
Private	570.208(a)(2) LMC	Total Formula	\$ 189,129
Start Date	Completion Date	Prior Year Funds	
October 1, 2013	September 30, 2014	Assisted Housing	
Accomplishment Type	Annual Units	PHA	
People	330	Other Funding	
Local ID	Units Upon Completion	Total	\$ 189,129
N/A			

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Public Services Needs/Youth & Seniors

Project Title: Clinical Dental Care Program

Description: Provides dental health services to low/moderate income children and youth through age of 19 and seniors aged 60 and over. Dental services include exams, cleaning, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections, and oral health education. Funding pays partial salary costs for a dentists, hygienist, dental assistants, and operating costs. Services are provided at four clinic locations indicated below:

Primary Purpose: Primary Purpose: Funds are provided to dental care providers to pay for operating costs to provide dental care to youth and seniors in the city limits of Dallas.

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

				Contract Amount
Community Dental Care (Adm Office)	1420 W. Mockingbird Ln, #500	75247	(214) 630-7080	
Bluitt Flowers	303 N. Overton Rd	75216	(214) 266-4280	-
DeHaro Saldivar	1440 N. Westmoreland	75211	(214) 266-0630	-
East Dallas Clinic	3320 Live Oak, 4 th Floor	75204	(214) 266-1170	-
Vickery Meadows	8224 Park Lane Ave, #130	75220	(214) 987-1131	-
				\$

Objective Number	Project ID
SL-1.2	0005
HUD Matrix Code	CDBG Citation
05M	570.201(e)
Type of Recipient	National Objective
Private	570.208(a)(2) LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	400
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	\$ 100,000
ESG	
HOME	
HOPWA	
Total Formula	\$ 100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 100,000

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Public Services Needs/**Seniors**

Project Title: Senior Services Program

Description: Provides case management and other programs for seniors, as well as investigative support services in both community and institutional settings via contracts with non-profit agencies. Multi-sub recipients are funded under this program (one or more may provide these services). Case managers (staff) conduct intakes/assessments on clients to determine eligibility and other social service needs for persons 60 years and older. Referrals may be made to area food pantries, rental assistance, area shelters, legal assistance, and assistance with qualifying for other benefits. Education and public awareness sessions are also conducted to provide information regarding services available to seniors. Nutritious meals (breakfast, lunch) are provided, as well as transportation services. A nursing home ombudsman is also funded under the program to receive, investigate, and resolve complaints from nursing home residents and their families. Funding for the program includes partial salaries/benefits for case managers, nursing home ombudsman, and other operating cost.

Primary Purpose: Primary Purpose: Funds provided to pay operating expenses to non-profit agencies for and ombudsman services and social services to seniors.

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

Contract Amount

TBD

Objective Number	Project ID
SL-1.2	0008
HUD Matrix Code	CDBG Citation
05A	570.201(e)
Type of Recipient	National Objective
Private	570.208(a)(2) LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	2,680
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	\$ 73,049
ESG	
HOME	
HOPWA	
Total Formula	\$ 73,049
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 73,049

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Public Services Needs

Project Title: Training and Employment for Adults with Disabilities

Description: Provides development of life skills, vocational training and job placement for adults with disabilities. Funding for the program includes partial salaries, benefits for staff and other operating costs.

Primary Purpose:

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

TBD

Contract Amount

Objective Number	Project ID
SL-1.2	0012
HUD Matrix Code	CDBG Citation
05B	570.201(e)
Type of Recipient	National Objective
TBD	570.208(a)(2) LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	130
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG	\$	25,000
ESG		
HOME		
HOPWA		
Total Formula	\$	25,000
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	25,000

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Affordable Housing

Project Title: Housing Services Program

Description: Provides grants to Community Housing Development Organizations to support salary and direct delivery for HOME funded activities, including housing counseling, loan processing, and other eligible services to potential homebuyers participating or seeking to participate in HOME funded projects.

Primary Purpose: Funds provided to CHDOs for staff salaries for direct assistance provided to potential homebuyers and renters including housing counseling, loan processing, and other eligible services to potential homebuyers participating or seeking to participate in HOME funded projects.

Objective Category: Decent Housing

Outcome Category: Availability/Accessibility

Location/Target Area(s):

Objective Number	Project ID
DH-1	0015
HUD Matrix Code	CDBG Citation
14H	570.201(k)
Type of Recipient	CDBG National Objective
Local Government	570.208(3)(c)(iii)LMH
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Housing Units	25
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG	\$	50,000
ESG		
HOME		
HOPWA		
Total Formula	\$	50,000
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	50,000

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Affordable Housing

Project Title: People Helping People-Volunteer Home Repair

Description: Provide grants to low income, elderly (62 and older) and disabled homeowners for minor exterior repairs services through volunteers and contract services. The program also provides free volunteer specialty services such as pest extermination, heater service, AC installation and glass replacement. Volunteer specialty services are ancillary assistance provided to homeowners as needed, no CDBG funds are expended for these services. The household income must be at 50% or below of MFI, citywide or if homeowners reside in a Neighborhood Investment Program area, the household income must be 80% or below of MFI. Funding includes approximately \$500,000 for up to 10 FTEs directly responsible for eligibility determinations, inspections and operational support. Funds also provide approximately \$275,000 for contract services to install handicap ramps, as well as minor exterior repairs which are too expensive for volunteers; and installation of doors and handrails for disabled applicants. The remaining \$65,147 will be used to purchase building materials, supplies and materials for volunteer projects.

Primary Purpose:

Objective Category: Decent Housing

Outcome Category: Sustainability

Location/Target Area(s):

5203 Bexar Street

75216

(214) 670-7320

Objective Number	Project ID
DH-3	0020
HUD Matrix Code	CDBG Citation
14A	570.202
Type of Recipient	National Objective
Local Government	570.208(a)(3) LMH
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Housing Units	350
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG	\$	841,222
ESG		
HOME		
HOPWA		
Total Formula	\$	841,222
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	841,222

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Non-Housing Community Development

Project Title: Dedicated SAFE II Expansion Code Inspection – Police Department

Description: This program enhances code enforcement efforts by collaborating with the Code Compliance and the Dallas Fire Department to focus on substandard properties and support community based policing strategy where criminal actions hamper or prevent community revitalization in CDBG eligible census tracts. Targeted areas are identified neighborhoods that evidence both a high level of criminal activities and high number of code violations. Fire and Code Inspectors determine the presence of violations, issues notices to comply, issue citations and testify in court on code violations as needed. No CDBG funds are used to pay for Police Officers. Funds are budgeted to pay two program staff directly responsible for implementing the program, including scheduling and coordination of SAFE II team code inspections.

Services for this project are rendered in CDBG eligible neighborhoods on an on call, as needed basis. Contact information for staff is located at the address below.

Primary Purpose:

Objective Category: Suitable Living Environment

Outcome Category: Sustainability

Location/Target Area(s):

1999 E. Camp Wisdom Road 75241 (214) 671-3471

Objective Number	Project ID	Funding Sources	
SL-3	0023	CDBG	\$ 66,418
HUD Matrix Code	CDBG Citation	ESG	
15	570-202(c)	HOME	
Type of Recipient	National Objective	HOPWA	
Local Government	570.208(a)(1) LMA	Total Formula	\$ 66,418
Start Date	Completion Date	Prior Year Funds	
October 1, 2013	September 30, 2014	Assisted Housing	
Accomplishment Type	Annual Units	PHA	
People	94,592	Other Funding	
Local ID	Units Upon Completion	Total	\$ 66,418
N/A			

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Non-Housing Community Development

Project Title: Neighborhood Investment Program – Code Compliance

Description: This program provides enhanced code enforcement activities within the Neighborhood Investment Program designated target areas including census tracts 20.00, 25.00, 27.01, 27.02, 39.02, 48.00, 55.00, 57.00, 87.03, 87.04, 87.05, 88.01, 88.02, 101.01, 101.02, 113.00, 114.01 and 115.00, . Code officers enforce city codes including all premises and zoning violations such as high weeds, litter, substandard structure, obstruction, junk motor vehicles, illegal storage, fences, graffiti, open and vacant structures, parking on unapproved surfaces, etc. The Code officers determines the presence of violations, issue notices to comply, issue citations and perform intensified neighborhood inspections, as needed. Code Inspectors work along with other supplemental community based strategies in the target area to halt decline/deterioration and assist in revitalization of the area. Funds are budgeted to pay salary and operating costs for eight code inspectors, including related expenses (uniforms, equipment and fuel).

Services for this project are rendered in CDBG eligible neighborhoods. Contact information for staff is located at the address below.

Primary Purpose:

Objective Category: Suitable Living Environment

Outcome Category: Availability / Accessibility

Location/Target Area(s):

3112 Canton St. Suite 100 75226 (214) 671-9188

Objective Number	Project ID
SL-3	0024
HUD Matrix Code	CDBG Citation
15	570.202(c)
Type of Recipient	National Objective
Local Government	570.208(a)(1) LMA
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	50,000
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG	\$	499,989
ESG		
HOME		
HOPWA		
Total Formula	\$	499,989
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	499,989

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Non-Housing Community Development

Project Title: Business Assistance Center Program

Description: Funds a business assistance center program that promotes economic growth and self-sufficiency through self-employment of low-to-moderate income persons LMI. The program provides technical assistance and business support services (i.e. microenterprise incubator services) to LMIs who own microenterprises and/or are interested in starting new microenterprises. On an annual basis, the program assists in the creation of an estimated 64 new microenterprises, incubates an estimated 16 microenterprise businesses, and assists an estimated 360 existing businesses. Technical assistance is offered in various areas that may include but not be limited to some of the basics such as business structures, business planning, capacity building, troubleshooting, research, marketing, branding, loan application packaging, minority business certification, bidding, bonding, networking, connecting with mentors and other city program business development tools such as SourceLinkDallas and Business Development and Procurement Services.

Primary Purpose:

Objective Category: Economic Opportunity

Outcome Category: Availability/Accessibility

Location/Target Area(s):

Organization Name	Address	Telephone	Funding Level
BAC # 1 – Greater Dallas Hispanic Chamber of Commerce	4622 Maple Avenue, # 207 Dallas, TX 75219	214-521-6007	\$80,000
BAC # 2 - Inner-city Community Development Corporation	4907 Spring Avenue Dallas, TX 75210	214-915-9900	\$80,000
BAC # 3 - Greater Dallas Hispanic Chamber of Commerce	2060 Singleton, # 102 Dallas, TX 75212	214-678-9100	\$80,000
BAC # 4 - Greater Dallas Hispanic Chamber of Commerce	400 S. Zang Boulevard, #240 Dallas, TX 75208	214-942-2560	\$80,000
BAC # 5 – Business Assistance Center, Inc.	1201 W Camp Wisdom, #224 Dallas, TX 75232	214-376-6530	\$80,000
BAC # 6 – Greater Dallas Asian American Chamber of Commerce/Multi-Ethnic Education & Economic Development Center (MEED)	7610 N Stemmons Frwy #690 Dallas, TX 75247	972-241-8250	\$80,000
BAC # 7 – Regional Hispanic Contractors Association	2210 W. Illinois Ave Dallas, TX 75224	972-786-0909	\$80,000
BAC # 8 – CEN-TEX Certified Development Corporation dba Business and Community Lenders of Texas (BCL of Texas)	1322 Record Crossing Dallas, TX 75235	214-688-7456	\$80,000

Objective Number	Project ID	Funding Sources	
EO – 2.15, 16, & 17	0026	CDBG	\$ 640,000
HUD Matrix Code	CDBG Citation	ESG	
18C	570.201 (o)(1)(ii)	HOME	
Type of Recipient	National Objective	HOPWA	
Private	570.208(a)(2) LMC	Total Formula	\$ 640,000
Start Date	Completion Date	Prior Year Funds	
October 1, 2013	September 30, 2014	Assisted Housing	
Accomplishment Type	Annual Units	PHA	
Business	720	Other Funding	
Local ID	Units Upon Completion	Total	\$ 640,000
N/A			

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Planning/Program Oversight

Project Title: Citizen Participation/CDC Support/HUD Oversight

Description: Office of Financial Services-Grants Management Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for 15-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Coordinators, IDIS Coordinator and Administrative Support.

Primary Purpose:

Objective Category:

Outcome Category:

Location/Target Area(s):

1500 Marilla Street Room 4FS 75201 (214) 670-4557

Objective Number	Project ID
N/A	0030
HUD Matrix Code	CDBG Citation
21A	570.206
Type of Recipient	National Objective
Local Government	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
N/A	N/A
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	\$ 757,815
ESG	
HOME	
HOPWA	
Total Formula	\$ 757,815
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 757,815

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Planning/Program Oversight

Project Title: Parks & Recreation Program Oversight

Description: Funds are budgeted to pay salary and operating costs for the Compliance Administrator responsible for contract oversight of enrichment vendors, compliance and administration for the after-school/summer programs. Services are provided at 24 sites operated by the Parks and Recreation Department each year.

Primary Purpose:

Objective Category: N/A

Outcome Category: N/A

Location/Target Area(s):

5620 Parkdale

75227

(214) 670-8962

Objective Number	Project ID
N/A	0034
HUD Matrix Code	CDBG Citation
21A	570.206
Type of Recipient	National Objective
Local Government	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
N/A	N/A
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	\$ 93,073
ESG	
HOME	
HOPWA	
Total Formula	\$ 93,073
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 93,073

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Affordable Housing

Project Title: HOME-Tenant Based Rental Assistance

Description: The program will provide rental assistance and supportive services to homeless persons, including ex-offenders, in reconnecting to families, jobs, housing, and the community through the provision of supportive services. Currently, released prisoners face a myriad of challenges that contribute to return to criminal activity, re-arrest, and re-incarceration. Offenders released from prisons are increasingly finding that they cannot gain access to suitable, decent, and affordable housing. As a result, they sleep in cars, find emergency housing along with more vulnerable populations, cohabit with other felons in substandard housing, or live a vagrant lifestyle, from friend to friend until their welcome runs out. This program is designed to provide transitional rental assistance and supportive services for a period not exceeding 24 months to program participants while they become stabilized. The goal of the program is to assist participants in obtaining and remaining in stable housing, increase skills and/or income, and achieve greater self-determination.

Primary Purpose: Homeless People

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

The Bridge	1818 Corsicana St.	75201	(214) 671-1291
1500 Marilla Street	1 AN.	75201	(214) 670-6338

Objective Number	Project ID
DH-2.11	0040
HUD Matrix Code	HOME Citation
05S	92.209
Type of Recipient	National Objective
Local Government	LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Households	35
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	
ESG	
HOME	\$ 270,000
HOPWA	
Total Formula	\$ 270,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 270,000

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Affordable Housing

Project Title: HOME-Tenant Based Rental Assistance – Program Administration

Description: Funding will allow the program to provide comprehensive case management to homeless persons, including ex-offenders on parole with non-violence offense. Intakes are conducted on clients to determine eligibility and development of a housing plan. Referrals are made to other social service agencies as needed and identified in the client's plan. Housing Quality Standards (HQS) inspections are conducted prior to move-in by clients and annually thereafter. Rent reasonableness surveys are also conducted to determine if rents are reasonable for the units occupied by the client. City of Dallas: Funding pays for one position (Caseworker II).

Primary Purpose:

Objective Category: N/A

Outcome Category: N/A

Location/Target Area(s):

The Bridge	1818 Corsicana St	75201	(214) 671-1291
1500 Marilla Street	1 AN.	75201	(214) 670-6338

Objective Number	Project ID
N/A	0041
HUD Matrix Code	HOME Citation
21A	92.207
Type of Recipient	National Objective
Local Government	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
N/A	N/A
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	
ESG	
HOME	\$ 50,000
HOPWA	
Total Formula	\$ 50,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 50,000

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Shelter Services
Need:
Project Title: Contracts – Essential Services

Description: Provides direct services to the homeless that include child care for domestic violence and transitional housing programs where occupants are not required to sign occupancy or lease agreements. Legal services are provided to assist homeless persons obtain federal, state, and local assistance. Funding for this program provides partial salaries/benefits for staff positions at nonprofit agencies. Funds used for street outreach and emergency shelter activities are limited to 60 percent of the total ESG grant award.

Primary Purpose: Homelessness
Objective Category: Suitable Living Environment
Outcome Category: Availability/Accessibility

Location/Target Area(s):

Family Place (The)	P. O. Box 7999	75209	(214) 559-2170
Legal Aid of Northwest Texas	600 E. Weatherford Street Fort Worth, Texas	76012	(817) 649-4740

Objective Number	Project ID
SI-1.2	0042
HUD Matrix Code	ESG Citation
05	576.21(a)(2),(b)
Type of Recipient	National Objective
Private	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	136
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	
ESG	\$ 57,737
HOME	
HOPWA	
Total Formula	\$ 57,737
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 57,737

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Shelter Services

Project Title: Contracts –Operations

Description: Provides operational costs for shelters or transitional housing facilities for homeless persons in Dallas via contracts with non-profit agencies. Funding provided to transitional housing whose program participants are not required to sign occupancy or lease agreements. Operational costs consist of maintenance, facility rent, repairs, security, fuel, equipment, insurance, utilities, food prepared on site, and furnishings. Average unit cost per person \$293. Funds used for street outreach and emergency shelter activities are limited to 60 percent of the total ESG grant award.

Primary Purpose: Homelessness

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

Family Place (The)	P.O. Box 7999	75209	(214) 559-2170
Family Gateway	3000 San Jacinto Street	75204	(214) 823-4500
Promise House	224 W. Page	75208	(214) 941-8578

Objective Number	Project ID
SL-1.12	0042
HUD Matrix Code	ESG Citation
03T	576.21(a)(3)
Type of Recipient	National Objective
Private	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	315
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG		
ESG	\$	92,430
HOME		
HOPWA		
Total Formula	\$	92,430
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	92,430

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Shelter Services

Project Title: Homeless Assistance Center – Essential Services

Description: Provides intake, assessment, eligibility determination, and direct care services to 350 homeless clients seeking assistance with benefit entitlement application process in the areas of: Social Security Disability Benefits (SSDI), Social Security Supplemental Income (SSI), Temporary Assistance to Needy Families (TANF), Medicaid, Medicare, Food Stamps, SCHIP, Workforce Investment Act, and Veterans Health Care, and other support services to enhance the quality of life, and increase income/skills for the target population. Funding pays staff salary/benefits for two positions (Caseworker II and Human Services Program Specialist).

Primary Purpose: Homelessness

Objective Category: Suitable Living Environment

Outcome Category: Availability/Accessibility

Location/Target Area(s):

The Bridge

1818 Corsicana St 75201

(214) 670-1100

Objective Number	Project ID
SL-1.2	0042
HUD Matrix Code	ESG Citation
05	576.21(a)(1)
Type of Recipient	National Objective
Local Government	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	350
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	
ESG	\$ 101,696
HOME	
HOPWA	
Total Formula	\$ 101,696
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 101,696

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Homeless Prevention – Financial Assistance

Project Title: Martin Luther King, Jr. Community Center

Description: Provides short-term (3 months); rental arrears up to six months, utilities assistance; moving costs, and last month’s rent to persons who are at-risk of homelessness and are below the 30% of the area median income. Payment will be made to third parties (landlords, property owners, utility companies) on behalf of program participants. Financial assistance may be provided via tenant-based or project based. No funds will be paid directly to program participants. Rental assistance will be paid up to Fair Market Rents (FMRs), which includes the contract rent and utility allowance. Utility only will be paid in full to third party vendors.

Primary Purpose: At-risk of homelessness

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

Martin Luther King, Jr. Community Center	2922 MLK Blvd.,	75215	(214) 670-8416
West Dallas Multipurpose center	2828 Fish Trap	75212	9214) 670-6530

Objective Number DH - 2.14	Project ID 0042
HUD Matrix Code 05Q	ESG Citation 570.105(a)
Type of Recipient Local Government	National Objective N/A
Start Date October 1, 2013	Completion Date September 30, 2014
Accomplishment Type People	Annual Units 34
Local ID N/A	Units Upon Completion

Funding Sources		
CDBG		
ESG	\$	33,775
HOME		
HOPWA		
Total Formula	\$	33,775
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	33,775

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Homeless Prevention

Project Title: Homeless Prevention – Rapid Re-housing, Housing Relocation & Stabilization

Description: Provides services or activities necessary to individuals or families at-risk of retaining suitable housing, including but not limited to: case management; assessment of housing barriers; development of housing plans; housing search and placement; assistance in securing other federal, state and local benefits; legal services, and credit repair. Program participant’s income, must be below 30% of the Area Median Income and meet one of the risk factors under homelessness prevention.

Primary Purpose: At-risk of Homelessness

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

Martin Luther King, Jr. Community Center	2922 MLK Blvd.	75215	(214) 670-8416
West Dallas Multipurpose Center	2828 Fish Trap	75212	(214) 670-6530

Objective Number	Project ID
DH-2.14	0042
HUD Matrix Code	ESG Citation
05Q	570/105(a)
Type of Recipient	National Objective
Private	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	34
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG		
ESG	\$	35,000
HOME		
HOPWA		
Total Formula	\$	35,000
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	35,000

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Rapid Re-Housing

Project Title: Contracts – Rapid Re-Housing, Financial Assistance

Description: Housing placement costs (rent application fees and security deposits) will be provided under the program as well as rental arrears. The program eligible activities include short-term (3 months) and medium-term (4 - 24 months) rental assistance; rental arrears up to six months; utilities assistance; moving costs, and last month's rent to persons who are homeless. Payments will be made to third parties (landlords, property owners, utility companies) on behalf of program participants. Financial assistance may be provided via tenant-based or project based. No funds will be paid directly to program participants. Rental assistance will be paid up to Fair Market Rents (FMRs), which includes the contract rent and utility allowance. Utility assistance only will be paid in full to third party vendors.

Primary Purpose: Homelessness

Objective Category: Decent Affordable Housing

Outcome Category: Affordability

Location/Target Area(s):

ABC Behavioral Health	4600 Samuell Blvd	75228	(214) 275-8500
CitySquare	511 N. Akard Street, #302	75201	(214) 823-8710
Family Gateway	3000 San Jacinto Street	75204	(214) 823-4500
Shared Housing Center	402 N. Good Latimer Expressway	75204	(214) 821-8510

Objective Number	Project ID
SI-1.2	0042
HUD Matrix Code	ESG Citation
05	576.21(a)(2),(b)
Type of Recipient	National Objective
Private	LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	30
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG		
ESG	\$	30,000
HOME		
HOPWA		
Total Formula	\$	30,000
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	30,000

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Rapid Re-Housing

Project Title: Contracts – Rapid Re-housing, Housing Relocation & Stabilization

Description: Provides services or activities via nonprofit agencies necessary to assist homeless program participants in locating, obtaining, and retaining suitable housing to persons in permanent housing, including but not limited to: case management; assessment of housing barriers; development of housing plans; housing search and placement; assistance in securing other federal, state and local benefits; legal services, and credit repair.

Primary Purpose: Homelessness

Objective Category: Decent Affordable Housing

Outcome Category: Affordability

Location/Target Area(s):

ABC Behavioral Health	4600 Samuell Blvd	75228	(214) 275-8500
City Square	511 N. Akard Street, #302	75201	(214) 823-8710
Family Gateway	3000 San Jacinto Street	75204	(214) 823-4500
Shared Housing Center	402 N. Good Latimer Expressway	75204	(214) 821-8510

Objective Number	Project ID
SI-1.2	0042
HUD Matrix Code	ESG Citation
05	576.21(a)(2),(b)
Type of Recipient	National Objective
Private	LMC
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
People	89
Local ID	Units Upon Completion
N/A	

Funding Sources	
CDBG	
ESG	\$ 181,848
HOME	
HOPWA	
Total Formula	\$ 181,848
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 181,848

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Data Collection (HMIS)

Project Title: HMIS Data Collection

Description: Provides operational support for data entry into the Homeless Management Information System (HMIS) designed by the Continuum of Care (CoC) to comply with HUD’s data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless and persons at-risk of homelessness.

Primary Purpose: Performance/Outcome Reporting

Objective Category: N/A

Outcome Category: N/A

Location/Target Area(s):

Metro Dallas Homeless Alliance 2816 Swiss Ave 75204 (972) 638 5600

Objective Number	Project ID
N/A	0042
HUD Matrix Code	ESG Citation
21A	576.21(a)(2),(b)
Type of Recipient	National Objective
Private	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
N/A	N/A
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG		
ESG	\$	60,704
HOME		
HOPWA		
Total Formula	\$	60,704
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	60,704

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: Administration

Project Title: ESG Administration

Description: Provides administrative oversight and technical assistance to external and internal programs receiving grant funds. Staff is responsible for developing contract documents (including preparing budget schedules) and amendments, reviewing payment documentation to ensure costs are eligible and consistent with contract requirements/HUD regulations, resolving any non-compliance issues identified by staff or the City Auditor’s Grant Compliance Group. Funding includes staff salaries for a Senior Contract Compliance Administrator. No more than 7.5% of the grant award can be spent on an administrative cost.

Primary Purpose: Service Coordination/Reporting

Objective Category: N/A

Outcome Category: N/A

Location/Target Area(s):

1500 Marilla Street

Room 6BN

75201

(214) 670-3696

Objective Number	Project ID
N/A	0042
HUD Matrix Code	ESG Citation
21A	576.108
Type of Recipient	National Objective
Local Government	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
N/A	N/A
Local ID	Units Upon Completion
N/A	

Funding Sources		
CDBG		
ESG	\$	78,768
HOME		
HOPWA		
Total Formula	\$	78,768
Prior Year Funds		
Assisted Housing		
PHA		
Other Funding		
Total	\$	78,768

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: HIV Facility-Based Housing
HIV Supportive Services

Project Title: HOPWA - My Second Chance, Inc. (MSC)

Description: This project provides funding for My Second Chance to provide facility based housing for low-income women living with HIV/AIDS in the Dallas EMSA in 6 beds at Pearl's Place. This project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance and meals/nutritional services), and administration. The project funds almost 6 FTEs at the agency, including program director, maintenance, direct care service, and administrative staff. The project is expected to serve 25 households and provide 1,944 nights of housing during the year.

Primary Purpose: Persons with HIV/AIDS

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

My Second Chance, Inc. 1657 S. Corinth Street, Dallas 75203 (214) 374-1104

Objective Number	Project ID
DH-2.2	0045
HUD Matrix Code	HOPWA Citation
31C / 31D	574.300
Type of Recipient	National Objective
Private	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Households	25
Local ID	Units Upon Completion
N/A	N/A

Funding Sources	
CDBG	
ESG	
HOME	
HOPWA	\$ 164,518
Total Formula	\$ 164,518
Prior Year Funds	0
Assisted Housing	
PHA	
Other Funding	
Total	\$ 164,518

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: HIV Rental Assistance
 HIV Homeless Prevention
 HIV Supportive Services

Project Title: HOPWA - Dallas County Health and Human Services (Dallas City)

Description: This project provides funding for Dallas County Health and Human Services to provide short-term rent, mortgage, and utility assistance (STRMU), as well as long-term/transitional tenant based rental assistance (TBRA), for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA (primarily Dallas County). This project includes financial assistance, housing services (housing case management), and administration. The project funds almost 3.7 FTEs, including three full-time case management staff and 0.7 FTEs for administrative staff. The project is expected to serve 125 households with STRMU and 140 households with TBRA.

Primary Purpose: Persons with HIV/AIDS

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

Dallas County Health & Human Services 2377 Stemmons Frwy, Dallas 75207 (214) 819-2844

Objective Number	Project ID
DH-2.2	0046
HUD Matrix Code	HOPWA Citation
31C / 31D	574.300
Type of Recipient	National Objective
Local Government	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Households	265
Local ID	Units Upon Completion
N/A	N/A

Funding Sources	
CDBG	
ESG	
HOME	
HOPWA	\$ 1,085,650
Total Formula	\$ 1,085,650
Prior Year Funds	300,000
Assisted Housing	
PHA	
Other Funding	
Total	\$ 1,385,650

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: HIV Rental Assistance
 HIV Homeless Prevention
 HIV Supportive Services

Project Title: HOPWA - Health Services of North Texas, Inc. (HSNT)

Description: This project provides funding for Health Services of North Texas to provide short-term rent, mortgage, and utility assistance (STRMU), as well as long-term/transitional tenant based rental assistance (TBRA), for low-income persons living with HIV/AIDS and their families in the Dallas EMSA (primarily Collin, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall counties). This project provides financial assistance, housing case management services, and administration. The project funds approximately 3.5 FTEs, including three full-time case management staff and 0.5 FTEs for administrative staff. The project is expected to serve 37 households with STRMU and 38 households with TBRA.

Primary Purpose: Persons with HIV/AIDS

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

Health Services of North Texas	2540 Avenue K, Plano	75074	(972) 424-1480
Health Services of North Texas	4210 Mesa, Denton	76207	(940) 381-1501

Objective Number	Project ID
DH-2.2	0047
HUD Matrix Code	HOPWA Citation
31C / 31D	574.300
Type of Recipient	National Objective
Private	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Households	75
Local ID	Units Upon Completion
N/A	N/A

Funding Sources	
CDBG	
ESG	
HOME	
HOPWA	\$ 486,850
Total Formula	\$ 486,850
Prior Year Funds	0
Assisted Housing	
PHA	
Other Funding	
Total	\$ 486,850

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: HIV Supportive Services

Project Title: HOPWA - Open Arms, Inc. dba Bryan's House (Open Arms)

Description: This project provides funding for Open Arms, Inc. dba Bryan's House to provide child care for children infected/affected with HIV/AIDS in the Dallas EMSA. This project includes supportive services only and is expected to serve 25 children (16 households) with 4,364 hours of child care. The project funds partial salaries/benefits for child care teachers.

Primary Purpose: Persons with HIV/AIDS

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

Open Arms, Inc. dba Bryan's House 3610 Pipestone, Dallas 75212 (214) 599-3946

Objective Number	Project ID
DH- 2.2	0048
HUD Matrix Code	HOPWA Citation
31C	574.300
Type of Recipient	National Objective
Private	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Households	16
Local ID	Units Upon Completion
N/A	N/A

Funding Sources		
CDBG		
ESG		
HOME		
HOPWA	\$	48,750
Total Formula	\$	48,750
Prior Year Funds		0
Assisted Housing		
PHA		
Other Funding		
Total	\$	48,750

PROGRAM YEAR 2013: CONSOLIDATED PLAN LISTING OF PROJECTS

Priority Need: HIV Rental Assistance
 HIV Homeless Prevention
 HIV Supportive Services
 HIV Facility-Based Housing
 HIV Housing Information
Project Title: HOPWA - City of Dallas (City)

Primary Purpose: Persons with HIV/AIDS

Objective Category: Decent Housing

Outcome Category: Affordability

Location/Target Area(s):

Martin Luther King, Jr. Community Center	2922 MLK, Jr. Blvd, Dallas	75215	(214) 670-8442
West Dallas Multipurpose Center	2828 Fish Trap Rd, Dallas	75212	(214) 670-6353
Dallas City Hall	1500 Marilla 6BN, Dallas	75201	(214) 670-3696

Objective Number	Project ID
DH- 2.2	0049
HUD Matrix Code	HOPWA Citation
31A / 31B	574.300
Type of Recipient	National Objective
Local Government	N/A
Start Date	Completion Date
October 1, 2013	September 30, 2014
Accomplishment Type	Annual Units
Households	354
Local ID	Units Upon Completion
N/A	N/A

Funding Sources	
CDBG	
ESG	
HOME	
HOPWA	\$ 952,758
Total Formula	\$ 952,758
Prior Year Funds	201,982
Assisted Housing	
PHA	
Other Funding	
Total	\$ 1,154,740

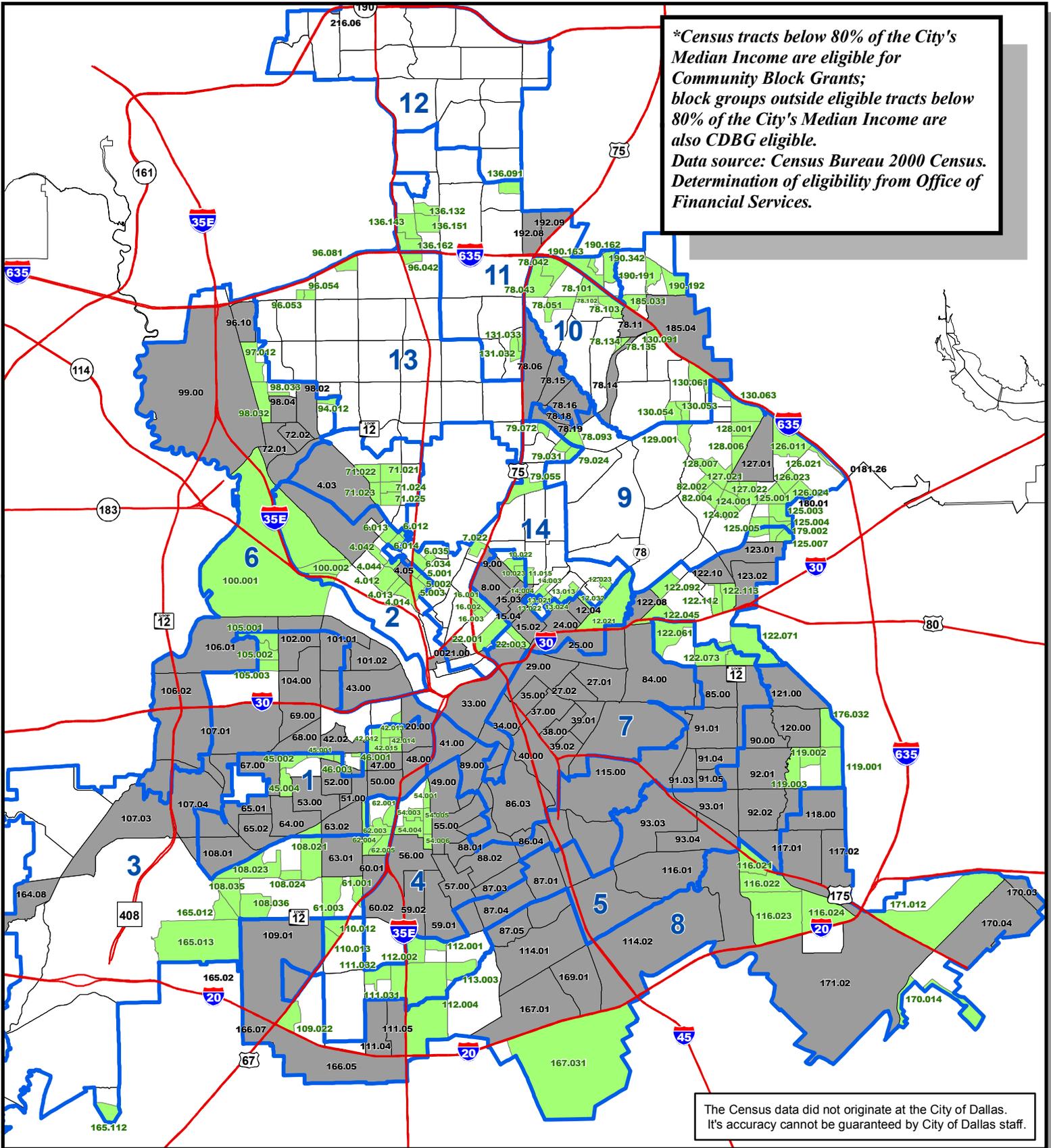


EXHIBIT 3

CD Eligible Census Tracts and Block Groups



**Census tracts below 80% of the City's Median Income are eligible for Community Block Grants; block groups outside eligible tracts below 80% of the City's Median Income are also CDBG eligible. Data source: Census Bureau 2000 Census. Determination of eligibility from Office of Financial Services.*



The Census data did not originate at the City of Dallas. It's accuracy cannot be guaranteed by City of Dallas staff.



Data Source:
 Roads: City Limits; Lakes - City of Dallas Public Works GIS Division
 Census Block Groups & Tracts - North Central Texas Council of Governments
 CDBG Categories - Office of Financial Service
 Community Development Division

This data is believed to be correct, but its accuracy cannot be guaranteed. It is the users' responsibility to confirm the accuracy of this data. Please contact the original creators of this data for questions pertaining to its use. Information about this data can be viewed in the metadata file associated with it. If you have any questions please contact the City of Dallas Infrastructure and Management/GIS Division

Projected coordinate system name:
 NAD_1983_StatePlane_Texas_North_Central_FIPS_4202_Feet
 Geographic coordinate system name: GCS_North_American_1983



CD Eligible Census Tracts and Block Groups



Thursday, December 10, 2009 9:45:07 AM
 File Location: U:\FinancialServices\2009\1208_1068_CDBG_Whitire\CDBG_Elig_Areas_1208098.mxd
 Prepared By: Kevin S. Burns
 Property of: City of Dallas Enterprise GIS
 For illustrative purposes only.

Legend

- Highways
- Council Districts
- CDBG Eligible Tracts
- CD Eligible Block Group
- 2000 Census tracts

CDBG ELIGIBLE TRACKS				
0004.03	0043.00	0078.06	0093.01	0117.02
0004.05	0047.00	0078.11	0093.03	0118.00
0008.00	0048.00	0078.14	0093.04	0120.00
0009.00	0049.00	0078.15	0096.10	0121.00
0012.04	0050.00	0078.16	0098.02	0122.08
0015.02	0051.00	0078.18	0098.04	0122.10
0015.03	0052.00	0078.19	0099.00	0123.01
0015.04	0053.00	0084.00	0101.01	0123.02
0020.00	0055.00	0085.00	0101.02	0127.01
0021.00	0056.00	0086.03	0102.00	0164.08
0024.00	0057.00	0086.04	0104.00	0165.02
0025.00	0059.01	0087.01	0106.01	0166.05
0027.01	0059.02	0087.03	0106.02	0166.07
0027.02	0060.01	0087.04	0107.01	0167.01
0029.00	0060.02	0087.05	0107.03	0169.01
0033.00	0063.01	0088.01	0107.04	0170.03
0034.00	0063.02	0088.02	0108.01	0170.04
0035.00	0064.00	0089.00	0109.01	0171.02
0037.00	0065.01	0090.00	0111.04	0180.01
0038.00	0065.02	0091.01	0111.05	0181.26
0039.01	0067.00	0091.03	0114.01	0185.04
0039.02	0068.00	0091.04	0114.02	0192.08
0040.00	0069.00	0091.05	0115.00	0192.09
0041.00	0072.01	0092.01	0116.01	0216.06
0042.02	0072.02	0092.02	0117.01	

CD ELIGIBLE BLOCK GROUPS			
0004.012	0046.003	0098.033	0125.005
0004.013	0054.001	0100.001	125
0004.014	0054.003	0100.002	0126.011
0004.042	0054.004	0105.001	0126.021
0004.044	0054.005	0105.002	0126.023
0005.001	0054.006	0105.003	0126.024
0005.002	0061.001	0108.021	0127.021
0005.003	0061.003	0108.023	0127.022
0006.012	0062.001	0108.024	0128.001
0006.013	0062.003	0108.035	0128.006
0006.014	0062.004	0108.036	0128.007
0006.034	0062.005	0109.022	0129.001
0006.035	0071.021	0110.012	0130.053
0007.022	0071.022	0110.013	0130.054
0010.022	0071.023	0111.031	0130.061
0010.023	0071.024	0111.032	0130.063
0011.015	0071.025	0112.001	0130.091
0012.021	0078.042	0112.002	0131.032
0012.023	0078.043	0112.004	0131.033
0012.032	0078.051	0113.003	0136.091
0013.013	0078.093	0116.021	0136.132
0013.021	0078.101	0116.022	0136.143
0013.022	0078.102	0116.023	0136.151
0013.024	0078.103	0116.024	0136.162
0014.003	0078.134	0119.001	0165.012
0014.004	0078.135	0119.002	0165.013
0016.001	0079.024	0119.003	0165.112
0016.002	0079.031	0122.045	0167.031
0016.003	0079.055	0122.061	0170.014
0022.001	0079.072	0122.071	0171.012
0022.003	0082.002	0122.073	0176.032
0042.012	0082.004	0122.092	0179.002
0042.013	0094.012	0122.112	0185.031
0042.014	0096.042	0122.113	0190.162
0042.015	0096.053	0124.001	0190.163
0045.001	0096.054	0124.002	0190.191
0045.002	0096.081	0125.001	0190.192
0045.004	0097.012	0125.003	0190.342
0046.001	0098.032	0125.004	



EXHIBIT (

Neighborhood Investment Program

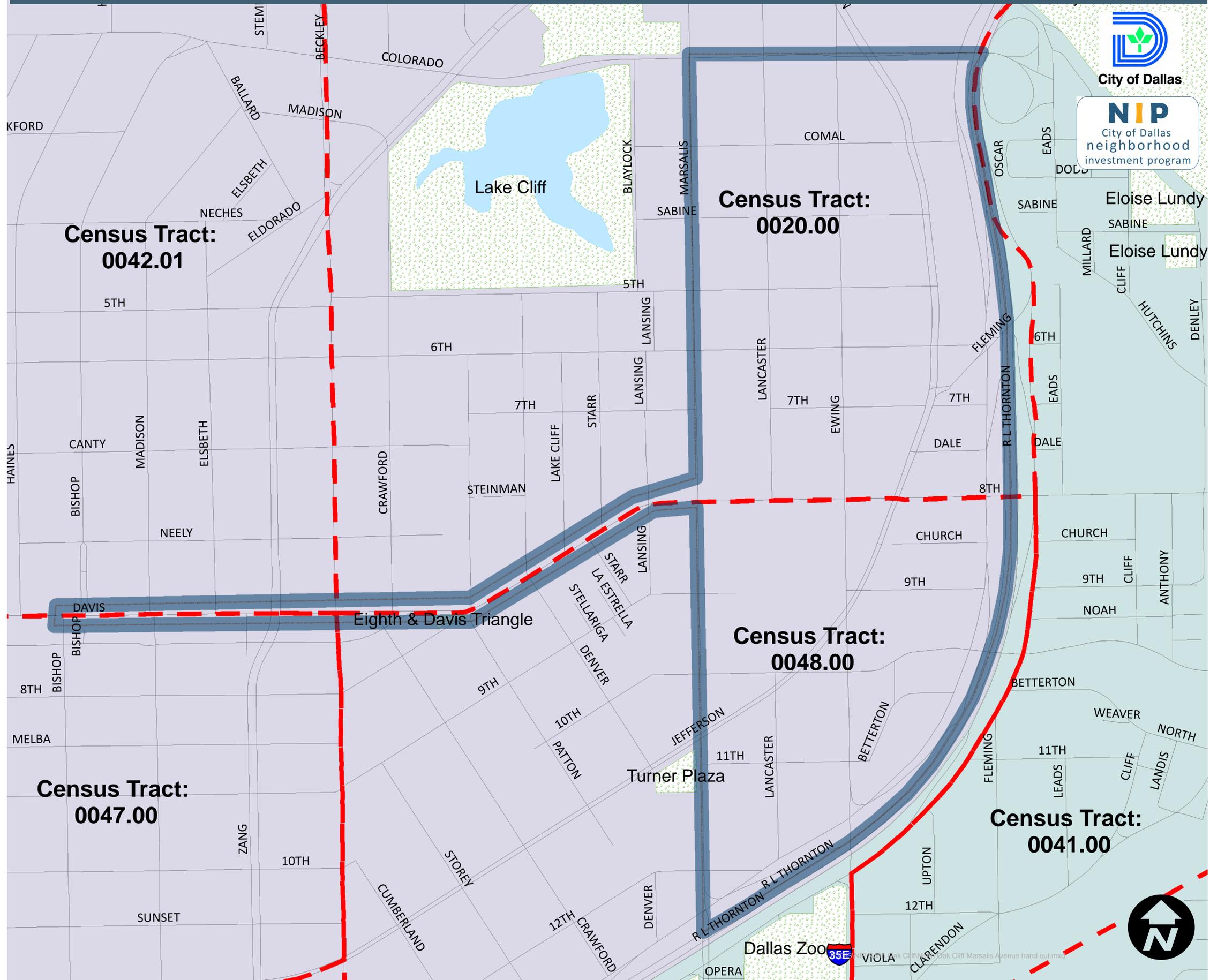


North Oak Cliff / Marsalis Avenue

NEIGHBORHOOD INVESTMENT PROGRAM

CITY OF DALLAS
HOUSING / COMMUNITY SERVICES DEPT

COUNCIL DISTRICTS



Eloise Lundy
Eloise Lundy

-  NIP Target Area
-  Census Tracts
-  Lakes and Rivers
-  Parks
-  District 1
-  District 4





West Dallas

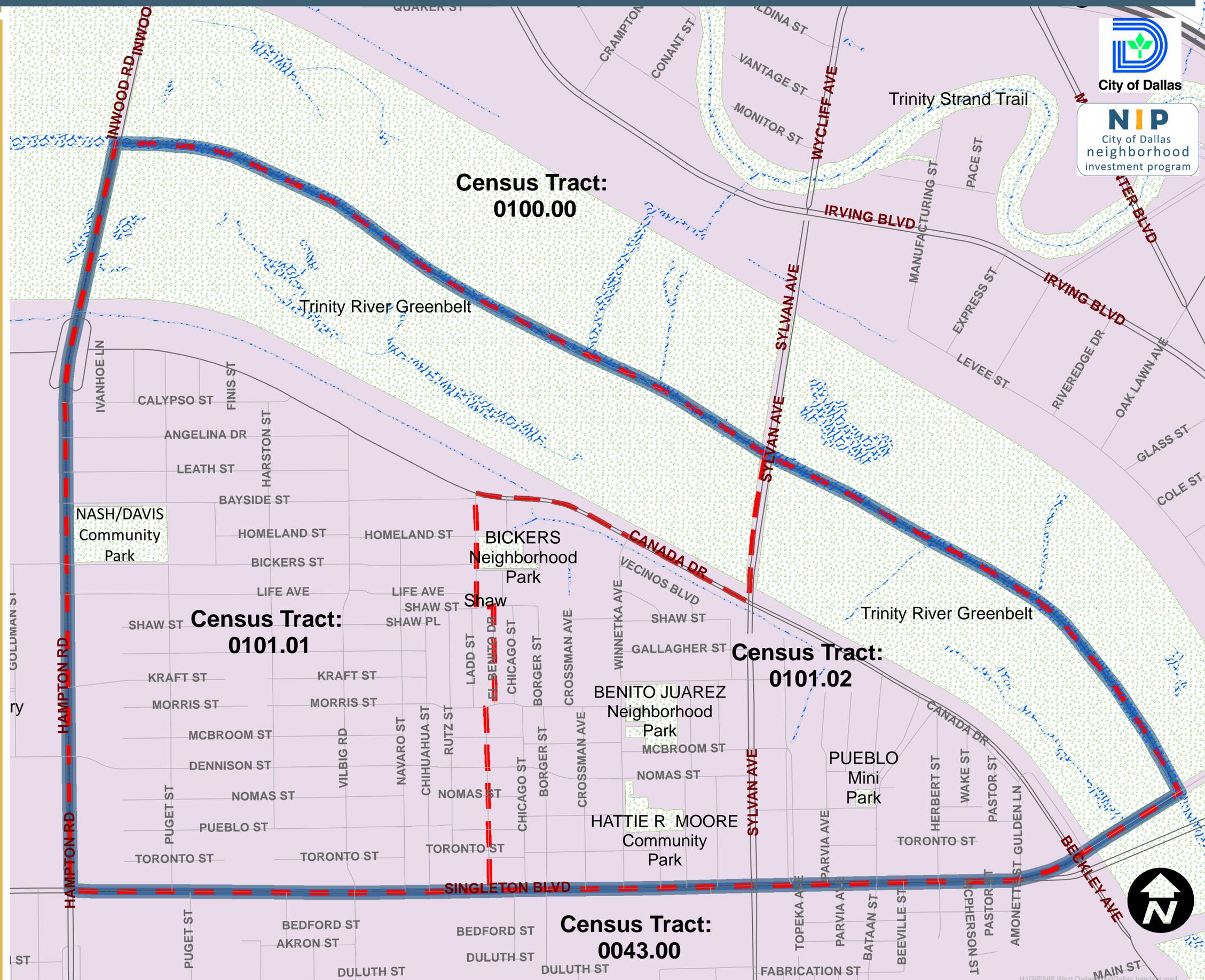
NEIGHBORHOOD INVESTMENT PROGRAM

CITY OF DALLAS
HOUSING / COMMUNITY SERVICES DEPT

COUNCIL DISTRICTS



-  NIP Target Area
-  Census Tracts
-  Lakes and Rivers
-  Parks
-  District 6



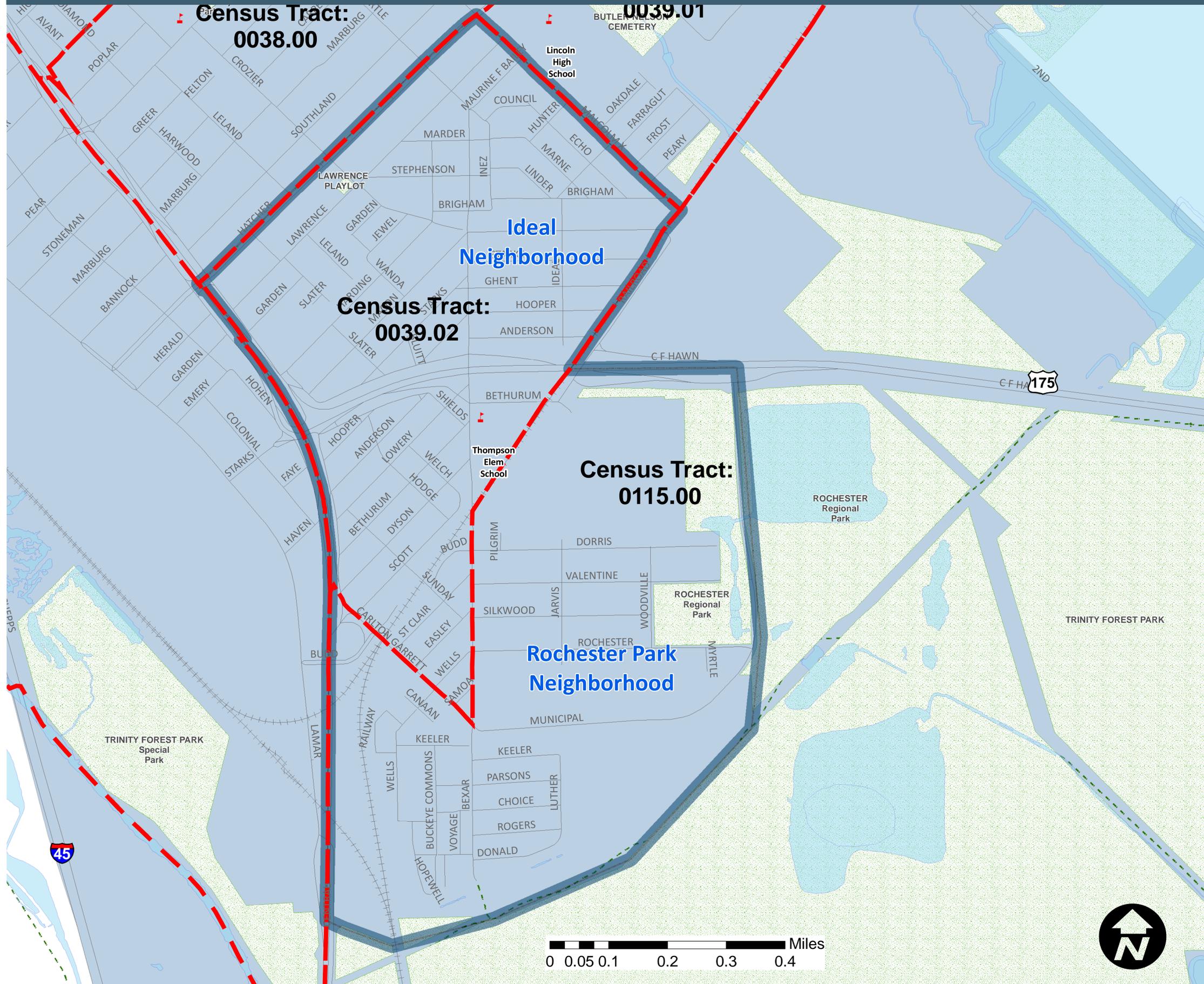


**SOUTH DALLAS
IDEAL/ROCHESTER
PARK**

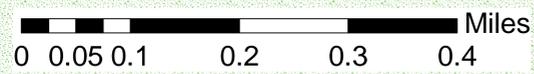
NEIGHBORHOOD INVESTMENT PROGRAM

CITY OF DALLAS
HOUSING / COMMUNITY SERVICES DEPT

COUNCIL DISTRICTS



- NIP Target Area
- Census Tracts
- Lakes and Rivers
- Parks
- District 7



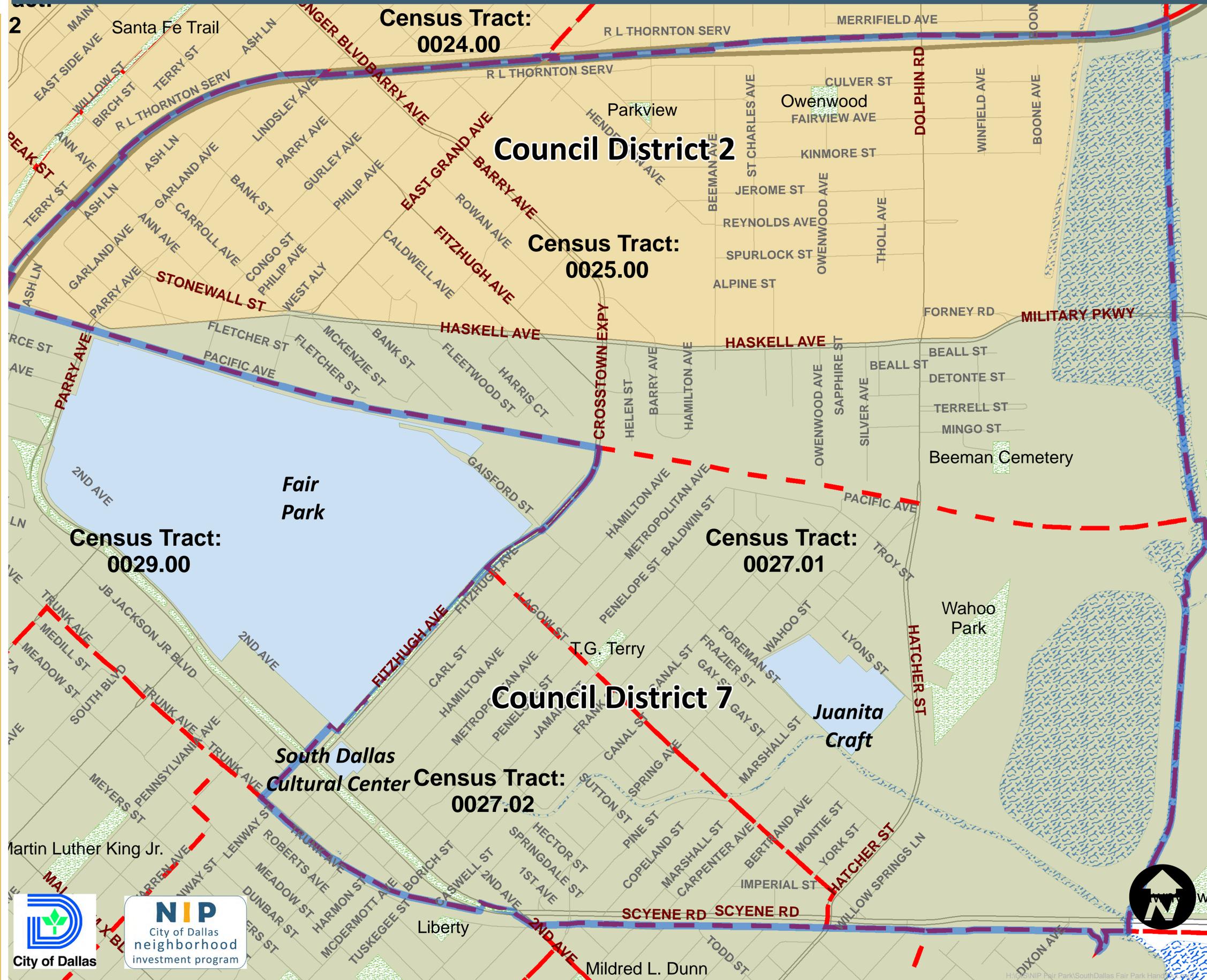


South Dallas
Greater Fair Park

NEIGHBORHOOD INVESTMENT PROGRAM

CITY OF DALLAS
HOUSING / COMMUNITY SERVICES DEPT

COUNCIL DISTRICTS



-  NIP Target Area
-  Census Tracts
-  Lakes and Rivers
-  Recreation Center
-  Parks
-  District 2
-  District 7





Lancaster Corridor

NEIGHBORHOOD INVESTMENT PROGRAM

CITY OF DALLAS
HOUSING / COMMUNITY SERVICES DEPT

COUNCIL DISTRICTS

-  NIP Target Area
-  Census Tracts
-  Lakes and Rivers
-  Parks
-  District 3
-  District 4
-  District 8

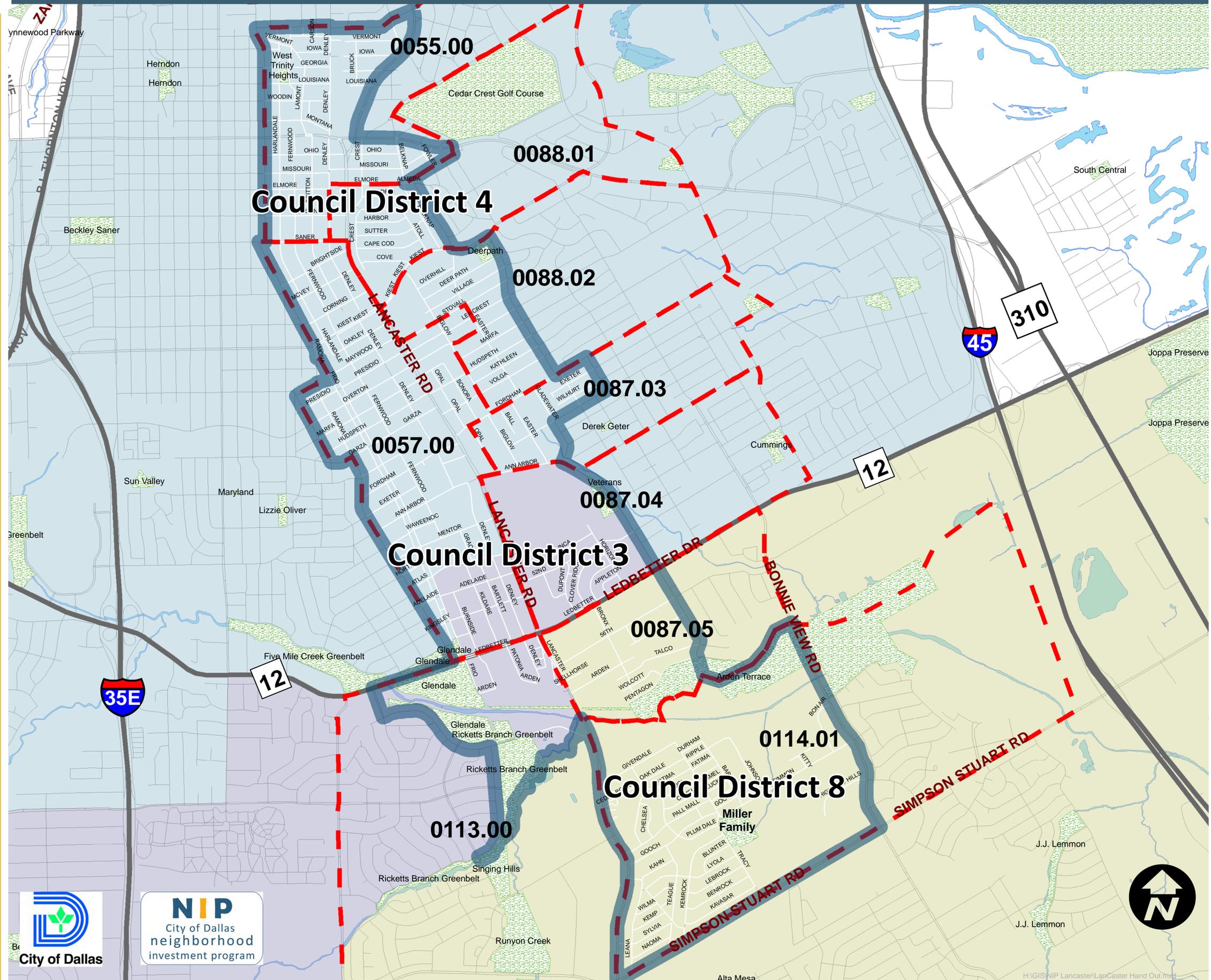






EXHIBIT 5

Neighborhood Enhancement Program



Neighborhood Enhancement Program (NEP) Eligible Areas 2012-2013

Census Tracts					
0004.03	0042.01	0069.00	0091.04	0114.01	0185.04
0004.05	0042.02	0072.01	0091.05	0115.00	0192.08
0008.00	0043.00	0072.02	0092.01	0116.01	0192.09
0009.00	0047.00	0078.06	0092.02	0117.01	0216.06
0012.04	0048.00	0078.11	0093.01	0117.02	
0015.02	0049.00	0078.14	0093.03	0118.00	
0015.03	0050.00	0078.15	0093.04	0120.00	
0015.04	0051.00	0078.16	0096.10	0121.00	
0020.00	0052.00	0078.18	0098.02	0122.08	
0021.00	0053.00	0078.19	0098.04	0122.10	
0024.00	0055.00	0084.00	0099.00	0123.01	
0025.00	0056.00	0085.00	0101.01	0123.02	
0027.01	0057.00	0086.03	0101.02	0127.01	
0027.02	0059.01	0086.04	0102.00	0164.08	
0029.00	0059.02	0087.01	0104.00	0165.02	
0033.00	0060.01	0087.03	0106.01	0166.05	
0034.00	0060.02	0087.04	0106.02	0166.07	
0035.00	0063.01	0087.05	0107.01	0167.01	
0037.00	0063.02	0088.01	0107.03	0169.01	
0038.00	0064.00	0088.02	0107.04	0170.03	
0039.01	0065.01	0089.00	0108.01	0170.04	
0039.02	0065.02	0090.00	0109.01	0171.02	
0040.00	0067.00	0091.01	0111.04	0180.01	
0041.00	0068.00	0091.03	0111.05	0181.26	

Legend

-  Major Freeways
-  NEP Eligible Census Tracts
-  City Limit

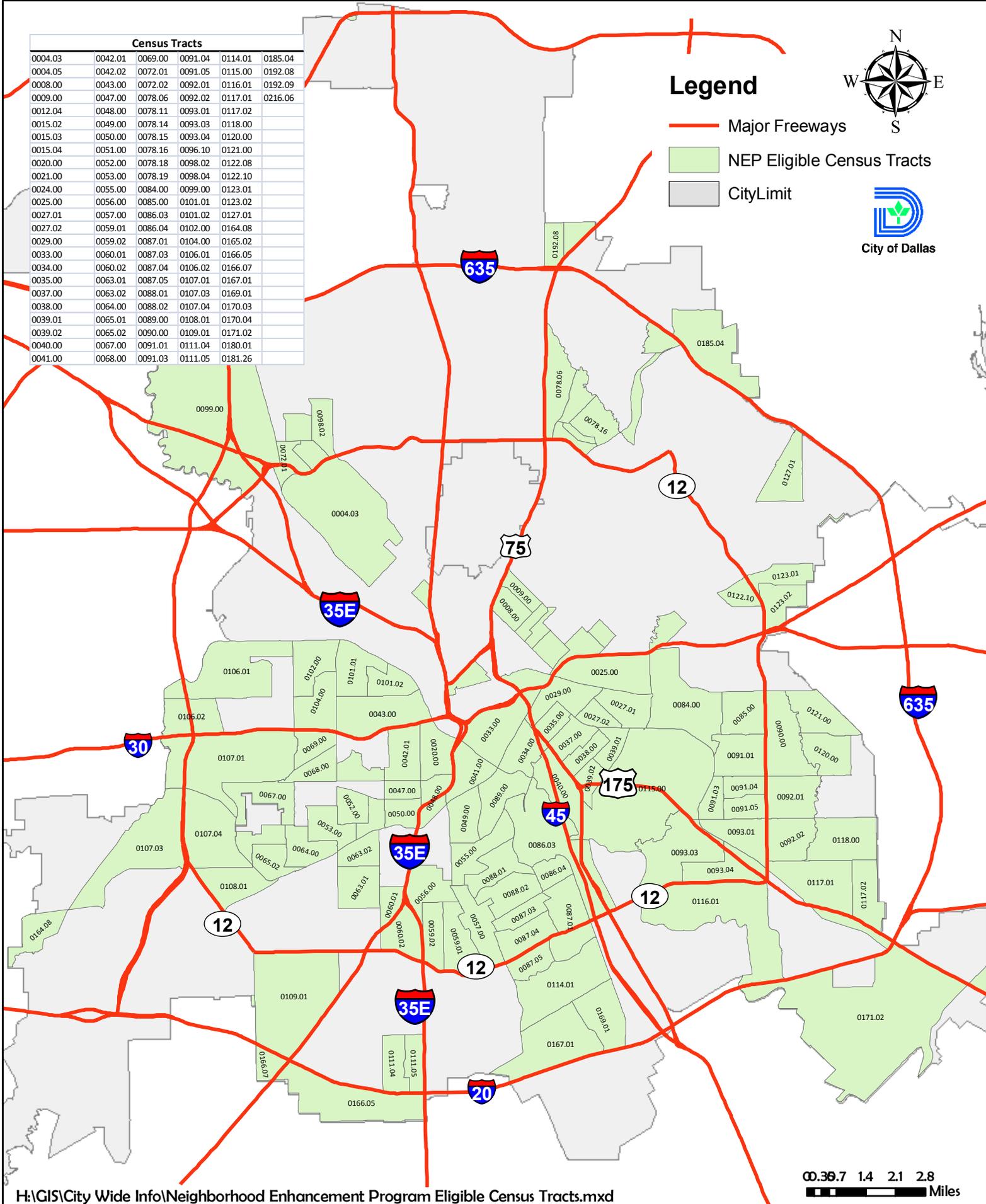






EXHIBIT 6

**FY 2013-14 through FY 2017-18 Consolidated Plan
and FY 2013-14 Action Plan Schedule of
Neighborhood Public Hearing**





City of Dallas

YOUR Voice Creates Action For YOUR Community

Meet with representatives from the City of Dallas and learn more about the federal funding Dallas receives to help ...

- * Low-income neighborhoods and households
- * Provide eligible homeowners' assistance with repairs and improvements
- * First-time homebuyers with limited income for mortgage down-payment assistance
- * Housing or support for individuals living with HIV/AIDS and their families
 - * 501(c)(3) organizations

This Public Hearing Is For You!

FY 2013-2014 Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds

January Schedule of Neighborhood Public Hearings

Public Hearings to solicit citizen comments on the potential uses of FY 2013-14 HUD grant funds will be held at the following locations:

COUNCIL DISTRICT	DATE	LOCATION	TIME
2	THURSDAY January 3, 2013	Dallas City Hall / L1FN Auditorium 1500 Marilla	7 p.m. - 9 p.m.
10	MONDAY January 7, 2013	W.B. Johnson Recreation Center 12225 Willowdell	10 a.m. - 12 noon
3	TUESDAY January 8, 2013	West Dallas Multipurpose Center 2828 Fish Trap Road	6 p.m. - 8 p.m.
8	WEDNESDAY January 9, 2013	Tommie Allen Recreation Center 7071 Bonnie View Road	6 p.m. - 8 p.m.
12	THURSDAY January 10, 2013**	Renner Frankford Library 6400 Frankford Road	6 p.m. - 8 p.m.
7	THURSDAY January 10, 2013	MLK, Jr. Recreation Center 2922 MLK, Jr. Blvd.(Seniors Building E)	6 p.m. - 8 p.m.

** This hearing focuses specifically on the Housing Opportunities for Persons with AIDS (HOPWA) Grant.

These meetings are not related to the purchase of HUD homes.

For information on additional meetings, please visit our website at www.dallascityhall.com or call our office at (214) 670-4557.



Ciudad de Dallas

Su Voz Inicia Acción para su Comunidad

Reúnase con representantes de la Ciudad de Dallas y conozca más sobre los fondos federales que la ciudad recibe para asistencia para...

- * Vecindarios y hogares de bajos ingresos
- * Ofrece asistencia a dueños de hogares elegibles para reparaciones y mejoras
 - * Para compradores de casa por primera vez con ingresos limitados para asistencia del enganche de la hipoteca
- * Vivienda o apoyo para individuos que viven con VIH/SIDA y sus familias
 - * Organizaciones 501(c)(3)

¡Esta Audiencia es para Usted!

Plan del Presupuesto Consolidado de Fondos de Subsidio para el AF 2013-14 del Departamento de la Vivienda y Desarrollo Urbano de EEUU (HUD)

Audiencias Públicas Comunitarias para Enero

Las audiencias públicas son para solicitar comentarios ciudadanos sobre el uso potencial de los subsidios HUD para el AF 2013-14 y serán llevadas a cabo en los siguientes lugares:

DISTRITO	FECHA	LOCAL	HORA
2	JUEVES 3 de enero de 2013	Dallas City Hall / L1FN Auditorio 1500 Marilla	7 p.m. - 9 p.m.
10	LUNES 7 de enero de 2013	Centro de Recreación W.B. Johnson 12225 Willowdell	10 a.m. - 12 noon
3	MARTES 8 de enero de 2013	Centro Multiusos West Dallas 2828 Fish Trap Road	6 p.m. - 8 p.m.
8	MIÉRCOLES 9 de enero de 2013	Centro de Recreación Tommie Allen 7071 Bonnie View Road	6 p.m. - 8 p.m.
12	JUEVES 10 de enero de 2013 **	Biblioteca Renner Frankford 6400 Frankford Road	6 p.m. - 8 p.m.
7	JUEVES 10 de enero de 2013	Centro Comunitario MLK, Jr. 2922 MLK, Jr. Blvd.(Seniors Building E)	6 p.m. - 8 p.m.

** Esta audiencia se enfoca específicamente en subsidios para las oportunidades de vivienda para personas con AIDS (HOPWA).

Estas sesiones no están relacionadas a la compra de casas HUD.

Para información sobre otras reuniones visite www.dallascityhall.com

o llame a nuestra oficina al (214) 670-4557.



City of Dallas



YOUR Voice Creates Action For YOUR Community

Meet with representatives from the City of Dallas and learn more about HUD grant funds for:

- First time home buyer assistance
- Repairs and improvements for eligible homeowners
- Low income families and neighborhoods

Provide your input.

January 2013

For more information visit www.dallascityhall.com or call 214.670.4557

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TEXAS
839-257

C230



TEXAS
Mercedes-Girl



City of Dallas



YOUR Voice Creates Action For YOUR Community

***Meet with representatives
from the City of Dallas; learn
more about HUD grant funds
and provide your input.***

Some Issues covered include...

- First time homebuyer with limited income for a down payment
- Home repairs or other improvements
- Low-income households in need (seniors, child care and after-school)

January 2013

*For more information visit
www.dallascityhall.com
or call 214.670.4557*

**FIVE-YEAR CONSOLIDATED PLAN
FY 2013-14 THROUGH 2017-18
INCLUDING
FY 2013-14 ANNUAL ACTION PLAN**

**U.S. DEPARTMENT OF HOUSING
AND
URBAN DEVELOPMENT GRANTS**



For additional copies of this document:



City of Dallas

**Office of Financial Services
Grants Administration Division
Room 4FS
Dallas, Texas 75201
(214) 670-4557**

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