



ANNUAL REPORT FY 2017-18

Bitter Creek Park, July 2018

Community Development Commission

As Approved by the FY 2018-19 Community Development Commission on January 29, 2019



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COMMUNITY DEVELOPMENT COMMISSION

FY 2018-19 Community Development Commission (CDC)

Mayor – Mike Rawlings

Community Development Chair – Kristine Schwope

| <i>District</i> | <i>Council Members</i> | <i>Community Development Commission</i> |
|------------------------|--|--|
| Mayor | <i>Mike S. Rawlings</i> | <i>Antonia Hubert (Vice-Chair)</i> |
| District 1 | <i>Scott Griggs</i> | <i>Vacant</i> |
| District 2 | <i>Adam Medrano (Deputy Mayor Pro-Tem)</i> | <i>Michael Przekwas</i> |
| District 3 | <i>Casey Thomas, II (Mayor Pro Tem)</i> | <i>Eleasia Lewis</i> |
| District 4 | <i>Vacant</i> | <i>Candance Thompson</i> |
| District 5 | <i>Rickey D. Callahan</i> | <i>Elizabeth Caudill</i> |
| District 6 | <i>Omar Narvaez</i> | <i>Ronnie Mestas</i> |
| District 7 | <i>Kevin Felder</i> | <i>Sherri Mixon</i> |
| District 8 | <i>Tennell Atkins</i> | <i>Philicia Burrell</i> |
| District 9 | <i>Mark Clayton</i> | <i>Ken Montgomery</i> |
| District 10 | <i>B. Adam McGough</i> | <i>Brian Hasenbauer</i> |
| District 11 | <i>Lee Kleinman</i> | <i>Betsy Kleinman</i> |
| District 12 | <i>Sandy Greyson</i> | <i>Kristine Schwope (Chair)</i> |
| District 13 | <i>Jennifer S. Gates</i> | <i>John Hazelton</i> |
| District 14 | <i>Philip T. Kingston</i> | <i>Ross Williams</i> |

CDC Community Liaisons

Continuum of Care

Michael Przekwas

Citizen Homeless Commission

Michael Przekwas

Housing Policy Taskforce

Ken Montgomery

Grow South

Antonia Hubert

Ryan White Planning Council

John Hazelton

Meet the FY 2017-18 Community Development Commission



Kristine Schwope,
District 12 (Chair)



Antonia Hubert,
At-Large (Vice-Chair)



Joe Ramirez,
District 1



Michael Przekwas,
District 2



Eleasia Lewis,
District 3



Candace Thompson,
District 4



Elizabeth Caudill,
District 5



Ronnie Mestas,
District 6



Sherri Mixon,
District 7



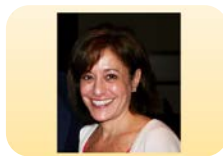
Philicia Burrell,
District 8



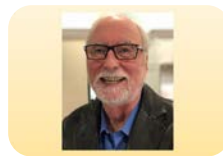
Ken Montgomery,
District 9



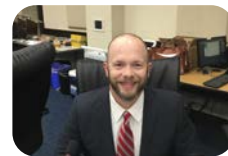
Brian Hasenbauer,
District 10



Betsy Kleinman,
District 11



John Hazelton,
District 13



Ross Williams,
District 14

Mission Statements

Community Development Commission Mission Statement:

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

Community Development Commission Mission Statement:

To solicit citizen participation and provide recommendations to the City Manager and City Council on the use of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds that improve the lives and living environments of low- and moderate-income persons residing within the city of Dallas.

**Note: The CDC is also governed by Chapter 8 and Chapter 2, Article XXI, Section 2-150 through 152, of the Dallas City Code.*

The CDBG program provides grants to over 1,200 state and local governments and funds activities such as housing rehabilitation, business assistance, senior services, after-school and childcare services, and infrastructure. These activities are targeted to low-income and moderate-income persons and households.

CDC Highlights

Community Tour

On November 11, 2017, the Community Development Commission (CDC) along with the Office of Budget - Grant Administration Division hosted their annual Community Development Tour. The Commission was able to visit U.S. Department of Housing and Urban Development (HUD) funded CDBG, HOME, ESG, and HOPWA projects, specifically CDBG development projects, CDBG South Dallas Community Court, and HOPWA Hillcrest House (HOPWA). The tour also included a community service component of providing donations for Hillcrest House guests and sorting donated canned goods at CitySquare Food Pantry.



Community Development Week

The City of Dallas and communities nation-wide came together the week of April 2 - 6, 2018 to celebrate the work of the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program, led by the National Community Development Association (NCDA).

The Community Development Commission hosted various celebratory events “Celebrating the Impact of the CDBG and HOME Programs.” Together residents, government officials, businesses, media, and non-profit organizations showcased the impact of the Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funds.

On April 4, 2018, Mayor Mike Rawlings proclaimed April 2 - 6, 2018 as National Community Development Week. The proclamation was read at the City Council Briefing on April 4th by Councilman Casey Thomas. Members of the City’s Community Development Commission attended the meeting and was recognized for their oversight in ensuring the use of CDBG funds.

On April 5, 2018, parents and children that benefit from the Parks and Recreation After-School Program presented the Community Development Commission with “Thank you” crafts and keepsakes, for the Commission’s continued support of the funding for the after-school programs.



FY 2017-18 GOALS AND OBJECTIVES

Goal:

- ❖ To effectively carry out citizen participation and budget recommendation responsibilities

Objectives:

1. Continue coordination with other boards and commissions to effectively address the needs of low- and moderate-income persons residing within the City of Dallas
2. Review status of unspent funds on a quarterly basis and make recommendations to the City Manager and City Council as necessary
3. Provide recommendations to the City Manager and City Council on U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget and Citizen Participation Plan for the following federal grants:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnerships (HOME)
 - Housing Opportunities for Persons with AIDS (HOPWA)
 - Emergency Solutions Grant (ESG)
4. Work with City staff and City Council to review and evaluate the performance of Public Service, Housing, Economic Development, Public Improvement, and Fair Housing activities funded through CDBG Grant funds
5. Work with City staff and City Council to review and evaluate the performance of ESG and HOPWA grant funded activities
6. Advocate and seek economic development opportunities for low- and moderate-income neighborhoods
7. Continue to hold regular CDC monthly meetings and Neighborhood Public hearings to obtain citizen participation
8. Continue to work with City staff and City Council to inform citizens of Dallas of HUD Consolidated Plan grant funds the City receives and improve living environments of low- and moderate-income persons residing within the City of Dallas
9. Continue to establish an online presence to obtain citizen participation through the City's social media webpages
10. Annually conduct oversight of HUD funded projects through scheduled site visits

FY 2017-18 SUCCESS INDICATORS

The Community Development Commission (CDC) worked proactively to:

1. Review the Community Development FY 2017-18 Financial Status Report (FSR) and identified unspent funds to make reprogramming recommendations to the City Manager and City Council as necessary
2. Hold a CDC meeting monthly to discuss and review citizen comments and requests
3. Hold CDC committee meetings prior to Public Hearings to discuss and consider potential changes or amendments to present to City Council for the budget development process
4. Solicit citizen participation at community meetings
5. Provide input with conducting Neighborhood Public Hearings and making budget recommendations on the FY 2017-18 CDBG Extensions/Reprogramming Budget and FY 2018-19 Consolidated Plan Budget to the City Council
6. Facilitate City staff with the development of the FY 2018-19 Annual Action Plan; the fifth year of the 5-year Consolidated Plan for FY 2013-14 through 2017-18*
7. Develop working relationships with City of Dallas citizens and service providers who participated in the budget development process
8. Develop CDC liaisons to corresponding community groups, boards, commissions, or organizations
9. Coordinated 2018 Community Development (CD) Week activities to highlight the accomplishments of CDBG and HOME programs
10. Review, discuss and initiate necessary amendments to the City of Dallas Citizen Participation Plan
11. Ensure the Assessment of Fair Housing (AFH) is conducted and analyzed as required by HUD*

* Prior to submission of the FY 2018-19 Annual Action Plan, HUD withdrew the new Assessment of Fair Housing (AFH) requirements and reinstituted compliance with the old Analysis of Impediments to Fair Housing Choice (IA). As a result of multiple changes by HUD to the new AFH rules, the City submitted a request to HUD for approval of a one-year extension to the current five-year period covered by the City's approved Consolidated Plan in order to complete the AFH



CDC RECOMMENDATIONS



Approve Dates, times, locations, and advertising strategies for the Neighborhood Public Hearings for the FY 2018-19 Consolidated Plan Budget development process



Approve 2018 Community Tour locations to consist of (3) Reinvestment Areas identified within the City's Comprehensive Housing Policy



Appoint CDC liaison to Housing Policy Taskforce



Approve FY 2018-19 Extension/Reprogramming Budget - Accepted City Manager's proposed budget



Approve City Manager's FY 2018-19 Consolidated Plan Budget

CDC ACCOMPLISHMENTS

Citizen Participation

The Community Development Commission (CDC) proactively worked with City staff, the City Manager's Office, City Council, and residents of Dallas to accomplish its responsibilities to solicit citizen participation and to provide input to the budget development process for FY 2018-19 Consolidated Plan. During the budget development process sixteen (16) Neighborhood Public Hearings were conducted and satisfied the requirements set forth in the City's Citizen Participation Plan.



FY 2017-18 CDC Meetings

All CDC monthly and Committee meetings were filed with the City's Secretary Office and posted on the City Secretary's website. CDC monthly meetings were also advertised by public notice in the *Dallas Morning News*, posted in the Legal Classified Section.

| <u>CDC Meetings</u> | <u>Number Held</u> | <u>Attendance</u> |
|---------------------|--------------------|-------------------|
| Monthly Meetings* | 11 | 203 |
| Committee Meetings | 14 | 139 |
| Special Meetings | 2 | N/A |
| Total: | 27 | 342 |

FY 2017-18 Neighborhood Public Hearings

During the month of January and February, residents were provided the opportunity to provide input into the proposed use of HUD funds. The CDC encouraged enhanced citizen participation efforts by hosting a virtual townhall meeting and coordinating public input efforts with the Fair Housing and Human Rights Office's Assessment of Fair Housing (AFH) meetings. These enhanced efforts provided 2,169 residents to participate in an alternative method of providing input to the Consolidated Plan budget development process.

Comment forms were available at all twenty-four (24) locations the Consolidated Plan Budget was presented

| <u>Public Hearings</u> | <u>Number Held</u> | <u>Attendance</u> |
|-----------------------------|--------------------|-------------------|
| Neighborhood Public Hearing | 16 | 2,339 |
| Community Meetings | 8 | 148 |
| Total: | 24 | 2,487 |



Based on input from the public hearing meetings and comments, from the residents during the budget development process, the CDC accepted the City Manager's proposed budget. The FY 2018-19 Consolidated Plan Budget was adopted on June 27, 2018 for implementation on October 1, 2018.

The Community Development Commissioners distributed approximately 650 flyers (and electronic version flyers). City staff assistance included:

1. Review of 468 citizen comments forms from Neighborhood Public Hearings during the FY 2018-19 Consolidated Plan budget development process
2. Availability of comment forms at the public hearings and online through City of Dallas website
3. Advertising for FY 2018-19 Neighborhood Public Hearings:
 - Flyers posted at all Public Hearing locations, all Dallas Public Libraries, and all Parks and Recreation Centers
 - PAO distributed electronic flyers to HOA and Neighborhood groups through listserves
 - Distributed flyers (double-sided English/Spanish) to all City After-School Program sites
 - Advertised on Dallas City News Network Cable Channel
 - Social Media postings on City's Office of Budget - Community Development and PAO City Hall pages: Facebook, Twitter, Instagram by utilizing social media hashtags #NPH2018 and #dallascommdev
 - Provided Comment Forms for input at all Neighborhood Public Hearings and posted online through City's website and social media pages.
4. Publications used to advertise Public Hearings:
 - Dallas Morning News
 - Al Dia
 - The Dallas Examiner
 - Dallas Chinese News
 - Dallas Observer

5. Public Hearing locations:

- Dallas City Hall
- Martin Luther King, Jr. Community Center
- Jaycee Zaragoza Recreation Center
- Timberglen Recreation Center (HOPWA)
- Tommie Allen Recreation Center
- Willie B. Johnson Recreation Center
- West Dallas Multipurpose Center
- Audelia Road Library
- Juanita Craft Recreation Center
- Pleasant Oaks Recreation Center
- Highland Hills Branch Library
- Renner Frankford Library
- Virtual Townhall Meeting
- Assessment of Fair Housing Public Meetings
- Continuum of Care General Assembly Meeting
- Ryan White Planning Council - HOPWA Report and Consultation Meeting



2018 NEIGHBORHOOD PUBLIC HEARINGS

FY 2018-19 Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds

The City of Dallas invites citizens and organizations to provide input into the development of the Consolidated Plan Budget for HUD grants. The Neighborhood Public Hearings primary purpose is to solicit citizen input for the potential use of HUD funds for low and moderate-income individuals and to inform the public of the budget process.

This year's Neighborhood Public Hearings will include coordination with the Assessment of Fair Housing (AFH) public participation meetings. The AFH is a HUD required analysis of fair housing data, assessment of housing issues and contributing factors, and identification of fair housing priorities and goals specific to Dallas, Texas.

YOUR COMMENTS CAN PROMOTE A CHANGE IN YOUR COMMUNITY

Low Income Neighborhood Improvements | Home Repair Assistance | Youth & Senior Programming | First-Time Homebuyers Down Payment Assistance | Housing & Support for Persons with HIV or AIDS and their Families | Homelessness Prevention & Rapid Re-Housing

PUBLIC HEARING DATES

| | |
|------------------------------------|--|
| Thursday, January 4, 2018 | Dallas City Hall 1500 Marilla St., L1FN Auditorium 7:00 p.m. – 9:00 p.m. |
| Tuesday, January 9, 2018 | MLK Community Center 2922 Martin Luther King Blvd., 75215 10:00 a.m. – 12:00 p.m. |
| Tuesday, January 9, 2018 | Jaycee Zaragoza Rec. Center 3114 Clymer St., 75212 6:00 p.m. – 8:00 p.m. |
| Thursday, January 11, 2018 | Tommie Allen Rec. Center 7071 Bonnie View Rd., 75241 10:30 a.m. – 12:30 p.m. |
| Tuesday, January 16, 2018 | Timberglen Rec. Center 3810 Timberglen Rd., 75287 10:00 a.m. – 12:00 p.m. |
| Thursday, January 18, 2018 | Virtual Meeting www.dallascityhall.com 6:00 p.m. – 8:00 p.m. |
| Thursday, January 25, 2018 | Willie B. Johnson Rec. Center 12225 Wilwood Dr., 75243 10:00 a.m. – 12:00 p.m. |
| Monday, January 29, 2018 | West Dallas Multipurpose Ctr. 2828 Fish Trap Rd., 75212 6:00 p.m. – 8:00 p.m. |
| Wednesday, January 31, 2018 | Audelia Road Library 10045 Audelia Rd., 75238 6:00 p.m. – 8:00 p.m. |
| Tuesday, February 6, 2018 | Juanita Craft Rec. Center 4500 Spring Ave., 75210 6:00 p.m. – 8:00 p.m. |
| Thursday, February 8, 2018 | Highland Hills Branch Library 6200 Bonnie View Rd., 75241 6:00 p.m. – 8:00 p.m. |
| Tuesday, February 13, 2018 | Renner Frankford Library 6400 Frankford Rd., 75252 6:00 p.m. – 8:00 p.m. |

City of Dallas | **NORTH TEXAS** | **Fair Housing**

Anyone who requires an auxiliary aid or service to fully participate in or attend any CDC meeting should notify the Office of Budget/Grants Administration Division at (214) 675-4557 or TTY 1-800-735-2989. Any request must be made prior to the scheduled meeting. Cualquier persona que requiera asistencia auxiliar o algún servicio para participar plenamente en, o para asistir a cualquier reunión del CDC, debe notificarlo a la oficina de Presupuesto/Gestión de la Administración de Subvenciones al (214) 675-4557 o TTY 1-800-735-2989, cuarenta y cinco (45) horas antes de la reunión programada.



AUDIENCIAS PÚBLICAS BARRIALES 2018

Presupuesto con Plan Consolidado para el Año Fiscal 2018-19 para el Fondo de Subvenciones del Departamento de Viviendas y Desarrollo Urbano (HUD) de los Estados Unidos

La Ciudad de Dallas invita a los ciudadanos y las organizaciones a brindar su aporte para el desarrollo del Presupuesto con Plan Consolidado para las subvenciones del HUD. El principal objetivo de las audiencias públicas barriales es solicitar el aporte de los ciudadanos para el uso potencial de los fondos del HUD para individuos con ingresos bajos y moderados y para informar al público el proceso del presupuesto.

Las audiencias públicas barriales de este año serán coordinadas con las asambleas con participación del público de la Evaluación de Equidad de Vivienda (AFH por su sigla en inglés). La AFH es un análisis obligatorio del HUD de datos de equidad de vivienda, evaluación de problemas de vivienda y factores que contribuyen e identificación de prioridades de equidad de vivienda y metas específicas para Dallas, Texas.

SUS COMENTARIOS PUEDEN PROMOVER UN CAMBIO EN SU COMUNIDAD

Mejoras en Barrios de Bajos Ingresos | Asistencia para reparar viviendas | Programas para jóvenes y adultos mayores | Asistencia con el pago inicial para compradores de viviendas por primera vez | Viviendas y apoyo para personas con VIH o SIDA y sus familias | Prevención de personas sin hogar y obtención rápida de un nuevo hogar

FECHAS DE LAS AUDIENCIAS PÚBLICAS

| | |
|--------------------------------------|--|
| Jueves 4 de enero de 2018 | Dallas City Hall 1500 Marilla St., L1FN Auditorium 7:00 p.m. – 9:00 p.m. |
| Martes 9 de enero de 2018 | MLK Community Center 2922 Martin Luther King Blvd., 75215 10:00 a.m. – 12:00 p.m. |
| Martes 9 de enero de 2018 | Jaycee Zaragoza Rec. Center 3114 Clymer St., 75212 6:00 p.m. – 8:00 p.m. |
| Jueves 11 de enero de 2018 | Tommie Allen Rec. Center 7071 Bonnie View Rd., 75241 10:30 a.m. – 12:30 p.m. |
| Martes 16 de enero de 2018 | Timberglen Rec. Center 3810 Timberglen Rd., 75287 10:00 a.m. – 12:00 p.m. |
| Jueves 18 de enero de 2018 | Reunion virtual 6:00 p.m. – 8:00 p.m. |
| Jueves 25 de enero de 2018 | Willie B. Johnson Rec. Center 12225 Wilwood Dr., 75243 10:00 a.m. – 12:00 p.m. |
| Lunes 29 de enero de 2018 | West Dallas Multipurpose Ctr. 2828 Fish Trap Rd., 75212 6:00 p.m. – 8:00 p.m. |
| Miércoles 31 de enero de 2018 | Audelia Road Library 10045 Audelia Rd., 75238 6:00 p.m. – 8:00 p.m. |
| Martes 6 de febrero de 2018 | Juanita Craft Rec. Center 4500 Spring Ave., 75210 6:00 p.m. – 8:00 p.m. |
| Jueves 8 de febrero de 2018 | Highland Hills Branch Library 6200 Bonnie View Rd., 75241 6:00 p.m. – 8:00 p.m. |
| Martes 13 de febrero de 2018 | Renner Frankford Library 6400 Frankford Rd., 75252 6:00 p.m. – 8:00 p.m. |

City of Dallas | **NORTH TEXAS** | **Fair Housing**

Las personas que necesitan dispositivos o servicios auxiliares para asistir o participar plenamente en cualquier audiencia del CDC deben notificarlo a la Oficina de Presupuesto/Gestión de administración de subvenciones llamando al (214) 675-4557 o TTY 1-800-735-2989 cuarenta y cinco (45) horas antes de la audiencia programada.

ATTENDANCE RECORD

COMMUNITY DEVELOPMENT COMMISSION 2017-19 ATTENDANCE REPORT

| COMMUNITY DEVELOPMENT COM | | | | | | | | | | | | | |
|---------------------------|----------|-----------|-----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| MEETING DATES | 9/7/2017 | 10/5/2017 | 11/2/2017 | 12/7/2017 | 1/4/2018 | 2/1/2018 | 3/1/2018 | 4/5/2018 | 5/3/2018 | 6/7/2018 | 7/5/2018 | 8/2/2018 | 9/6/2018 |
| District 1 | | | V | V | V | V | V | V | V | V | V | V | V |
| Michael Przekwas | | | | | | | | | | | Recess | | |
| Eleasia Lewis | V | V | V | V | V | V | V | V | V | V | Recess | | A |
| Candace Thompson | V | V | | | A | | | A | | | Recess | | |
| Elizabeth Caudill | | | | | | A | | | | | Recess | | |
| Ronnie Mestas | | | | | A | | | | | | Recess | A | |
| Sherri Mixon | | | | | | | | | | | Recess | | |
| Philicia Burrell | | | | | | | A | | | | Recess | | |
| Ken Montgomery | V | | | A | | | | | | | Recess | | |
| Brian Hasenbauer | | | | | | | | A | | | Recess | A | |
| Betsy Kleinman | | | | | | | | | | V | Recess | | |
| Kristine Schwope | | | | | | | | | | | Recess | | |
| John Hazelton | | | | | | | | | | A | Recess | | |
| Ross Williams | A | A | | | | | | | | | Recess | | |
| Antonia Hubert | | | | | A | | | | | | Recess | A | |

A = ABSENT
V= VACANT
R= RESIGN
F= FORFEIT



FY 2018-19 GOALS AND OBJECTIVES

Goal

To effectively and procedurally carryout citizen participation and budget recommendation and budget recommendation responsibilities.

Objectives

1. Continue coordination with other boards, commissions and City staff in a collaborative effort to address the needs of low- and moderate-income persons residing within the City of Dallas
2. Continue review of unspent funds status quarterly and make recommendations to the City Manager and City Council as necessary
3. Provide a more transparent Community Development Division website
4. Continue advocacy and pursue of economic development opportunities for low- and moderate-income neighborhoods
5. Continue to hold regular CDC monthly meetings and annual public hearings in neighborhoods to obtain citizen participation
6. Provide recommendations to the City Manager and City Council on U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget and Citizen Participation Plan for the following federal grants:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnerships (HOME)
 - Housing Opportunities for Person with AIDS (HOPWA)
 - Emergency Solutions Grant (ESG)
7. Continue to carry out the responsibilities of the CDC to participate in the overall efforts of the City to improve the lives and living environments of low- and moderate-income persons residing within the City of Dallas
8. Continue to support staff with an online presence to obtain citizen participation through the City's social media pages and virtual Neighborhood Public Hearings
9. Assist City Council in setting priorities for the development of the FY 2019-20 through 2024-25 Five-Year Consolidated Plan
10. Proactively develop impactful Community Development Week activities



FY 2018-19 CITIZEN PARTICIPATION

Summary of Citizen Participation and Consultation Process

The Dallas City Council appoints a fifteen (15) member Community Development Commission (CDC) to assist Council and City staff in formulating the Consolidated Plan and Annual Action Plan. The CDC works with staff to develop and recommend project funding associated with each annual entitlement grant. When identifying and prioritizing projects for program funding, the CDC considers public input gathered from public hearings, comments during regular monthly meetings, special Neighborhood Public Hearings, surveys gathered during the public hearing process, and community meetings held for planning purposes.



The CDC designated five (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 the committee (Citizen Participation/Policy and Procedures; Economic Development, Housing and HOME Programs; Financial Monitoring/Performance Standards; Public Improvements; and Public Service, HOPWA, and ESG). Each committee schedules and conducts additional meetings, as necessary, to discuss the allocation of funds, by grant and project, prior to presenting its recommendations to the full Commission and then Council for approval.

In 2017 and 2018, the City of Dallas conducted a robust and extensive process of consultation with City departments, local nonprofit agencies, businesses, residents, and the public to obtain both short-range and long-range perspectives on human and social services, comprehensive strategies for housing, affordable housing needs, and fair housing disparities. This consultation process assisted with the determination of present and future needs, encouraged collaboration with other entities, and strengthened citizen participation.

The City's Citizen Participation Plan requires that a minimum of six (6) public hearings be held during the budget development process to address community needs and gather information in which to develop recommendations for the allocation of funds and inform citizens and stakeholders about funding and funding allocations. In collaboration with the Fair Housing and Human Rights Office, the CDC and City staff conducted a total of sixteen (16) Neighborhood Public Hearings from January 4 through February 20, 2018. Of these sixteen (16) meetings, one (1) was conducted as an online Virtual Townhall and one (1) was held in Collin County for the sole purpose of soliciting input from citizens and service providers as it pertains to the HOPWA grant, as required by federal regulation.

Summary of Public Comments

During January and February 2018, sixteen (16) Neighborhood Public Hearings were held throughout the City to relay information related to the Annual Action Plan, gather input from citizens on the prioritization of the identified strategies, and determine FY 2018-19 funding allocations as required by the City's Citizen Participation Plan. The Neighborhood Public Hearings were held from January 4 through February 20, 2018 and included one meeting in Collin County for the sole purpose of soliciting input from citizens and service providers potentially impacted by the HOPWA grant, as required by federal regulation.

Citizens participating in Neighborhood Public Hearings received an informational packet with the following items: Consolidated Plan Budget Citizen Guide, the FY 2017-18 CDBG Activity Listing, a map of CDBG eligible census tracts and block groups, a copy of the presentation, a citizen comment form, a pamphlet titled "How to Conduct Business with the City of Dallas", and general information for applying for 501(c)(3) tax exempt status. Additional citizen comments were solicited through social media networks, email communications using City Council contact lists, and the City of Dallas website.

| <u>Summary of Comments by Service</u> | <u># Comments</u> |
|---|-------------------|
| City of Dallas - Elementary Afterschool Program | 416 |
| Home Repair | 22 |
| Affordable Housing | 13 |
| Senior Programming | 9 |
| Youth Programming | 3 |
| Homebuyer Program | 2 |
| Economic Development | 1 |
| Public Improvement/Infrastructure | 1 |
| Homelessness | 3 |
| Total Submitted: | 470 * |

**Note: Total # of comments submitted may include multiple community needs*

All comments received were considered. Comments were incorporated into adopted strategies.

Summary of HUD Grant Administration

The Office of Budget, Grants Administration Division is the CDBG administrator and the lead agency responsible for the preparation of the FY 2018-19 Annual Action Plan for HUD Grant Funds. The City's Housing & Neighborhood Revitalization Department administers the HOME program. The City's Office of Homeless Solutions administers ESG and HOPWA funds. CDBG Public Services activities/programs are provided by the City's Office of Community Care, Parks and Recreation Department, and City Attorney's Office - Community Courts.

The Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs for a period of six years. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit community housing providers and non-housing service agencies. The resulting Consolidated Plan and subsequent Annual Action Plans provide a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalizing neighborhoods, providing support for homeless and special needs populations, the elimination of blight on a spot basis, and the expansion of economic development opportunities.

The Action Plan documents the many services, activities, and initiatives designed to improve the quality of life for Dallas residents by providing decent housing, a suitable living environment, and the expansion of economic opportunities for low- and moderate-income persons. This report highlights actions to be taken over the next twelve (12) months (October 1, 2018 through September 30, 2019) to address priority needs.

APPENDICES





APPENDIX A:

FY 2017-18 Financial Compliance Review



Timely Expenditure of CDBG Funds

1. U.S. Department of Housing and Urban Development (HUD) requires CDBG funds be expended in a timely manner:
 - Federal regulations only allow for the cumulative unspent balance of all CDBG grants to be no more 1.5 times the annual grant allocation
 - To determine compliance, HUD reviews two undisbursed amounts: one is based on grant funds alone (unadjusted); and one is adjusted for program income receipted in HUD's Integrated Disbursement and Information System (IDIS).
 - Tested on August 2nd annually – 60 days before the end of the program year
2. Non-compliance with the regulation causes a reduction in the next annual grant:
 - The next annual grant is reduced by the amount that the accumulated balance exceeds the 1.5 requirement
3. When the 60-day test was conducted on August 2, 2018, the City had a balance of \$20,014,279 in its line of credit, which is equivalent to 1.497 times its FY 2017 entitlement grant, and just under the 1.5 threshold. However, because the City had \$886,774 in program income in IDIS on August 2, it failed the second test. Adjusted to include program income, the City's line of credit balance was \$20,946,320 on August 2, which represents 1.57 equivalent grant years.

First Test

| | |
|--------------|------------------------------------|
| 13.37m | FY 17-18 Annual Grant Allocation |
| <u>x 1.5</u> | |
| 20.06m | HUD Goal for August 2, 2018 |
| 20.01 | Actual August 2, 2018 CDBG Balance |

Second Test

| | |
|--------------|--|
| 13.37m | FY 17-18 Annual Grant Allocation |
| <u>x 1.5</u> | |
| 20.06m | HUD Goal for August 2, 2018 |
| 20.95 | Actual August 2, 2018 CDBG Balance (Adjusted for Program Income) |

Because the City was below HUD's required threshold for the second review, the City was required to develop a workout plan for its 2018 program year, to return the program to full compliance with the timeliness standard. The workout plan was submitted to HUD on December 12, 2018.

APPENDIX B:

FY 2018-19 HUD Consolidated Plan Budgets



**FY 2018-19
HUD Consolidated Plan Budget**

| Project Name | | FY 2018-19 Adopted Budget (Resolution #18-0987) |
|--|--|---|
| <u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u> | | |
| <u>CDBG - Public Services</u> | | |
| 1 | After-School/Summer Program | \$ 600,000 |
| 2 | Child Care Services Program | 500,000 |
| Youth Programs Sub-Total | | 1,100,000 |
| 3 | Senior Services Program | 300,000 |
| Senior Services Sub-Total | | 300,000 |
| 4 | Community Court Program | 713,126 |
| Other Public Services Sub-Total | | 713,126 |
| 5 | Contract(s) with non-profit agencies | 145,853 |
| | | 145,853 |
| Total CDBG - Public Services | | 2,258,979 |
| <u>CDBG - Housing Activities</u> | | |
| 6 | Dallas Homebuyer Assistance Program | 2,500,000 |
| Homeownership Opportunities Sub-Total | | 2,500,000 |
| 7 | Home Improvement and Preservation/SF Program (HIPP) | 4,617,433 |
| 8 | Home Improvement and Preservation/MF Program (HIPP) | 1,978,900 |
| 9 | Support for Home Improvement and Preservation Program (HIPP) | 1,771,344 |
| Homeowner Repair Sub-Total | | 8,367,677 |
| Total CDBG - Housing Activities | | 10,867,677 |
| <u>CDBG - Economic Development</u> | | |
| 10 | Business Loan Program (Program Income) | 225,000 |
| Total CDBG - Economic Development | | 225,000 |
| <u>CDBG - Public Improvements</u> | | |
| 11 | Public Facilities and Improvements | 3,419,373 |
| Total CDBG - Public Improvement | | 3,419,373 |

FY 2018-19
HUD Consolidated Plan Budget

| Project Name | | FY 2018-19 Adopted Budget (Resolution #18-0987) |
|--|---|---|
| <u>CDBG - Fair Housing and Planning & Program Oversight</u> | | |
| 12 | Fair Housing Enforcement | 743,830 |
| 13 | Citizen Participation/CDC Support/HUD Oversight | 801,625 |
| 14 | Community Care Management Support | 270,518 |
| 15 | Housing Management Support | 1,022,031 |
| Total CDBG - Fair Housing and Planning & Program Oversight | | 2,838,004 |

| | |
|--|-------------------|
| TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT | 19,609,033 |
|--|-------------------|

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

| | | |
|--|--|------------------|
| 16 | CHDO Development Loan Program | 885,000 |
| 17 | HOME Program Administration | 688,600 |
| 18 | Dallas Homebuyer Assistance Program | 767,129 |
| 19 | Housing Development Loan Program /For Sale Program | 2,454,933 |
| 20 | Housing Development Loan Program/ Rental Program | 2,091,239 |
| Homeownership Opportunities Sub-Total | | 6,886,901 |

| | |
|--|------------------|
| TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM | 6,886,901 |
|--|------------------|

EMERGENCY SOLUTIONS GRANT (ESG)

| | | |
|--|-------------------------|----------------|
| 21 | Emergency Shelter | 570,854 |
| 22 | Street Outreach | 71,585 |
| Essential Services/Operations Sub-Total | | 642,439 |
| 23 | Homelessness Prevention | 80,261 |
| Homeless Prevention Sub-Total | | 80,261 |
| 24 | Rapid Re-Housing | 366,654 |
| Rapid Re-Housing Sub-Total | | 366,654 |
| 25 | HMIS Data Collection | 25,000 |
| HMIS Data Collection Sub-Total | | 25,000 |
| 26 | ESG Administration | 89,520 |
| Program Administration Sub-Total | | 89,520 |

| | |
|--|------------------|
| TOTAL EMERGENCY SOLUTIONS GRANT | 1,203,874 |
|--|------------------|

**FY 2018-19
HUD Consolidated Plan Budget**

| Project Name | | FY 2018-19 Adopted Budget |
|---|---|--|
| | | (Resolution #18-0987) |
| <u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u> | | |
| 27 | Emergency/Tenant Based Rental Assistance/Financial Assistance | 3,766,134 |
| 28 | Facility Based Housing | 2,040,000 |
| 29 | Housing Placement & Other Support Services | 228,625 |
| 30 | Housing Information/Resource Identification | 151,212 |
| Other Public Services Sub-Total | | 6,185,971 |
| 31 | Program Administration/City of Dallas | 186,265 |
| 32 | Program Administration/Project Sponsors | 272,880 |
| Program Administration Sub-Total | | 459,145 |
| TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS | | 6,645,116 |
| GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET | | \$34,344,924 |

**FY 2018-19 HUD CONSOLIDATED PLAN BUDGET
SOURCE OF FUNDS**

| SOURCE OF FUNDS | FY 2018-19 Adopted Budget (Resolution #18-0987) |
|---|---|
| Community Development Block Grant (CDBG) | \$ 14,810,163 |
| Program Income - Housing Activities (estimated) | 1,250,000 |
| Program Income - Sub-recipient Retained (estimated) | 225,000 |
| CDBG Sub-Total | <u>16,285,163</u> |
| Reprogramming | <u>3,323,870</u> |
| CDBG Total | <u>19,609,033</u> |
| Home Investment Partnerships Program (HOME) | 5,886,901 |
| Program Income (estimated) | <u>1,000,000</u> |
| HOME Total | <u>6,886,901</u> |
| Emergency Solutions Grant (ESG) | 1,203,874 |
| Housing Opportunities for Persons With AIDS (HOPWA) | <u>6,645,116</u> |
| GRAND TOTAL HUD GRANT FUNDS | \$ 34,344,924 |

FY 2018-19 CONSOLIDATED PLAN BUDGET

| Grant | Amount | Percentage |
|---|---------------|---------------|
| <u>Community Development Block Grant (CDBG)</u> | | |
| Entitlement | \$ 14,810,163 | |
| Program Income (Prior Year Actual) | 249,699 | |
| | 15,059,862 | |
| Public Services | 2,258,979 | 15.00% |
| Entitlement | \$ 14,810,163 | |
| Program Administration | 2,838,004 | 19.16% |
| <u>HOME Investment Partnerships Program (HOME)</u> | | |
| Entitlement | \$ 5,886,901 | |
| Program Income (FY 2017-18 City Projected) | 1,000,000 | |
| CHDO Operations | - | 0.00% |
| CHDO Set-Aside | 885,000 | 15.03% |
| Program Administration | 688,600 | 10.00% |
| <u>Emergency Solutions Grant (ESG)</u> | | |
| Entitlement | \$ 1,203,874 | |
| Emergency Shelter Services | 642,439 | 53.36% |
| Program Administration | 89,520 | 7.44% |
| <u>Housing Opportunities for Persons with AIDS (HOPWA)</u> | | |
| Entitlement | \$ 6,645,116 | |
| Program Administration | 186,265 | 2.80% |

APPENDIX C:

FY 2017-18 CDBG Financial Status Report



**Dallas Community Development Program
Financial Status Report
September 30, 2018**

| | 1 | 2 | 3 | 4 | 5 (1-3-4=5) | 6 (3/1=6) | 7 (1-3=7) | 8 (7/1=8) |
|-------------------------------------|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| Budget Category | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| Current Fiscal Year | | | | | | | | |
| Public Services | \$2,065,115 | \$1,809,462 | \$1,809,462 | \$59,842 | \$195,811 | 87.62% | \$255,653 | 12.38% |
| Housing | \$7,058,748 | \$1,617,287 | \$1,617,287 | \$30,121 | \$5,411,340 | 22.91% | \$5,441,461 | 77.09% |
| Public Improvements | \$2,097,504 | \$1,945,677 | \$1,945,677 | (\$70,651) | \$222,478 | 92.76% | \$151,827 | 7.24% |
| Planning and Program Oversight | \$1,930,319 | \$1,740,669 | \$1,740,669 | \$95 | \$189,555 | 90.18% | \$189,650 | 9.82% |
| Fair Housing | \$721,345 | \$682,231 | \$682,231 | \$0 | \$39,114 | 94.58% | \$39,114 | 5.42% |
| Total All Projects | \$13,873,031 | \$7,795,327 | \$7,795,327 | \$19,406 | \$6,058,298 | 56.19% | \$6,077,704 | 43.81% |
| Prior Fiscal Years | | | | | | | | |
| Public Services | \$1,923,995 | \$89,424 | \$1,926,230 | \$0 | (\$2,235) | 100.12% | (\$2,235) | -0.12% |
| Housing | \$15,164,920 | \$3,633,261 | \$14,238,981 | \$136,876 | \$789,063 | 93.89% | \$925,938 | 6.11% |
| Economic Development | \$394,578 | \$80,093 | \$394,578 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| Public Improvements | \$6,858,760 | \$476,962 | \$3,307,818 | \$218,650 | \$3,332,292 | 48.23% | \$3,550,941 | 51.77% |
| Planning and Program Oversight | \$1,786,863 | \$72,221 | \$1,795,902 | \$0 | (\$9,040) | 100.51% | (\$9,040) | -0.51% |
| Fair Housing | \$712,323 | \$64,384 | \$672,266 | \$40,057 | \$0 | 94.38% | \$40,057 | 5.62% |
| Other | \$3,618,551 | \$0 | \$0 | \$0 | \$3,618,551 | 0.00% | \$3,618,551 | 100.00% |
| Total All Projects | \$30,459,990 | \$4,416,345 | \$22,335,776 | \$395,582 | \$7,728,631 | 73.33% | \$8,124,213 | 26.67% |
| Total All Active CD Projects | \$44,333,021 | \$12,211,672 | \$30,131,103 | \$414,989 | \$13,786,929 | 67.97% | \$14,201,918 | 32.03% |

**Dallas Community Development Program
Financial Status Report
September 30, 2018**

| | 1 | 2 | 3 | 4 | 5 (1-3-4=5) | 6 (3/1=6) | 7 (1-3=7) | 8 (7/1=8) |
|-------------------------------------|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| Year Funded | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| FY 2017-18 | \$13,873,031 | \$7,795,327 | \$7,795,327 | \$19,406 | \$6,058,298 | 56.19% | \$6,077,704 | 43.81% |
| FY 2016-17 | \$13,608,321 | \$2,371,284 | \$9,266,588 | \$48,515 | \$4,293,218 | 68.10% | \$4,341,733 | 31.90% |
| FY 2015-16 - Reprogrammed | \$1,938,119 | \$357,193 | \$1,928,586 | \$0 | \$9,532 | 99.51% | \$9,532 | 0.49% |
| FY 2015-16 | \$5,328,852 | \$1,243,294 | \$4,233,538 | \$59,699 | \$1,035,615 | 79.45% | \$1,095,314 | 20.55% |
| FY 2014-15 - Reprogrammed | \$3,052,632 | \$39,704 | \$3,052,632 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| FY 2014-15 | \$1,178,177 | \$13 | \$173,087 | \$25,723 | \$979,368 | 14.69% | \$1,005,091 | 85.31% |
| FY 2013-14 | \$757,318 | \$6,925 | \$298,928 | \$165,635 | \$292,755 | 39.47% | \$458,390 | 60.53% |
| FY 2012-13 | \$100,000 | \$2,721 | \$95,272 | \$0 | \$4,728 | 95.27% | \$4,728 | 4.73% |
| FY 2011-12 - Reprogrammed | \$1,662,355 | \$6,719 | \$627,538 | \$13,480 | \$1,021,337 | 37.75% | \$1,034,817 | 62.25% |
| FY 2011-12 | \$634,216 | \$229,588 | \$465,016 | \$77,122 | \$92,078 | 73.32% | \$169,200 | 26.68% |
| FY 2010-11 | \$2,200,000 | \$158,904 | \$2,194,592 | \$5,408 | \$0 | 99.75% | \$5,408 | 0.25% |
| Total All Active CD Projects | \$44,333,021 | \$12,211,672 | \$30,131,103 | \$414,989 | \$13,786,929 | 67.97% | \$14,201,918 | 32.03% |

**Dallas Community Development Program
Financial Status Report
September 30, 2018**

| | 1 | 2 | 3 | 4 | 5 (1-3-4=5) | 6 (3/1=6) | 7 (1-3=7) | 8 (7/1=8) |
|-------------------------------------|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| Agency | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| ATT | \$2,716,557 | \$659,477 | \$1,338,648 | \$5,027 | \$1,372,882 | 49.28% | \$1,377,910 | 50.72% |
| BMS | \$5,066,208 | \$731,220 | \$1,375,153 | \$0 | \$3,691,055 | 27.14% | \$3,691,055 | 72.86% |
| CCS | \$514,520 | \$31 | \$514,520 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| ECO | \$394,578 | \$80,093 | \$394,578 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| HOU | \$31,187,835 | \$8,658,173 | \$23,237,173 | \$289,367 | \$7,661,295 | 74.51% | \$7,950,662 | 25.49% |
| MGT | \$2,356,080 | \$1,532,487 | \$2,140,369 | \$88,488 | \$127,224 | 90.84% | \$215,711 | 9.16% |
| PKR | \$1,122,627 | \$550,178 | \$1,101,381 | \$6,384 | \$14,862 | 98.11% | \$21,246 | 1.89% |
| PNV | \$974,616 | \$13 | \$29,282 | \$25,723 | \$919,611 | 3.00% | \$945,334 | 97.00% |
| Total All Active CD Projects | \$44,333,021 | \$12,211,672 | \$30,131,103 | \$414,989 | \$13,786,929 | 67.97% | \$14,201,918 | 32.03% |

**Dallas Community Development Program
Financial Status Report by Agency
September 30, 2018**

| | | | | 1 | 2 | 3 | 4 | 5 (1-3-4=5) | 6 (3/1=6) | 7 (1-3=7) | 8 (7/1=8) |
|------------------------------|------|------|---|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| # | Fund | Org | Project | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| City Attorney | | | | | | | | | | | |
| 1 | CD16 | 594A | Public Improvement - Vickery Meadow Community Court | \$1,253,859 | \$0 | \$0 | \$0 | \$1,253,859 | 0.00% | \$1,253,859 | 100.00% |
| 2 | CD16 | 510A | South Dallas/Fair Park Community Court | \$282,320 | \$8,863 | \$282,320 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 3 | CD17 | 211B | South Dallas/Fair Park Community Court | \$318,738 | \$240,294 | \$240,294 | \$1,550 | \$76,894 | 75.39% | \$78,444 | 24.61% |
| 4 | CD16 | 511A | South Oak Cliff Community Court | \$204,698 | \$3,479 | \$204,698 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 5 | CD17 | 212B | South Oak Cliff Community Court | \$228,370 | \$225,098 | \$225,098 | \$1,741 | \$1,530 | 98.57% | \$3,272 | 1.43% |
| 6 | CD16 | 512A | West Dallas Community Court | \$210,255 | \$5,760 | \$210,255 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 7 | CD17 | 213B | West Dallas Community Court | \$218,317 | \$175,982 | \$175,982 | \$1,736 | \$40,599 | 80.61% | \$42,335 | 19.39% |
| Total City Attorney | | | | \$2,716,557 | \$659,477 | \$1,338,648 | \$5,027 | \$1,372,882 | 49.28% | \$1,377,910 | 50.72% |
| Code Compliance | | | | | | | | | | | |
| 8 | CD16 | 520A | Neighborhood Investment Program - Code Compliance | \$514,520 | \$31 | \$514,520 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| Total Code Compliance | | | | \$514,520 | \$31 | \$514,520 | \$0 | \$0 | 100.00% | \$0 | 0.00% |

**Dallas Community Development Program
Financial Status Report by Agency
September 30, 2018**

| | | | | 1 | 2 | 3 | 4 | 5 (1-3-4=5) | 6 (3/1=6) | 7 (1-3=7) | 8 (7/1=8) |
|-----------------------------------|------|------|---|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| # | Fund | Org | Project | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| Housing/Community Services | | | | | | | | | | | |
| 9 | CD16 | 513A | Child Care Services Program | \$488,826 | \$62,188 | \$489,837 | \$0 | (\$1,011) | 100.21% | (\$1,011) | -0.21% |
| 10 | CD16 | 514A | City Office of Senior Affairs | \$157,402 | \$1,224 | \$158,626 | \$0 | (\$1,224) | 100.78% | (\$1,224) | -0.78% |
| 11 | CD10 | 491C | Community Based Development Org - EDCO | \$200,000 | \$83,904 | \$200,000 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 12 | CD10 | 493C | Community Based Development Org - EDCO | \$500,000 | \$0 | \$494,592 | \$5,408 | \$0 | 98.92% | \$5,408 | 1.08% |
| 13 | CD11 | 763D | Community Based Development Org - EDCO | \$300,000 | \$194,643 | \$218,861 | \$77,122 | \$4,017 | 72.95% | \$81,139 | 27.05% |
| 14 | CD17 | 221B | Dallas Homebuyer Assistance Program | \$859,663 | \$537,410 | \$537,410 | \$3,885 | \$318,368 | 62.51% | \$322,253 | 37.49% |
| 15 | CD17 | 222B | Healthy Homes Repair Program | \$4,427,741 | \$0 | \$0 | \$0 | \$4,427,741 | 0.00% | \$4,427,741 | 100.00% |
| 16 | CD16 | 521A | Housing Assistance Support | \$1,671,452 | \$14,782 | \$1,681,843 | \$0 | (\$10,391) | 100.62% | (\$10,391) | -0.62% |
| 17 | CD16 | 522A | Housing Development Support | \$57,877 | \$0 | \$57,877 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 18 | CD17 | 201B | Housing Management Support | \$992,263 | \$900,464 | \$900,464 | \$95 | \$91,704 | 90.75% | \$91,799 | 9.25% |
| 19 | CD16 | 501A | Housing Management Support (P/PO) | \$1,091,025 | \$21,153 | \$1,100,901 | \$0 | (\$9,876) | 100.91% | (\$9,876) | -0.91% |
| 20 | CD16 | 523A | Housing Services Program | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00% | \$0 | 0.00% |
| 21 | CD15 | 680H | Housing Services Program - CWDCDC | \$10,000 | \$0 | \$7,134 | \$0 | \$2,866 | 71.34% | \$2,866 | 28.66% |
| 22 | 14R1 | 511G | Major Systems Repair Program | \$1,642,626 | \$22,376 | \$1,642,626 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 23 | 14RP | 690H | Major Systems Repair Program | \$1,410,006 | \$17,328 | \$1,410,006 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 24 | 15RP | 16R1 | Major Systems Repair Program | \$873,785 | \$319,331 | \$871,939 | \$0 | \$1,845 | 99.79% | \$1,845 | 0.21% |
| 25 | 15RP | 529A | Major Systems Repair Program | \$1,064,334 | \$37,862 | \$1,056,647 | \$0 | \$7,687 | 99.28% | \$7,687 | 0.72% |
| 26 | CD15 | 16R2 | Major Systems Repair Program | \$539,810 | \$519,404 | \$537,528 | \$2,083 | \$200 | 99.58% | \$2,283 | 0.42% |
| 27 | CD15 | 625H | Major Systems Repair Program | \$123,755 | \$12,921 | \$123,680 | \$0 | \$75 | 99.94% | \$75 | 0.06% |
| 28 | CD16 | 524A | Major Systems Repair Program | \$1,657,630 | \$1,062,535 | \$1,062,535 | \$0 | \$595,095 | 64.10% | \$595,095 | 35.90% |
| 29 | CD15 | 626H | Mortgage Assistance Program | \$1,165,856 | \$355,615 | \$1,100,685 | \$7,399 | \$57,773 | 94.41% | \$65,172 | 5.59% |
| 30 | CD16 | 525A | Mortgage Assistance Program | \$1,165,856 | \$720,076 | \$1,042,109 | \$0 | \$123,747 | 89.39% | \$123,747 | 10.61% |
| 31 | 10RP | 807D | NIP-North Oak Cliff Public Improvements | \$479,541 | \$0 | \$479,541 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 32 | CD13 | 313F | NIP-SDFP/Mingo/Beall Streets Public Improvement | \$414,000 | \$0 | \$103,650 | \$17,595 | \$292,755 | 25.04% | \$310,350 | 74.96% |
| 33 | CD12 | 951E | NIP-South Dallas Ideal/Rochester Park Public Improv | \$100,000 | \$2,721 | \$95,272 | \$0 | \$4,728 | 95.27% | \$4,728 | 4.73% |
| 34 | CD15 | 692H | NIP-South Dallas Ideal/Rochester Park Public Improv | \$800,000 | \$1,635 | \$13,894 | \$13,705 | \$772,401 | 1.74% | \$786,106 | 98.26% |
| 35 | CD13 | 295F | NIP-South Dallas/Fair Park Public Improvements | \$343,318 | \$6,925 | \$195,278 | \$148,040 | \$0 | 56.88% | \$148,040 | 43.12% |
| 36 | 10RP | 804D | NIP-Spring Avenue Infrastructure | \$162,355 | \$6,719 | \$147,997 | \$13,480 | \$878 | 91.16% | \$14,358 | 8.84% |
| 37 | CD10 | 484C | NIP-Spring Avenue Infrastructure | \$1,500,000 | \$75,000 | \$1,500,000 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 38 | CD11 | 805D | NIP-Spring Avenue Infrastructure | \$334,216 | \$34,946 | \$246,156 | \$0 | \$88,060 | 73.65% | \$88,060 | 26.35% |
| 39 | CD15 | 694H | NIP-West Dallas Public Improvement | \$149,127 | \$1,381 | \$149,127 | \$0 | \$0 | 100.00% | \$0 | 0.00% |

**Dallas Community Development Program
Financial Status Report by Agency
September 30, 2018**

| | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|----------------------------|------|------|--|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| | | | | | | | | (1-3-4=5) | (3/1=6) | (1-3=7) | (7/1=8) |
| # | Fund | Org | Project | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| Housing/Community Services | | | | | | | | | | | |
| 40 | CD16 | 528A | People Helping People - Home Repair Program | \$174,035 | \$210 | \$165,683 | \$8,352 | \$0 | 95.20% | \$8,352 | 4.80% |
| 41 | CD15 | 627H | People Helping People (PHP) Program | \$871,414 | \$0 | \$871,414 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 42 | CD17 | 349B | Public Improvement - Beckley Saner | \$6,810 | \$6,243 | \$6,243 | \$0 | \$567 | 91.67% | \$567 | 8.33% |
| 43 | CD17 | 346B | Public Improvement - Benning Avenue Sidewalk | \$109,891 | \$109,891 | \$109,891 | \$17,648 | (\$17,648) | 100.00% | \$0 | 0.00% |
| 44 | CD17 | 326B | Public Improvement - Bitter Creek Park | \$62,350 | \$62,332 | \$62,332 | \$0 | \$18 | 99.97% | \$18 | 0.03% |
| 45 | CD17 | 350B | Public Improvement - Casa View Park | \$18,850 | \$10,323 | \$10,323 | \$406 | \$8,121 | 54.76% | \$8,527 | 45.24% |
| 46 | CD17 | 347B | Public Improvement - Church Rd Sidewalk | \$69,559 | \$69,344 | \$69,344 | \$215 | \$0 | 99.69% | \$215 | 0.31% |
| 47 | CD17 | 224B | Public Improvement - Community Centers | \$766,360 | \$721,387 | \$721,387 | \$20,134 | \$24,839 | 94.13% | \$44,974 | 5.87% |
| 48 | CD17 | 332B | Public Improvement - Danieldale Park | \$6,269 | \$6,243 | \$6,243 | \$0 | \$26 | 99.58% | \$26 | 0.42% |
| 49 | CD17 | 345B | Public Improvement - Ella Ave Sidewalk | \$98,554 | \$98,104 | \$98,104 | \$10,534 | (\$10,084) | 99.54% | \$450 | 0.46% |
| 50 | CD17 | 337B | Public Improvement - Exall Park | \$22,115 | \$21,767 | \$21,767 | \$348 | \$0 | 98.43% | \$348 | 1.57% |
| 51 | CD17 | 334B | Public Improvement - Garrett Park | \$60,230 | \$51,985 | \$51,985 | \$0 | \$8,245 | 86.31% | \$8,245 | 13.69% |
| 52 | CD17 | 329B | Public Improvement - Glendale Park | \$181,928 | \$151,441 | \$151,441 | \$0 | \$30,487 | 83.24% | \$30,487 | 16.76% |
| 53 | CD17 | 330B | Public Improvement - Janie C. Turner Recreation Center | \$33,600 | \$5,759 | \$5,759 | \$0 | \$27,841 | 17.14% | \$27,841 | 82.86% |
| 54 | CD17 | 342B | Public Improvement - Lake Cliff Park | \$60,257 | \$60,257 | \$60,257 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 55 | CD17 | 336B | Public Improvement - Maria Luna Park | \$9,100 | \$4,758 | \$4,758 | \$0 | \$4,342 | 52.29% | \$4,342 | 47.71% |
| 56 | CD17 | 344B | Public Improvement - Matahorn Sidewalk | \$122,309 | \$122,309 | \$122,309 | (\$122,309) | \$122,309 | 100.00% | \$0 | 0.00% |
| 57 | CD16 | 526A | Public Improvement - Melody Lane Sidewalk | \$347,728 | \$347,622 | \$347,622 | \$106 | \$0 | 99.97% | \$106 | 0.03% |
| 58 | CD17 | 328B | Public Improvement - MLK Recreation Center - (Sr Area) | \$152,059 | \$151,162 | \$151,162 | \$0 | \$897 | 99.41% | \$897 | 0.59% |
| 59 | CD17 | 341B | Public Improvement - Pleasant Oaks Park | \$34,736 | \$25,282 | \$25,282 | \$464 | \$8,990 | 72.78% | \$9,454 | 27.22% |
| 60 | CD17 | 335B | Public Improvement - Samuell Grand Park | \$43,000 | \$40,000 | \$40,000 | \$0 | \$3,000 | 93.02% | \$3,000 | 6.98% |
| 61 | CD17 | 340B | Public Improvement - Tipton Park | \$23,047 | \$23,047 | \$23,047 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 62 | CD17 | 343B | Public Improvement - Village Fair Drive Sidewalk | \$90,416 | \$90,416 | \$90,416 | \$1,212 | (\$1,212) | 100.00% | \$0 | 0.00% |
| 63 | CD17 | 331B | Public Improvement - Willie Mae Bulter Park | \$29,955 | \$29,549 | \$29,549 | \$406 | \$0 | 98.64% | \$406 | 1.36% |
| 64 | CD17 | 327B | Public Improvement- Arcadia Park | \$50,578 | \$43,047 | \$43,047 | \$0 | \$7,531 | 85.11% | \$7,531 | 14.89% |
| 65 | CD17 | 338B | Public Improvement -Hillview Park | \$10,000 | \$8,702 | \$8,702 | \$232 | \$1,066 | 87.02% | \$1,298 | 12.98% |
| 66 | CD17 | 333B | Public Improvement- Pemberton Hill Park | \$6,269 | \$6,038 | \$6,038 | \$0 | \$231 | 96.32% | \$231 | 3.68% |
| 67 | CD17 | 339B | Public Improvement- Sleepy Hollow Park | \$8,275 | \$8,275 | \$8,275 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 68 | CD17 | 348B | Public Improvement- Timberleaf Park | \$20,987 | \$18,017 | \$18,017 | \$58 | \$2,912 | 85.85% | \$2,970 | 14.15% |
| 69 | CD15 | 628H | Reconstruction Program | \$1,221,964 | \$272,244 | \$1,179,303 | \$36,513 | \$6,149 | 96.51% | \$42,661 | 3.49% |
| 70 | CD17 | 223B | Support for Healthy Home Repair Program | \$1,771,344 | \$1,079,878 | \$1,079,878 | \$26,236 | \$665,230 | 60.96% | \$691,466 | 39.04% |

**Dallas Community Development Program
Financial Status Report by Agency
September 30, 2018**

| | | | | 1 | 2 | 3 | 4 | 5 (1-3-4=5) | 6 (3/1=6) | 7 (1-3=7) | 8 (7/1=8) |
|----------------------------------|------|------|--|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| # | Fund | Org | Project | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| Housing/Community Services | | | | | | | | | | | |
| 71 | CD16 | 515A | Training and Employment for Adults with Disabilities | \$21,382 | \$0 | \$21,382 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| Total Housing/Community Services | | | | \$31,187,835 | \$8,658,173 | \$23,237,173 | \$289,367 | \$7,661,295 | 74.51% | \$7,950,662 | 25.49% |
| Management Services | | | | | | | | | | | |
| 72 | CD17 | 351B | Child Care Services -Vogel Alcove | \$49,950 | \$49,950 | \$49,950 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 73 | CD17 | 352B | Child Cares -Open Arms | \$49,950 | \$49,900 | \$49,900 | \$50 | \$0 | 99.90% | \$50 | 0.10% |
| 74 | CD16 | 502A | Fair Housing Enforcement | \$712,323 | \$64,384 | \$672,266 | \$40,057 | \$0 | 94.38% | \$40,057 | 5.62% |
| 75 | CD17 | 202B | Fair Housing Enforcement | \$721,345 | \$682,231 | \$682,231 | \$0 | \$39,114 | 94.58% | \$39,114 | 5.42% |
| 76 | CD17 | 214B | OCC-Child Care Services Program | \$388,926 | \$299,750 | \$299,750 | \$44,435 | \$44,741 | 77.07% | \$89,176 | 22.93% |
| 77 | CD17 | 203B | OCC-Community Care Management Support | \$186,237 | \$160,053 | \$160,053 | \$0 | \$26,184 | 85.94% | \$26,184 | 14.06% |
| 78 | CD17 | 215B | OCC-Senior Services Porgram | \$157,094 | \$139,909 | \$139,909 | \$0 | \$17,185 | 89.06% | \$17,185 | 10.94% |
| 79 | CD17 | 325B | Senior Services - Older American Employment | \$17,206 | \$13,260 | \$13,260 | \$3,946 | \$0 | 77.07% | \$3,946 | 22.93% |
| 80 | CD17 | 324B | Senior Services -Ombudsman | \$73,049 | \$73,049 | \$73,049 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| Total Management Services | | | | \$2,356,080 | \$1,532,487 | \$2,140,369 | \$88,488 | \$127,224 | 90.84% | \$215,711 | 9.16% |
| Office of Budget | | | | | | | | | | | |
| 81 | CD17 | 204B | Citizen Participation/CDC Support/HUD Oversight | \$751,819 | \$680,152 | \$680,152 | \$0 | \$71,667 | 90.47% | \$71,667 | 9.53% |
| 82 | CD16 | 503A | Citizen Participation/CDC Support/HUD Oversight (P/PO) | \$695,837 | \$51,068 | \$695,001 | \$0 | \$836 | 99.88% | \$836 | 0.12% |
| 83 | 10RP | 825D | FY 10-11 Funds Reprogrammed | \$1,020,459 | \$0 | \$0 | \$0 | \$1,020,459 | 0.00% | \$1,020,459 | 100.00% |
| 84 | CD14 | 492G | FY 14-15 Funds Reprogrammed | \$59,757 | \$0 | \$0 | \$0 | \$59,757 | 0.00% | \$59,757 | 100.00% |
| 85 | CD15 | 750H | FY 15-16 Funds Reprogrammed | \$196,152 | \$0 | \$0 | \$0 | \$196,152 | 0.00% | \$196,152 | 100.00% |
| 86 | CD16 | 530A | FY 16-17 Funds Reprogrammed | \$2,342,183 | \$0 | \$0 | \$0 | \$2,342,183 | 0.00% | \$2,342,183 | 100.00% |
| Total Office of Budget | | | | \$5,066,208 | \$731,220 | \$1,375,153 | \$0 | \$3,691,055 | 27.14% | \$3,691,055 | 72.86% |

**Dallas Community Development Program
Financial Status Report by Agency
September 30, 2018**

| | | | | 1 | 2 | 3 | 4 | 5 (1-3-4=5) | 6 (3/1=6) | 7 (1-3=7) | 8 (7/1=8) |
|---|------|------|---|------------------------------|---------------------|---------------------|-------------------------------|--|--|------------------------------|--|
| # | Fund | Org | Project | Multi-Year Appropriations | YTD Expenditures | ITD Expenditures | Obligated / Under Contract | Unobligated / Not Under Contract | Percent of Appropriations Expended | Unexpended Appropriations | Percent of Appropriations Unused |
| Office Of Economic Development | | | | | | | | | | | |
| 87 | CD15 | 701H | BAC#1 Maple Ave Greater Dallas Hispanic Chamber | \$76,494 | \$0 | \$76,494 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 88 | CD14 | 408G | BAC#2 Dallas Black Chamber of Commerce | \$23,660 | \$0 | \$23,660 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 89 | CD15 | 702H | BAC#2 Dallas Black Chamber of Commerce | \$53,063 | \$0 | \$53,063 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 90 | CD14 | 406G | BAC#3 Sammons Business & Community Lenders of Texas | \$7,224 | \$0 | \$7,224 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 91 | CD15 | 703H | BAC#3 Sammons Business & Community Lenders of Texas | \$38,261 | \$34,518 | \$38,261 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 92 | CD14 | 407G | BAC#6 Hampton Regional Hispanic Contractors | \$34,499 | \$0 | \$34,499 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 93 | CD15 | 706H | BAC#6 Hampton Regional Hispanic Contractors | \$57,239 | \$43,954 | \$57,239 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 94 | CD14 | 404G | BAC#7 Illinois Regional Hispanic Contractor Association | \$78,422 | \$0 | \$78,422 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 95 | CD15 | 708H | BAC#8 Record Crossing - BCL of Texas | \$25,717 | \$1,621 | \$25,717 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| Total Office Of Economic Development | | | | \$394,578 | \$80,093 | \$394,578 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| Park & Recreation | | | | | | | | | | | |
| 96 | CD16 | 519A | After School/Summer Outreach Program-Community Center | \$93,532 | \$1,529 | \$93,532 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 97 | CD16 | 518A | After School/Summer Outreach Program-School Sites | \$465,580 | \$6,380 | \$465,580 | \$0 | \$0 | 100.00% | \$0 | 0.00% |
| 98 | CD17 | 219B | After-School/Summer Outreach Program - Community Cent | \$94,252 | \$89,046 | \$89,046 | \$1,130 | \$4,076 | 94.48% | \$5,206 | 5.52% |
| 99 | CD17 | 218B | After-School/Summer Outreach Program - School Sites | \$469,263 | \$453,223 | \$453,223 | \$5,254 | \$10,786 | 96.58% | \$16,040 | 3.42% |
| Total Park & Recreation | | | | \$1,122,627 | \$550,178 | \$1,101,381 | \$6,384 | \$14,862 | 98.11% | \$21,246 | 1.89% |
| Planning & Urban Design | | | | | | | | | | | |
| 100 | CD14 | 496G | NIP-South Dallas Ideal/Rochester Park Public Improv | \$138,208 | \$13 | \$9,612 | \$1,736 | \$126,860 | 6.95% | \$128,596 | 93.05% |
| 101 | CD14 | 498G | NIP-South Dallas/Fair Park Public Improvements | \$836,408 | \$0 | \$19,670 | \$23,987 | \$792,751 | 2.35% | \$816,738 | 97.65% |
| Total Planning & Urban Design | | | | \$974,616 | \$13 | \$29,282 | \$25,723 | \$919,611 | 3.00% | \$945,334 | 97.00% |
| Total All Active CD Projects | | | | \$44,333,021 | \$12,211,672 | \$30,131,103 | \$414,989 | \$13,786,929 | 67.97% | \$14,201,918 | 32.03% |



APPENDIX D:

FY 2017-18 Consolidated Annual Performance Evaluation Report (CAPER)

One Year Summary of Activities and Performance



CR-15 Resources and Investments 91.520(a)

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

This program year, the City realigned and reorganized the Housing department to better address market conditions which have historically led to disinvestment in our community. Using the Market Value Analysis (MVA) approach, the City Council adopted the Comprehensive Housing Policy (the “Plan”) on May 9, 2018. The Plan combines updates and replaces the Housing and Neighborhood elements of the forwardDallas! Comprehensive Plan (“forwardDallas!”) that began in 2005, as well as, the Neighborhood Plus Plan adopted in 2015. The Plan is comprised of strategic goals and geography that lay out a new direction for ensuring safe, healthy and sustainable neighborhoods for all Dallas residents and shifts the City’s approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods. The Plan provided for tiered Reinvestment Strategy Areas referenced above to address (3) markets types of City investment: Redevelopment Areas, Stabilization Areas, and Emerging Market Areas.

Improvements to Public Facilities and Infrastructure in low- to moderate-income geographic areas through the city improved quality of life for approximately 43,860 residents.

Improvements in sixteen (16) City parks facilities listed below, consisted of installation and replacement of playground equipment, light fixtures, and park furnishings to enhance safety and security:

- Bitter Creek Park
- Arcadia Park
- Glendale Park
- Willie Mae Butler Park
- Daniieldale Park
- Pemberton Hill Park
- Samuel Grand Park
- Maria Luna Park
- Exall Park
- Hillview Park
- Sleepy Hollow Park
- Tipton Park
- Pleasant Oaks Park
- Lake Cliff Park
- Beckley Saner Park
- Case view Park

Three (3) recreation and community centers listed below were renovated to better leverage recreations and community center resources and enhance the delivery of center programming:

- Martin Luther King Recreation Center
- Janice C. Turner Recreation Center, and
- West Dallas Multi-Purpose Center

Sidewalks improvements including installation of five-foot-wide and four-inch-thick reinforced concrete, curb and gutter, and installation of barrier free ramps were made on following six neighborhood streets.

- Melody Lane Sidewalk - Reconstruct sidewalk from 5900 block - 6500 block of Melody Lane, installed barrier free ramps (BFR).
- Village Fair Drive Sidewalk - Install new sidewalks on both sides of Village Fair Drive from Ann Arbor Avenue north to Providence at Village Fair apartments i.e. 4900 blk-5100 blk of Village Drive.
- Ella Avenue Sidewalk - Reconstruct sidewalk from 400 blk - 500 blk of Ella Avenue from Hodde to Alcorn (next to Burleson Elem)
- Benning Avenue Sidewalk - Reconstructed sidewalk from 7000 blk - 7300 blk of Benning avenue from Jim Miller to Lomax Road.
- Church Road Sidewalk - Reconstructed sidewalk from 9200 - 9200 block of Church road and installed BFR on Church Rd from Skillman Rd to White Rock Trail (end at RR tract).
- Matterhorn Sidewalk - Reconstructed sidewalk from 2701 - 3100 block of Matterhorn Dr. and install BFRs on both sides of Matterhorn Drive from Gus Thomasson Rd to Shiloh Rd.

Program Income

| Program Income – Enter the program amounts for the reporting period | | | | |
|---|--|--|-------------------------------|---|
| Balance on hand at beginning of reporting period (\$) | Amount received during reporting period (\$) | Total amount expended during reporting period (\$) | Amount expended for TBRA (\$) | Balance on hand at end of reporting period (\$) |
| \$21,515 | 1,251,361.31 | \$0 | \$0 | \$1,272,876.31 |

No HOME program income was used during FY 2017-2018.

HOME Minority and Women Business Enterprises (MBE/WBE Report)

| Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period | | | | | |
|--|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| TOTAL MINORITY BUSINESS ENTERPRISES | | | | | |
| | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | White Non-Hispanic |
| Contracts | | | | | |
| Number | 0 | 0 | 2 | 0 | 0 |
| Dollar Amount | 0 | 0 | \$5,594.10 | 0 | 0 |
| Sub-contracts | | | | | |
| Number | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 |
| TOTAL WOMEN BUSINESS ENTERPRISES | | | | | |
| Contracts | | | | | |
| Number | 0 | 0 | 1 | | |
| Dollar Amount | 0 | 0 | 2,069.10 | | |
| Sub-contracts | | | | | |
| Number | 0 | 0 | 0 | | |
| Dollar Amount | 0 | 0 | 0 | | |

To improve the utilization of minority and women owned business, the City Manager established a new City department, the Office of Business Diversity (OBD) with a mission of commitment to ensuring non-discriminatory practices and eliminating barriers while resourcing businesses to the next step in their business life cycle. The department intends to achieve its mission through engaging in following efforts:

- Developing strategic partnerships through intentional, coordinated, and mission-driven efforts aimed at strengthening the management and operations of S/M/WBE businesses to improve their performance and economic impact.
- ✓ OBD has created a Diversey University (DU), a 12-month mission driven program that provides technical assistance and business development training for certified Minority-and Women-own Business Enterprises located in Dallas County. Through this effort, the City seeks to promote a vigorous and growing economy, encourage business investment and job creation, and support diverse, prosperous local economies across Dallas County through the efficient use of loans, grants, tax credits, real estate development, marketing and other forms of assistance. Through DU, OBD seeks to promote equality of economic opportunities for MWBEs and to eliminate barriers to their participation and resources that increase access to information and opportunities for certified Minority and Women-owned businesses throughout the County.

- Providing conditions for growth and development through training, communication, and resource connections.
- Advocating for the importance of diversity and inclusion in the awarding of City contracts.

Additionally, the Housing Department continues to examine the utilization of women owned businesses by non-profit housing organizations funded by the City and will continue its collaborative efforts with OBD to establish Good Faith Effort plans in future contracts opportunities.

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

There were no rental properties receiving HOME Program assistance during the fiscal year which had minority ownership.

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

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

CR-20 Affordable Housing 91.520(b)

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

| | One-Year Goal | Actual |
|--|---------------|------------|
| Number of Homeless households to be provided affordable housing units | 448 | 64 |
| Number of Non-Homeless households to be provided affordable housing units | 170 | 209 |
| Number of Special-Needs households to be provided affordable housing units | 490 | 526 |
| Total | 1,108 | 799 |

Number of Households

| | One-Year Goal | Actual |
|--|---------------|------------|
| Number of households supported through Rental Assistance | 938 | 590 |
| Number of households supported through The Production of New Units | 80 | 40 |
| Number of households supported through Rehab of Existing Units | 60 | 127 |
| Number of households supported through Acquisition of Existing Units | 30 | 42 |
| Total | 1,108 | 799 |

Number of Households Supported

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

Table 11: Number of Households Served - 799

- 64 homeless households were provided affordable housing units through the Rapid Rehousing assistance program utilizing Emergency Solutions Grant (ESG) funds. Realignment and reorganization of the Office of Homeless Solutions led to delays in issuance of Request for Competitive Sealed Proposals to secure subrecipients for this service. However, subrecipients funded during the year continue to ramp-up client participation and place new persons in housing
- 209 non-homeless households were provided affordable housing units; 124 through the Major Systems Repair (MSRP); 42 through the Dallas Home Buyer Assistance Program (DHAP); 3 through the Reconstruction Program, and 40 units constructed through the Development Loan/CHDO Development Loan programs.
- 526 special-needs households were provided affordable housing units; 275 through the Housing Opportunities for Persons with AIDS (HOPWA) funded tenant-based rental assistance (TBRA), and 251 through HOPWA funded permanent facility-based housing.

Overall, the City was below the goal of 1,108 households by 309 (27.89%). In general, demand for housing for special-needs and non-homeless households was greater than anticipated. Housing for homeless was at approximately 14.29% of goal. This is due, for the most part, to the realignment and reorganization of the Office of Homeless Solutions which led to delays in issuance of Request for Competitive Sealed Proposals to secure subrecipients for this service.

Table 12; Number of Households Supported - 799

- 590 households were supported through the provision of rental assistance; HOPWA funded 526 households and the ESG funded Rapid Re-housing program helped 64 units.
- 40 households were able to purchase a newly constructed home through the production of new housing units; 21 through the Development Loan program and 19 through the CHDO Development loan program.
- 127 households supported through rehab of existing housing units; the MSRP program provided rehabilitation to 124 households, and 3 additional units were reconstructed.
- 42 households received assistance through the Dallas Home Buyer Assistance Program (DHAP).

Overall, the City was below the goal of 1,108 households by 309 (27.89%).

The goal for new construction development of affordable housing was 80 housing units, single-family and multifamily. The City constructed 40 housing units which were sold to lower income households. This is due to realignment and reorganization of the Housing & Neighborhood Revitalization department to better address market conditions which have historically led to disinvestment in our community.

In terms of acquisition of existing housing units, the demand was greater than what was estimated. There was additional marketing of the program - staff attended various community events with Dallas County, Dallas ISD, and other community organizations. Additionally, lender partners helped to promote and qualify their borrowers for the program. However, housing prices are increasing while low- to moderate-income family household buying power remains stagnant. An additional obstacle is the lack of housing units affordable to lower income households.

The program counts included in Tables 11 and 12 are inclusive of the Dallas Home Buyer Assistance Program, Reconstruction, Major Systems Repair, Development Loan Program, Community Development Housing Organization (CHDO) Development Loan Program, HOPWA Tenant-Based Rental Assistance and permanent facility-based housing.

Discuss how these outcomes will impact future annual action plans.

The City of Dallas annually assesses its progress in meeting goals outlined in the PY2013-19 Consolidated Plan through development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an opportunity for the City to evaluate the performance of its programs and services and to determine whether modifications to the current amended 5-year goals are needed. The City looks to performance in each year, and trends over time, to inform and adjust future targets and funding levels.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity. (pg. 86 reference income limits)

| Number of Persons Served | CDBG Actual | HOME Actual |
|--------------------------|--------------|-------------|
| Extremely Low-income | 827 | 4 |
| Low-income | 7,544 | 18 |
| Moderate-income | 123 | 25 |
| Total | 8,494 | 47 |

Number of Households Served

Narrative Information

During the 2017-18 program year, CDBG and HOME funds addressed the five (5) priorities identified in the Five-Year Consolidated Plan: 1) Affordable Housing, 2) Homelessness, 3) Public Services, 4) Public Improvements and 5) Economic Development. In cooperation with the Dallas Housing Authority (DHA) and other community partners, the City addressed affordable housing utilizing both CDBG and HOME funds. Fund utilization provided services to 8,494 households which ranged from extremely low-income to moderate-income households.

CDBG: Activities supported by FY 2017-18 CDBG funds included acquisition of real property, small business loans, sidewalks and public infrastructure, senior services, and childcare services. Information gathered throughout all the programs offered indicates CDBG funds were used to assist 827 extremely low-income households (less than or equal to 30 percent Area Median Family Income (AMFI)), 7,544 low-income households (greater than 30 percent but less than or equal to 50 percent AMFI) and 123 moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI) for a total of 8,494 households.

HOME: Activities supported by FY 2017 - 18 HOME funds included rental assistance, tenant-based rental assistance, first time homebuyer assistance, and assistance to existing homebuyers. HOME funds assisted 4 extremely low-income households (less than or equal to 30 percent AMFI), 18 low-income households (greater than 30 percent but less than or equal to 50 percent AMFI) and 25 moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI) for a total of 47 households.

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

Also, during the program year two initiatives were underway which will help the City in addressing worst-case housing needs and needs of persons with disabilities: The Regional Assessment of Fair Housing in partnership with the University of Texas at Arlington, and adoption of a Comprehensive Housing Policy.

In May 2018, the City Council adopted a Comprehensive Housing Policy that addresses citywide housing issues systematically and strategically. The policy has these goals:

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

To inform the policy, the City first developed the Dallas Market Value Analysis (MVA) - an analytical tool used to assess the residential real estate market throughout the city to determine with granular detail where market strength, transition, and stress exists.

Both serve to provide the City with data through the analysis of housing-related challenges and other factors contributing to, in whole or part, disparities in access to affordable/accessible housing, employment opportunities, transportation. Each also completes an analysis of the real estate market to support impactful data-based community investment. Through data analysis from each initiative, in combination with public/stakeholder meetings, households of the worst-case housing needs and those of persons/households with disabilities can be more easily identified and remediation incorporated utilizing federal resources and/or to leverage existing community resources and programs. These initiatives provide the City with data to make strategic, data driven decisions that impact all its citizens, most particularly those most vulnerable, while building on the sustainability in stronger, more stable segments of the City.

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

Actions taken to address the needs of public housing

The Housing Authority of the City of Dallas, Texas (DHA) owns and manages approximately 3,600 units of public housing located throughout the city of Dallas. Housing is provided in both single-family and multifamily facilities. DHA annually receives funds from the U.S. Department of Housing and Urban Development (HUD) to address the physical needs of these housing units.

Between June 1, 2017 and May 31, 2018, the Capital Programs Department contracted for \$5,559,916 for improvements at DHA's housing sites and the Lone Star building. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide improved efficiencies. A list of the improvements is provided below:

| Housing Site | Improvement |
|---------------------|--|
| Single Family Homes | <ul style="list-style-type: none"> • Replaced roofing on 16 units • Painted exterior of 25 homes • Replaced gutters and downspouts at 12 homes • Installed screen patio at 3741 High Vista |
| Roseland Townhomes | <ul style="list-style-type: none"> • Replaced roofs • Repaired ramp |
| Roseland Estates | <ul style="list-style-type: none"> • Replaced roofs |
| Roseland Homes | <ul style="list-style-type: none"> • Replaced gymnasium roof |

| | |
|--------------------------------------|---|
| Roseland Scattered Sites I | <ul style="list-style-type: none"> Replaced roofs |
| Deere St – Roseland Scatter Sites II | <ul style="list-style-type: none"> Constructed 14 new units |
| Villas of Hillcrest | <ul style="list-style-type: none"> Replaced roofs |
| Lakeview Townhomes | <ul style="list-style-type: none"> Installed automatic doors Repaired storm drain |
| Villa Creek | <ul style="list-style-type: none"> Painted exterior |

DHA Goal Progress

DHA made great strides toward fulfilling their FY 2017-18 adopted goals including, but not limited to:

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

- Upon receipt of the DHA requested waiver of the regulations regarding HUD's total development cost (TDC) limits, DHA began construction of 14 new public housing units in northeast Dallas. Construction is anticipated to be complete in 2018.
- DHA entered into an agreement with a developer to purchase and maintain a 248- unit Section 8 project-based assisted property in West Dallas. This project will include the renovation of all the units and maintain the affordability of the housing.
- DHA continues to investigate options for redevelopment of the Cedar Springs Place, Cedar Springs Place Addition, Brooks Manor, Rhoads Terrace and Little Mexico Village sites.
- DHA worked with the owner of a Low-Income Housing Tax Credit (LIHTC) property who sold its share of the housing development (Las Brisas II) to another owner. DHA remains as the general partner of the partnership. The sale provided additional funds for DHA's housing programs.
- DHA is working with the owner of Las Brisas I to restructure the ownership of the property to include DHA while providing funds for DHA's housing programs.
- In the past 12 months, the Housing Voucher Programs Homeownership Program has issued 39 new vouchers, 3 post-purchase classes with 86 attendees; and 6 homeownership orientations with 153 attendees.
- DHA has initiated five new Project-Based Voucher Contracts (4 HAP & 1 AHAP), totaling 87 new units for DHA families.

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

- DHA has been working to increase the number of participants in the Family Self-Sufficiency (FSS) Program and to closely monitor individuals and families as they prepare to graduate from the Program.
- In 2017, DHA graduated 13 families and issued 8 escrow checks to graduates that accumulated escrow during their FSS Contract period.

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

- Using the newly implemented application process with the Yardi software, in 2017 DHA:
 - o Received 20,675 applications
 - o Selected 10,211 applicants from all wait lists (Public Housing - 1,165; Housing Choice Voucher - 8,572; Project Based - 477)
 - o Offered public housing units to 655 households
 - o Offered Housing Choice Voucher to 914 families
 - o Assisted 45 families evacuated from Hurricane Harvey
- Implementing various aspects of Yardi, including the Rent Café, has allowed staff more time to work directly with residents and applicants as many of the processes previously conducted in person are now conducted on-line with applicants and tenants uploading their information.

Goal 4: Promote nondiscriminatory provisions in all DHA programs and services:

- DHA has played an integral role in developing the region's Affirmatively Furthering Fair Housing (AFFH) Assessment. This Assessment, which is being coordinated by the University of Texas at Arlington, includes participation by more than twenty (20) North Texas cities and housing authorities.

Goal 5: Facilitate the development of affordable housing in Dallas utilizing DHA's development tools such as its tax-exempt status, issuing bonds, and partnering with private developers:

- Staff met with several developer representatives to discuss partnering with them to develop affordable housing or purchasing an interest in existing properties in the City of Dallas and neighboring communities.
- DHA worked with the owner of a Low-Income Housing Tax Credit (LIHTC) property who sold its share of the housing development (Las Brisas II) to another owner. DHA remains as the general partner of the partnership. The sale provided additional funds for DHA's housing programs.
- DHA is working with the owner of Las Brisas I to restructure the ownership of the property to include DHA while providing funds for DHA's housing programs.
- DHA entered into an agreement with a developer to purchase and maintain a 248- unit Section 8 project-based assisted property in West Dallas. This project will include the renovation of all the units and maintain the affordability of the housing.

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

DHA has established a Resident Advisory Board (RAB) comprised of both Public Housing and Housing Choice Voucher participants to assist with the development of its Annual and Five-Year PHA Plan. The RAB provides input regarding DHA policies and procedures, DHA's operational documents and plans, and notifies staff members of concerns regarding housing operations.

DHA is committed to assisting its families become economically and socially self-sufficient and offered the Family Self-Sufficiency Program (FSS) to both its public housing and Section 8 residents. A large variety of FSS related services such as education programs for all ages, job training and job search assistance, support services such as transportation, health services and child care programs were offered, either through agreements with other service entities or DHA staff. In 2018 DHA intensified efforts to increase the number of residents participating in FSS Program and closely monitored individuals and families as they prepared to graduate from the Program.

Education: DHA, through its partners, offered numerous education programs such GED training, adult literacy, early childhood education at four on-site Head Start facilities, and home study centers at each of its housing developments for school-age children. DHA also provided neighborhood Network or Computer Centers at nine housing developments, provided computer training and access to computers, fax machines, and copiers to assist with employment and education opportunities. (Upgraded all the Computer Centers, old computers, copiers and faxes with new computers and multi-functional copiers.) In addition, the Housing Authority adopted new computer software to enhance client accessibility and convenience. As a result, DHA clients have the ability with the new software to communicate and perform business transactions with DHA from the convenience of their home 24/7. For clients without a computer or the internet, DHA has added kiosks to its properties to accommodate client accessibility.

Job Training and Job Search Assistance: DHA provided facilities for its partners to provide on-site job training. Offered training included optical technician training, computer skills, computer literacy, keyboarding, and business development. Additionally, job readiness programs, resume writing assistance, pre-employment skills training, and job search assistance were offered as well. DHA promoted and coordinated several job fairs.

Support Services: To assist families to become economically and socially self-sufficient, DHA provided numerous support services to its families including case management, health fairs, homeownership training, youth and adult leadership mentoring. Transportation services and childcare services were offered as funds became available. Four Head Start facilities are located within DHA's housing developments.

Section 3: DHA has an active, nationally-recognized Section 3 program and strongly supports opportunities for Section 3 residents to access education, training, and employment and has consistently exceeded the numerical goals in the expenditure of the covered assistance. Where applicable, the DHA procurement process includes in its selection criteria efforts to employ Section 3 resident.

DHA has a scholarship and intern program through the DHA Opportunity Rising Foundation, formerly known as Phoenix Foundation. Since 1997 DHA has awarded more than \$1.4 million in college scholarships to more than 1,000 students. In 2018 DHA awarded approximately \$64,000.00 in scholarships to 37 students. Also, in 2018, DHA employed 12 college and high school students through its summer internship program. Additionally, the Section 3 program promotes economic development and self-sufficiency through entrepreneurial and community reinvestment opportunities through DHA's resident and employment coordinators work closely and directly with residents in providing employment, education, and training opportunities through DHA's partnership with potential employers and with for-profit and nonprofit entities in the community.

Actions taken to provide assistance to troubled PHAs

The Dallas Housing Authority is classified as a High Performing Housing Authority for both its Public Housing and Section 8 programs. It has never been classified as troubled.

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

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

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

Comprehensive Housing Policy: In May 2018, the City Council adopted a Comprehensive Housing Policy that addresses citywide housing issues systematically and strategically. The policy has these goals:

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

To inform the policy, the City first developed the Dallas Market Value Analysis (MVA) - an analytical tool used to assess the residential real estate market throughout the city to determine with granular detail where market strength, transition, and stress exists. The MVA helps policy makers and stakeholders have meaningful conversations around acceptable potential strategies based on objective data.

Underwriting: The Housing Policy provides more streamlined procedures for underwriting development projects that allows for transparency in available funding and awards. The new process includes a formal bid process for single-family and multifamily development projects. This ensures better utilization of funding to assist neighborhoods with comprehensive planning and provides a mechanism for concentrated efforts. These efforts encompass new construction of and rehabilitation of existing housing, focused code compliance, street and infrastructure improvements, and provision of other support and City services, as applicable. Additionally, the Policy provides for a tiered Reinvestment Strategy Areas to address three (3) market types in need of City investment namely: Redevelopment Areas, Stabilization Areas, and Emerging Market Areas.

Housing Trust Fund: The Housing Policy established a Dallas Housing Trust Fund (DHTF) that allows monies to be used to make loans to support the production goals of the Housing Policy. At a future date, staff will seek Council approval to authorize a one-time transfer of a minimum of \$7 million in unencumbered fund balances from high-performing Tax Increment Financing Districts (TIFs), as well as \$7 million from Dallas Water Utility funding set aside to support developments. Staff will further research potential dedicated revenue sources for the DHTF, including unencumbered fund balances from high-performing TIFs, property tax revenues from developments that have been built on previously City-owned land, proceeds from the sale of properties acquired by the City following non-tax lien foreclosures, among other sources.

Tax Increment Financing: Creation of a non-contiguous Tax Increment Finance District for areas not already located in an existing TIF District will leverage TIF on projects that propose to meet the unit production goals with affordability requirements. Accessory dwelling Units: OM May 7, 2018, The Department of Sustainable Development and Construction (SDC) briefed the Economic Development and Housing Committee on proposed amendments

Neighborhood Empowerment Zones: At a future date, staff will seek council approval to designate Neighborhood Empowerment Zones (NEZ) in certain Reinvestment Areas. Once a NEZ is established, staff will implement the following programs and strategies to preserve affordability and deconcentrate RECAP:

- a property tax freeze for up to ten (10) years for homeowners if they are making improvements to their property resulting in more than 25% increase in value,
- development fee rebates (permits, planning, zoning, parkland dedication, landscape & tree mitigation),
- encourage Incentive Zoning/Density Bonuses to support the creation of mixed income communities,
- designate Homestead Preservation District overlay where applicable, and

Voluntary Inclusionary Zoning: In addition to development subsidies, the City may also incentivize the production of rental units via voluntary inclusionary zoning. Voluntary inclusionary zoning is a strategy by which the City can provide development bonuses to encourage the construction of mixed-income housing in multi-family and mixed-use zoning districts. At a future date, staff will seek council approval to amend the Development Code to allow for by-right development bonuses, including increases in maximum height and lot coverage, for developments that provide mixed-income housing in MF- 1, MF-2, MU-1 and MU-2 districts. While these development bonuses would be available regardless of whether the MF-1, MF-2, MU-1 or MU-2 district is in a Reinvestment area, the City could layer in development subsidies for projects in Redevelopment and Stabilization areas to encourage more income stratification or a higher-percentage of affordable units. Furthermore, this strategy, as it has already been briefed to the Dallas Zoning Ordinance Advisory Committee (ZOAC), will encourage such mixed-income housing developments to adopt design principles that encourage walkability, reduce the need for parking, and require the provision of more open space.

Universal Design Guidelines: To ensure the sustainability of the projects supported by CDBG and HOME funds, the City has established guidelines in relation to Universal Design. In addition, the City wants to ensure that newly constructed units are compatible with existing neighborhoods. This

comprehensive housing policy creates a Universal Design construction requirement for all new single-family homes, duplexes, and triplexes using financial assistance from the City.

The goal of “Universal Design” is to ensure that housing can accommodate the needs of people with a wide range of abilities, including children, aging populations and persons with disabilities. Consequently, all new construction housing projects using City of Dallas CDBG and/or HOME funds will meet all the following criteria:

- At least one entrance shall have 36-inch door and be on an accessible route.
- All interior doors shall be no less than 32-inches wide; except for a door that provides access to a closet of fewer than 15 square feet in area. Each hallway shall have a width of at least 36-inches wide and shall be level and ramped or beveled changes at each door threshold.
- All bathrooms shall have the wall reinforced around the toilet, bathtub and shower; for future installation of grab bars.
- Each electrical panel, light switch or thermostat shall be mounted no higher than 48 inches above the floor. Each electrical plug or other receptacle shall be at least 15 inches from the finished floor.
- An electric panel located outside the dwelling unit must be between 18 inches and 42 inches above the ground served by an accessible route
- All hardwire installed to open/close doors and operate plumbing fixtures shall be lever handles.

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

Homeless Street Outreach: In FY 2017-18, the City allocated Emergency Solutions Grant (ESG) funds (\$69,072) to Street Outreach. In addition, the City of Dallas provided approximately \$1 million in funding for staff to make significant enhancements to street outreach efforts. The City allocated 53 percent, the maximum allowable, of its annual ESG allocation to Shelter Services (which includes essential services and operations) and Street Outreach. Additionally, there were continuing street outreach programs working daily to locate and refer homeless households to the appropriate facilities and programs

Dallas Citizen Homelessness Commission: In April 2017, the Dallas City Council (in partnership with Dallas County Commissioner’s Court) created a new local government corporation, known as the Dallas Area Partnership to End and Prevent Homelessness. The Partnership is comprised of 13 members from designated stakeholder groups given the responsibility to coordinate area-wide homelessness efforts, both in terms of policy and funding. The Partnership is still in implementation mode. Dallas City Council also authorized a new City of Dallas Citizen Homelessness Commission, comprised of 15 members appointed by the Mayor and City Council members. The new Commission is an advisory body whose purpose is the assure participation and inclusion of all stakeholders (including those with past or present experience with homelessness) to develop policy recommendations that ensure alignment of city services with regional services to enhance efficiency, quality, and effectiveness of the community-wide response to homelessness. The Commission has met twice and is still developing its agenda.

The Bridge: Bridge Steps continued to operate The Bridge Homeless Assistance Center (The Bridge), under contract with the City of Dallas. The Bridge is a campus of residential and social services designed to fill service gaps for homeless individuals and serves up to 1,400 people per day. It is designed to address the emergency shelter and transitional housing needs of homeless persons. The Bridge is open 24 hours per day, seven days a week, and is the central entry-point within the Dallas Continuum of Care for homeless seeking services. Creation of The Bridge has led to increased outreach effectiveness by streamlining and coordinating community-wide outreach and referrals. The Bridge continues to make efforts to end adult long-term homelessness by developing, coordinating, and/or delivering:

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

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

Continuum of Care Strategic Work Plan Efforts: Initiatives undertaken during PY2016-2017 included: collaboration with MDHA and other housing and health care providers to assess the needs of homeless individuals and families; continued partnerships with public and private, nonprofit organizations to research, develop, and administer sustainable housing options for homeless individuals and families; and continued with a collaborative community effort to conduct an assessment that identifies the need for homeless housing, the community's capacity, and continues to update the Permanent Supportive Housing Plan to address clients' needs.

School-based Homeless Drop-in Centers: During the last program year, 23 drop-in centers operated at local high schools to assist homeless students within the Dallas ISD through its Homeless Education Program (HEP), up from six in the previous program year. The HEP Program, as well as partners from Focus on Teens and Promise House, provided assistance at each Center to help address the individual needs of the students. Students that attended had access to food including breakfast, hygiene items, clothing and bedding, in addition to referrals to health, dental, mental health, housing, substance abuse and other appropriate services.

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

Consistent with the plan, the City of Dallas took the following actions to promote the reduction of lead-based paint hazards:

- Provided information on Lead-Based Paint (LBP) hazards to households utilizing federal funds for housing activities, i.e. purchasing a home, rehabilitation services, or reconstruction.
- To reduce LBP hazards, the Housing/Community Services Department continued the practice of demolishing older housing stock with potential for lead hazards.
- Increased access to housing without LBP hazards through the development of new housing stock and redevelopment of older neighborhoods through housing programs.
- Integrated LBP hazard reduction into housing policies and programs by incorporating clauses referring to contractor's requirements to use safe work practices and in cases of LBP removal, contractors were required to be a certified lead-abatement firm.
- Inspected federally-assisted homes before purchase to ensure minimum housing standards were met. This included inspection for lead-based paint hazards for pre-1978 homes. Sellers were required to identify and address hazards prior to the closing of property and subsequent move in by the homebuyer.
- The City, as part of the environmental review process, required testing for lead-based paint prior to demolition or rehabilitation of existing structures.
- The Dallas Housing Authority complied with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

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

The City employed a multi-faceted approach to poverty reduction among its citizens.

- The City of Dallas Housing programs are designed in part to address the needs of individuals/families below 30 percent of AMFI.
- Housing programs include assistance with rental units, homeowner maintenance, homeownership, and home repair.
- Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation, and the City's nonprofit partners also address poverty level individuals/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 number of households living in poverty throughout the city of Dallas through self-sufficiency and financial independence accomplished through connection with community and social service agency resources, housing and housing assistance, education, training, health care, and transportation.
- Continue 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 Martin Luther King, Jr. and West Dallas Multipurpose Center 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, job fairs, and free community events through Skill QUEST of North Texas. The Black Chamber of Commerce continues its satellite office at the MLK Center; where the Business Assistance Center provides free services to Dallas residents interested in starting or expanding a micro-enterprise.
- 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, financial literacy, dress for success, credit care, and other skills.

Workforce Development: In May 2017, the City, through its Public/Private Partnership fund, authorized a 2-year contract with three partners to provide career pathways training. This is in response to a June 2016, Office of Economic Development briefing to the Economic Development Committee about a proposed workforce readiness, placement and retention pilot initiative to serve impoverished and disconnected communities. The purpose was to address skills gaps associated with unemployment and underemployment in Dallas and provide career path training for entry-level and middle-skilled positions for individuals in the most disconnected/high poverty areas of Dallas. The initiative was funded from the Private/Public Partnership Fund. The pilot program seeks to address poverty through focused workforce development efforts including: engaging more employers in career pathway programs, providing outreach to populations in areas of highest need and enhancing partnerships with existing workforce development partners.

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

Dallas City Hall on the Go: During the 2015-2016 program year, the City launched the *Dallas City Hall on the Go* program. The new mobile office allows citizens to conduct city business such as paying a water bill, taking care of an outstanding ticket or looking up a warrant and pay online immediately. There's even a walk-up window to ask questions or voice concerns. The mobile computer lab targets communities whose residents are uncomfortable coming to City Hall, live in high density apartment areas, reside in diverse areas with language-specific needs and live in communities that may be unaware of City services or requirements. City staff are also ready to help citizens who may not be familiar with the latest technology, access the internet, or may not even own a computer. Bottom line - the mobile unit connects City Hall with citizens who may not have been able to connect with it in the past. Since beginning service in October 2015, the specially equipped van continues to provide City services to hundreds of citizens annually and has saved residents thousands of miles by driving into their communities instead of requiring citizens to drive to Dallas City Hall. *Dallas City Hall on the Go* operates Wednesday through Sundays, and special events, and drives through all neighborhoods in Dallas. It has significantly impacted seniors and people without access to the internet by bringing services directly to them.

Office of Business Diversity: To improve the utilization of minority and women owned business, the City Manager established a new City department, the Office of Business Diversity (OBD) with a mission of commitment to ensuring non-discriminatory practices and eliminating barriers while resourcing businesses to the next step in their business life cycle. The department intends to achieve its mission through engaging in following efforts:

- Developing strategic partnerships through intentional, coordinated, and mission-driven efforts aimed at strengthening the management and operations of S/M/WBE businesses to improve their performance and economic impact.
 - OBD has created a Diversey University (DU), a 12-month mission driven program that provides technical assistance and business development training for certified Minority-and Women-own Business Enterprises located in Dallas County. Through this effort, the City seeks to promote a vigorous and growing economy, encourage business investment and job creation, and support diverse, prosperous local economies across Dallas County through the efficient use of loans, grants, tax credits, real estate development, marketing and other forms of assistance. Through DU, OBD seeks to promote equality of economic opportunities for MWBEs and to eliminate barriers to their participation and resources that increase access to information and opportunities for certified Minority and Women-owned businesses throughout the County.
- Providing conditions for growth and development through training, communication, and resource connections.
- Advocating for the importance of diversity and inclusion in the awarding of City contracts

The City of Dallas worked with various organizations by forging new partnerships and identifying strategies to undertake:

- Initiated and maintained dialogue with housing providers to coordinate services and leverage private and public funds.
- Supported the Dallas Housing Finance Corporation.
- Provided technical assistance and capacity-building support for nonprofit developers.
- Strengthened partnerships between the City, State, and HUD.
- Pursued private resources to increase flexibility in the delivery of affordable housing developments.
- Worked closely with the Dallas Housing Authority and Dallas County in the service of low- and moderate-income families and in the creation of affordable housing.
- Worked closely with the Dallas Housing Authority and Dallas County in the creation of permanent affordable housing for the homeless.

In addition to these efforts, Metro Dallas Homeless Alliance (MDHA) hosted a monthly Alliance Homeless Forum for those experiencing homelessness, the formerly homeless and service providers to discuss issues facing the homeless population. The meetings were held the 2nd Friday of each month at the Central Library, 1515 Young Street, Dallas, TX 75201.

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

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

- Engaging in frequent meetings with public and private housing advocates, housing producers, and social service agencies to seek more opportunities to work together to produce affordable and supportive housing.
- 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 with area service providers and in conjunction with the Dallas Commission on Homelessness.

Metro Dallas Homeless Alliance: Dallas City Council Resolution No. 06-2657 Recognized Metro Dallas Homeless Alliance (MDHA) as the regional authority on homelessness. MDHA is the lead agency for the Continuum of Care and HMIS operator for the City of Dallas and Collin/Irving counties. MDHA is a 501(c)(3) member organization composed of approximately 41 agencies that represent shelters, hospitals, government agencies, local municipalities, nonprofits (including youth and family providers), faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders and other community members. Continuum of Care assembly meetings were held on the fourth Tuesday of each month.

Additionally, MDHA hosted monthly meetings of the Alliance Homeless Forum to provide those experiencing homelessness, the formerly homeless and service providers a public forum to discuss issues those experiencing homelessness encounter, an ongoing opportunity to provide input into MDHA's planning and advocacy for our homeless neighbors, an opportunity to gather information that will be helpful to homeless individuals and an opportunity to develop an organized movement of homeless individuals to advocate for improvements in homeless services. The Forum met on the 2nd Friday of each month at the Central Library, 1515 Young Street, in downtown Dallas. The Forum continues to work on transportation needs for the homeless, a resource document, and a Homeless Bill of Rights.

Smart Justice: December 2016, Dallas County, in partnership with the Meadows Mental Health Policy Institute, implemented a Smart Justice/Jail Diversion Program (Behavioral Health), through a \$7 million grant from the W. W. Carruth, Jr. Foundation. This is Phase II of the Smart Justice program which grew from a Smart Justice Grant Project planning grant in 2015. The planning grant was used for the assessment of the need for and development of system improvements to identify, assess, and divert

persons who need behavioral health services from the criminal justice system. The Smart Justice program is a partnership between the Courts, Jail, attorneys, Pretrial Office, and service providers to more quickly and accurately identify and redirect high-need mentally ill defendants away from lengthy/more consequential criminal justice system involvement, and rapidly into evidenced-based treatment services in the community. Low risk defendants directly connected to treatment are the priority target, while moderate to high risk offenders can also achieve Pretrial-supervised bond release only after additional bond conditions are imposed that better ensure public safety, Court appearance, stability, and Pretrial Release success. Additionally, most of this Grant is funding new or redesigned community-based program services and resources that creates greater service access via more evidence-based strategies that significantly reduce recidivism while greatly improving supervision and treatment outcomes.

HOPWA Coordination with Homeless Services

HOPWA coordination with homeless services takes place through the City's partnership with Metro Dallas Homeless Alliance (MDHA) (Continuum of Care lead agency) and Bridge Steps (the operating entity for The Bridge homeless assistance center). The City's Homeless Services Division administers several supportive housing programs. The HOPWA Program coordinates directly with staff from the City's homeless service providers, both of which are part of the City's Housing/Community Services Department (now, Office of Homeless Solutions, on these supportive housing programs. Following are a few specific examples of how the HOPWA program coordinates with homeless services.

- [Facility Based Housing for Homeless or Formerly Homeless:](#) HOPWA partially funds Hillcrest House operated by AIDS Services of Dallas, as described above. The facility includes 64 SRO units that are specifically designated for homeless or formerly homeless persons. Other HOPWA funded facility-based housing providers also serve homeless persons, including Legacy Founders Cottage and My Second Chance; however, these projects are not specifically designated to serve the homeless population.
- [Participation in Local Continuum of Care and Coordinated Assessment System:](#) Hillcrest House participates fully in the local Continuum of Care Coordinated Assessment System (CAS), where homeless persons are assessed and prioritized using a Documentation of Priority Status (DOPS) process for placement on the local Housing Priority List (from which Continuum of Care housing providers obtain new applicants). Other local HIV providers (including HOPWA providers) are making efforts to participate in the Coordinated Assessment System to obtain housing for clients.
- [Homeless Outreach:](#) The City of Dallas provides a homeless outreach coordinator who works to identify homeless persons with HIV/AIDS who may be eligible for HOPWA services, as described above in the discussion of Other Supportive Services. She conducts intakes at The Bridge and at Hillcrest House, as well as other sites in the city.
- [Homebase for Housing:](#) The HOPWA program has implemented an HIV housing resource center, called Homebase for Housing, which provides access to housing information, in person, via e-mail, and on-line (including information regarding shelters and local homeless prevention resources). The housing resource center is a central place where any HIV+ person (particularly those who are homeless or at risk of becoming homeless) can get help with locating and accessing affordable housing resources.

- Master Leasing for Literally Homeless HIV+ Persons: The HOPWA program has implemented a master leasing program, to provide housing for literally homeless persons living with HIV/AIDS. The program leased approximately 30 units and assisted 49 households.
- Emergency Hotel/Motel Vouchers for Homeless HIV+ Persons: The HOPWA program implemented an emergency voucher project to provide homeless HIV+ persons with emergency hotel/motel vouchers for up to 30 days pending placement in permanent housing. Based on funding, the goal was 15 households, and the project served 15 during FY2017-18.
- Permanent Housing Placement: The HOPWA program also provides permanent housing placement assistance throughout the HOPWA formula program. This assistance is available those who are homeless, living with family or friends, or being compelled to relocate - to assist them in moving into a new unit.
- Homeless Management Information System (HMIS): Beginning October 1, 2015 and continuing into the FY2017-18 program year, all Dallas HOPWA projects are participating in the local Continuum of Care's Homeless Management Information System (HMIS) - to record client-level data and outcomes and coordinate services across HOPWA projects (for those clients who consent to participate). Currently, data sharing is solely within the HOPWA program.

HOPWA Coordination with Ryan White Services

The Dallas HOPWA program coordinates with Ryan White services on two levels. At the service provider level, HOPWA case managers accept and make referrals to/from Ryan White case managers for services - consistent with the Ryan White care coordination process. All HOPWA case managers are very familiar with Ryan White services in the area. In some cases, Ryan White services are offered within the same agency as HOPWA services; in other cases, they are made available through referrals. HOPWA service providers are also typically Ryan White-funded service providers (except the governmental entities).

At the administrative level, the HOPWA program coordinates with the Ryan White Planning Council (which is overseen by Dallas County Health and Human Services) by regular participation in Council meetings and activities. The City of Dallas has one appointee to the Ryan White Planning Council itself, and City staff members serve on the Allocations and Planning & Priorities Committees. The Ryan White Planning Council manages and oversees the HIV/AIDS Continuum of Care in the Dallas area and, as such, includes HIV/AIDS housing issues in planning where appropriate. However, in Dallas, Ryan White funds are not typically used to pay housing costs, and the Council has no direct oversight or responsibility over HOPWA funding.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG):

Summary of Specific Annual Objectives and Outcomes



Major Systems Repair Assisted Properties

| CITY OF DALLAS Department of Housing and Neighborhood Revitalization MAJOR SYSTEMS REPAIR PROGRAM (MSRP) October 1, 2017 - September 30, 2018 | | | | | | |
|--|----------|----------------------------|------------------|---------|-----------------|-------------|
| IDIS Activity | Street # | Street Name | Council District | Program | Amount Expended | No of Units |
| 12809/12271 | 534 | HIGHFALL DR | 3 | MSRP | \$ 16,698.50 | 1 |
| 12809 | 3443 | LOS ANGELES | 3 | MSRP | \$ 19,900.00 | 1 |
| 12809 | 9234 | HOMEPLACE DR | 5 | MSRP | \$ 18,735.00 | 1 |
| 12809 | 2709 | GREYSON DR | 4 | MSRP | \$ 19,972.00 | 1 |
| 12809 | 5156 | FREESTONE | 7 | MSRP | \$ 10,610.00 | 1 |
| 12809 | 7635 | BLOSSOM LN | 5 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 4641 | TACOMA ST | 4 | MSRP | \$ 19,339.00 | 1 |
| 12809 | 1629 | W. SANER (Type II) | 4 | MSRP | \$ 5,000.00 | 1 |
| 12569/12809 | 3015 | NUTTING DR | 5 | MSRP | \$ 19,266.00 | 1 |
| 12809 | 322 | VERMONT AVE | 4 | MSRP | \$ 19,988.40 | 1 |
| 12809 | 716 | RIVERWOOD DR | 8 | MSRP | \$ 19,725.00 | 1 |
| 12809 | 2408 | FENWICK | 9 | MSRP | \$ 19,992.65 | 1 |
| 12809 | 10370 | FERN DR | 9 | MSRP | \$ 16,750.00 | 1 |
| 12809 | 2072 | VAN CLEAVE DR (Type II) | 4 | MSRP | \$ 5,000.00 | 1 |
| 12809 | 9924 | MILL VALLEY LN | 5 | MSRP | \$ 19,878.00 | 1 |
| 12809 | 417 | S MARLBOROUGH | 2 | MSRP | \$ 19,935.00 | 1 |
| 12809 | 5335 | ENCHANTED LN | 7 | MSRP | \$ 19,956.00 | 1 |
| 12809 | 2926 | KILBURN AVE | 4 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 2809 | GRAYSON DR | 4 | MSRP | \$ 19,833.15 | 1 |
| 12809 | 2302 | VILLAGE WAY | 4 | MSRP | \$ 19,385.00 | 1 |
| 12809 | 4105 | TIOGA ST | 2 | MSRP | \$ 13,996.50 | 1 |
| 12809 | 2517 | GARAPAN DRIVE | 4 | MSRP | \$ 19,750.00 | 1 |
| 12809 | 1659 | WAGON WHEELS TRL | 3 | MSRP | \$ 19,780.00 | 1 |
| 12809 | 1317 | LENWAY ST | 7 | MSRP | \$ 13,894.00 | 1 |
| 12809 | 3026 | S EWING AVE | 4 | MSRP | \$ 19,994.05 | 1 |
| 12809 | 7727 | GREENSPAN AVE | 8 | MSRP | \$ 19,450.00 | 1 |
| 12809 | 2902 | S MARSALIS AVE | 4 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 1523 | HUDSPETH AVE | 4 | MSRP | \$ 15,860.10 | 1 |
| 12809 | 1927 | GREENDALE DR | 5 | MSRP | \$ 19,095.00 | 1 |
| 12809 | 3131 | ARIZONA | 4 | MSRP | \$ 20,000.00 | 1 |
| 12271/12569 | 3519 | IDAHO AVE | 4 | MSRP | \$ 19,891.00 | 1 |
| 12262/12271 | 9635 | LIMESTONE DR | 5 | MSRP | \$ 19,750.00 | 1 |
| 12809 | 310 | WOODACRE CIR | 4 | MSRP | \$ 7,850.00 | 1 |
| 12809 | 4622 | S EWING AVE | 4 | MSRP | \$ 19,999.60 | 1 |
| 12569/12809 | 414 | OKLAUNION DR | 8 | MSRP | \$ 17,863.00 | 1 |

| CITY OF DALLAS Department of Housing and Neighborhood Revitalization MAJOR SYSTEMS REPAIR PROGRAM (MSRP) October 1, 2017 - September 30, 2018 | | | | | | |
|--|----------|---------------------------|------------------|---------|-----------------|-------------|
| IDIS Activity | Street # | Street Name | Council District | Program | Amount Expended | No of Units |
| 12809 | 1433 | CARAVAN TRL | 3 | MSRP | \$ 19,999.80 | 1 |
| 12809 | 4212 | KOLLOCH DR | 4 | MSRP | \$ 18,513.90 | 1 |
| 12809 | 10216 | RIDGE OAK ST | 7 | MSRP | \$ 18,259.20 | 1 |
| 12809/12262 | 12312 | HALLUM ST | 10 | MSRP | \$ 19,915.50 | 1 |
| 12809 | 12553 | RIALTO DR | 10 | MSRP | \$ 19,931.00 | 1 |
| 12809 | 3907 | MORNING SPRINGS | 4 | MSRP | \$ 18,710.00 | 1 |
| 12809 | 2740 | MORGAN CIRCLE | 8 | MSRP | \$ 19,629.00 | 1 |
| 12809 | 6748 | LA GRANGE DR | 8 | MSRP | \$ 16,275.00 | 1 |
| 12809 | 1435 | S DENLEY DR | 4 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 10420 | MUSKOGEE DR | 5 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 1105 | KIRNWOOD AVE | 8 | MSRP | \$ 19,942.25 | 1 |
| 12809 | 3415 | SOFT CLOUD | 8 | MSRP | \$ 19,300.00 | 1 |
| 12809 | 3828 | WALDRON (TYPE II) | 7 | MSRP | \$ 5,000.00 | 1 |
| 12809 | 2123 | E ILLINOIS AVE | 4 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 6526 | TIOGA CT | 8 | MSRP | \$ 17,619.20 | 1 |
| 12655 | 742 | JADEWOOD | 8 | MSRP | \$ 19,984.00 | 1 |
| 12655 | 2506 | HUDSPETH AVE (TYPE II) | 4 | MSRP | \$ 5,000.00 | 1 |
| 12809 | 4264 | LELAND COLLEGE DR | 8 | MSRP | \$ 17,515.00 | 1 |
| 12809 | 1202 | E. WACO AVE | 4 | MSRP | \$ 19,205.00 | 1 |
| 12809 | 10027 | DEER HOLLOW | 3 | MSRP | \$ 8,578.00 | 1 |
| 12809 | 3719 | STATE OAK DR | 8 | MSRP | \$ 19,998.00 | 1 |
| 12655 | 3407 | BEAUCHAMP AVE | 4 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 3816 | JUDGE DUPREE | 8 | MSRP | \$ 17,488.00 | 1 |
| 12655 | 1963 | DENNISON ST | 6 | MSRP | \$ 19,990.00 | 1 |
| 12655 | 3001 | WEATHER VANE LN | 9 | MSRP | \$ 19,260.00 | 1 |
| 12655 | 3103 | MODREE AVE | 4 | MSRP | \$ 16,524.00 | 1 |
| 12809 | 2869 | 56TH STREET | 8 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 832 | WOODROCK DR | 5 | MSRP | \$ 19,641.70 | 1 |
| 12655 | 3814 | PENELOPE ST | 7 | MSRP | \$ 19,990.00 | 1 |
| 12655 | 7446 | AMBER DR | 8 | MSRP | \$ 13,497.00 | 1 |
| 12655 | 3824 | BLACK OAK DR | 8 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 8518 | TRITON LN | 5 | MSRP | \$ 19,940.00 | 1 |
| 12655 | 1555 | SERENADE LN | 3 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 1515 | S MARSALIS AVE | 4 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 8006 | HUME DR | 5 | MSRP | \$ 19,449.60 | 1 |
| 12809 | 4163 | WILSHIRE BLVD | 4 | MSRP | \$ 16,222.20 | 1 |
| 12655 | 2227 | CHATHAM SQUARE | 7 | MSRP | \$ 12,430.00 | 1 |

| CITY OF DALLAS Department of Housing and Neighborhood Revitalization MAJOR SYSTEMS REPAIR PROGRAM (MSRP) October 1, 2017 - September 30, 2018 | | | | | | |
|--|----------|----------------------|------------------|---------|-----------------|-------------|
| IDIS Activity | Street # | Street Name | Council District | Program | Amount Expended | No of Units |
| 12655 | 2537 | STEPHENSON ST | 4 | MSRP | \$ 18,983.40 | 1 |
| 12655 | 2719 | LARRY DR | 9 | MSRP | \$ 19,431.50 | 1 |
| 12655 | 10212 | BIG THICKET DR | 4 | MSRP | \$ 12,640.00 | 1 |
| 12655 | 4122 | PRINGLE DR | 7 | MSRP | \$ 19,990.00 | 1 |
| 12655 | 3706 | MYRTLE (TYPE II) | 7 | MSRP | \$ 3,580.00 | 1 |
| 12809 | 4254 | CLARK COLLEGE | 8 | MSRP | \$ 18,450.00 | 1 |
| 12655 | 3513 | NOMAS ST | 6 | MSRP | \$ 20,000.00 | 1 |
| 12809 | 4134 | MEHALIA DR | 8 | MSRP | \$ 16,004.00 | 1 |
| 12655 | 9608 | BLACKWILLOW CT | 3 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 1836 | MCBROOM ST (TYPE II) | 6 | MSRP | \$ 4,120.00 | 1 |
| 12655 | 7908 | HULL DR | 7 | MSRP | \$ 15,060.00 | 1 |
| 12655 | 12010 | WILLOWDELL DR | 10 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 503 | AVENUE H | 8 | MSRP | \$ 12,730.00 | 1 |
| 12655 | 2519 | CREST AVE | 4 | MSRP | \$ 10,491.00 | 1 |
| 12271/12262/12655 | 15622 | RANCHITA DR | 12 | MSRP | \$ 19,997.50 | 1 |
| 12655 | 626 | RYAN RD | 4 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 1628 | ELSIE FAYE HIGGINS | 7 | MSRP | \$ 19,970.00 | 1 |
| 12655/12809 | 4634 | TACOMA ST | 4 | MSRP | \$ 19,896.00 | 1 |
| 12655/12809/12262 | 1103 | W. SANER AVE | 4 | MSRP | \$ 18,419.00 | 1 |
| 12655 | 1325 | GREGORY DR | 3 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 1387 | CY BLACKBURN CIR | 5 | MSRP | \$ 6,450.00 | 1 |
| 12809 | 4111 | HAPPY CANYON DR | 8 | MSRP | \$ 13,805.35 | 1 |
| 12655 | 527 | GLENCARIN | 8 | MSRP | \$ 15,249.00 | 1 |
| 12655 | 4522 | MEXICANA RD | 6 | MSRP | \$ 11,700.00 | 1 |
| 12655 | 3838 | HAPPY CANYON DR | 8 | MSRP | \$ 19,957.00 | 1 |
| 12655 | 7505 | GREENSPAN AVE | 8 | MSRP | \$ 18,766.00 | 1 |
| 12655 | 10239 | DEER HOLLOW | 3 | MSRP | \$ 16,472.10 | 1 |
| 12655 | 1542 | VISTA REAL | 2 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 931 | TIMBERDELL LN | 4 | MSRP | \$ 19,061.00 | 1 |
| 12655 | 7409 | SORCEY RD | 3 | MSRP | \$ 18,668.60 | 1 |
| 12655 | 1212 | RING ST | 2 | MSRP | \$ 15,169.30 | 1 |
| 12655 | 7764 | RYANRIDGE DR | 8 | MSRP | \$ 18,445.00 | 1 |
| 12655 | 7522 | LOVETT | 5 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 9314 | TIMBERBLUFF | 3 | MSRP | \$ 17,409.00 | 1 |
| 12655 | 1502 | HENDRICKS | 4 | MSRP | \$ 18,850.00 | 1 |
| 12655 | 1123 | SAVOY ST | 4 | MSRP | \$ 15,835.00 | 1 |
| 12655 | 2426 | LEA CREST | 3 | MSRP | \$ 9,900.00 | 1 |
| 12655 | 7737 | KIRKLAND CT | 8 | MSRP | \$ 14,533.00 | 1 |

| CITY OF DALLAS Department of Housing and Neighborhood Revitalization MAJOR SYSTEMS REPAIR PROGRAM (MSRP) October 1, 2017 - September 30, 2018 | | | | | | |
|--|----------|--------------------|------------------|---------|------------------------|-------------|
| IDIS Activity | Street # | Street Name | Council District | Program | Amount Expended | No of Units |
| 12655 | 2716 | ALMEDA | 4 | MSRP | \$ 17,852.00 | 1 |
| 12655 | 1312 | LOTUS ST | 4 | MSRP | \$ 19,620.00 | 1 |
| 12655 | 1241 | E WOODIN BLVD | 4 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 8612 | JENNIE LEE | 5 | MSRP | \$ 19,978.20 | 1 |
| 12655 | 2839 | TRAILDUST DR | 8 | MSRP | \$ 10,350.00 | 1 |
| 12655 | 4577 | SILVERSPRINGS | 4 | MSRP | \$ 19,370.00 | 1 |
| 12655 | 5952 | ROSEVILLE DR | 8 | MSRP | \$ 17,900.00 | 1 |
| 12655 | 2828 | KILBURN AVE | 4 | MSRP | \$ 19,280.00 | 1 |
| 12809 | 1411 | GALLOWAY (TYPE II) | 4 | MSRP | \$ 5,000.00 | 1 |
| 12655 | 9044 | JARED DR | 5 | MSRP | \$ 19,873.75 | 1 |
| 12655 | 3723 | OLNEY COURT | 8 | MSRP | \$ 19,782.00 | 1 |
| 12655 | 816 | JADEWOOD DR | 8 | MSRP | \$ 20,000.00 | 1 |
| 12655 | 2837 | POINSETTIA DR | 1 | MSRP | \$ 19,991.80 | 1 |
| 12655 | 1540 | GRINNELL ST | 4 | MSRP | \$ 20,000.00 | 1 |
| | | | | | \$ 2,143,974.80 | 124 |

City of Dallas
Housing and Neighborhood Revitalization Department
Dallas Housing Assistance Program (DHAP) Report
October 1, 2017 - Sept 30, 2017

| IDIS HOME Activity | Property Type | Ethnicity | AMI Income Range | Street Number | Street Name | Settlement Date | Sales Price | DHAP Amount | HOME Amount | CDBG Amount |
|--------------------|---------------|------------------|------------------|---------------|---------------------|-----------------|--------------|----------------|--------------|----------------|
| 12302 | New | African American | 51%-67% | 2800 | Park Row Ave | 1/9/2018 | \$116,500.00 | \$27,591.00 | \$13,795.50 | \$13,795.50 |
| 12910 | New | African American | 68%-80% | 13226 | Spanish Bay Court | 1/19/2018 | \$138,647.00 | \$32,417.00 | \$16,208.50 | \$16,208.50 |
| 12301 | New | African American | 51%-67% | 2822 | Thomas Tolbert Ave. | 1/9/2018 | \$120,000.00 | \$21,264.00 | \$10,632.00 | \$10,632.00 |
| 12911 | Existing | Hispanic | 51%-67% | 3830 | Poinsettia Dr | 1/31/2018 | \$150,000.00 | \$30,601.00 | \$15,300.50 | \$15,300.50 |
| 12909 | Existing | African American | 68%-80% | 7911 | Kansas Ave. | 1/23/2018 | \$150,000.00 | \$32,179.00 | \$16,089.50 | \$16,089.50 |
| 12908 | Existing | African American | 51%-67% | 7647 | Texridge Dr. | 1/24/2018 | \$85,000.00 | \$14,250.00 | \$7,125.00 | \$7,125.00 |
| 12902 | New | African American | 68%-80% | 2515 | Paseo Paraiso Dr. | 1/24/2018 | \$144,850.00 | \$22,540.00 | \$11,270.00 | \$11,270.00 |
| 12912 | Existing | African American | 68%-80% | 7653 | Ryanridge Dr | 2/5/2018 | \$100,000.00 | \$17,522.00 | \$8,761.00 | \$8,761.00 |
| 12913 | Existing | African American | 51%-67% | 2669 | Volga Ave | 1/31/2018 | \$85,000.00 | \$15,197.00 | \$7,598.50 | \$7,598.50 |
| 12957 | Existing | Hispanic | 68%-80% | 1539 | Hunterwood Drive | 3/2/2018 | \$123,900.00 | \$22,864.00 | \$11,432.00 | \$11,432.00 |
| 12607 | New | Anglo | 68%-80% | 210 | Stellariga Pl | 4/16/2018 | \$149,900.00 | \$85,451.00 | \$2,000.00 | \$83,451.00 |
| 12607 | New | Other | 68%-80% | 205 | La Estrella Plaza | 5/11/2018 | \$149,900.00 | \$55,388.00 | \$27,694.00 | \$27,694.00 |
| 12607 | New | Other | 68%-80% | 203 | La Estrella Plz | 5/14/2018 | \$149,900.00 | \$57,364.00 | \$28,682.00 | \$28,682.00 |
| 12607 | New | Hispanic | 68%-80% | 206 | Stellariga Pl | 5/11/2018 | \$149,900.00 | \$45,200.00 | \$28,200.00 | \$17,000.00 |
| 12606 | New | Hispanic | 68%-80% | 4508 | Philip Ave. | 6/15/2018 | \$116,000.00 | \$21,894.00 | \$8,615.00 | \$13,279.00 |
| 12607 | New | Anglo | 68%-80% | 212 | Stellariga Pl | 6/15/2018 | \$149,900.00 | \$77,473.00 | \$2,248.50 | \$75,224.50 |
| 12987 | New | Hispanic | 68%-80% | 15420 | Long Grove St | 5/24/2018 | \$189,950.00 | \$60,995.00 | \$30,497.50 | \$30,497.50 |
| 12965 | Existing | Hispanic | 51%-67% | 2668 | Clayton Oaks Drive | 5/10/2018 | \$123,000.00 | \$23,700.00 | \$11,850.00 | \$11,850.00 |
| 12964 | New | Hispanic | 51%-67% | 1449 | Barry Ave | 5/11/2018 | \$132,500.00 | \$17,550.00 | \$8,775.00 | \$8,775.00 |
| 12607 | New | Hispanic | 68%-80% | 207 | La Estrella Plz | 5/18/2018 | \$149,900.00 | \$56,282.00 | \$28,141.00 | \$28,141.00 |
| 12612 | New | African American | 68%-80% | 4409 | Frank Street | 8/20/2018 | \$110,000.00 | \$22,170.00 | \$1,925.00 | \$20,245.00 |
| 12996 | New | Hispanic | 68%-80% | 4317 | Landrum Ave | 7/31/2018 | \$150,000.00 | \$12,600.00 | \$2,250.00 | \$10,350.00 |
| 12602 | New | Hispanic | 51%-67% | 4523 | Philip Ave | 7/31/2018 | \$129,000.00 | \$61,297.00 | \$1,935.00 | \$59,362.00 |
| 12991 | Existing | African American | 51%-67% | 3432 | Pinebrook Dr. | 6/15/2018 | \$125,000.00 | \$28,156.00 | \$2,187.50 | \$25,968.50 |
| 12607 | New | Hispanic | 68%-80% | 204 | Stellariga Pl | 6/26/2018 | \$149,900.00 | \$59,898.00 | \$2,248.50 | \$57,649.50 |
| 12998 | New | Hispanic | 68%-80% | 3720 | Vandervort Dr. | 7/31/2018 | \$164,000.00 | \$28,931.00 | \$2,870.00 | \$26,061.00 |
| 12993 | New | African American | 31%-50% | 4728 | Joppa Circle | 7/30/2018 | \$120,000.00 | \$69,656.00 | \$34,828.00 | \$34,828.00 |
| 12994 | New | African American | 51%-67% | 4710 | Joppa Circle | 8/3/2018 | \$120,000.00 | \$52,124.00 | \$26,062.00 | \$26,062.00 |
| 12990 | Existing | Hispanic | 51%-67% | 4144 | Happy Canyon Drive | 6/15/2018 | \$128,000.00 | \$22,500.00 | \$9,682.50 | \$12,817.50 |
| 13001 | Existing | Hispanic | 51%-67% | 5620 | Goldeneye Ln | 8/24/2018 | \$174,000.00 | \$88,000.00 | \$3,045.00 | \$84,955.00 |
| 12992 | Existing | Hispanic | 31%-50% | 2515 | Lea Crest Dr | 6/29/2018 | \$100,000.00 | \$14,000.00 | \$1,500.00 | \$12,500.00 |
| 12997 | New | African American | 68%-80% | 2323 | Fernwood Ave | 7/30/2018 | \$168,900.00 | \$61,736.00 | \$2,533.50 | \$59,202.50 |
| 12999 | Existing | African American | 68%-80% | 10706 | Tandem Trail | 8/3/2018 | \$125,000.00 | \$17,000.00 | \$1,875.00 | \$15,125.00 |
| 13000 | Existing | Anglo | 51%-67% | 2454 | Glenfield Ave. | 8/27/2018 | \$160,000.00 | \$66,445.00 | \$33,222.50 | \$33,222.50 |
| 13022 | New | Hispanic | 51%-67% | 1705 | McBroom St. | 9/27/2018 | \$130,000.00 | \$19,300.00 | \$9,650.00 | \$9,650.00 |
| 13019 | New | African American | 31%-50% | 2608 | Cypress Point Drive | 9/21/2018 | \$172,297.00 | \$12,000.00 | \$3,150.00 | \$8,850.00 |
| 12607 | New | African American | 51%-67% | 211 | La Estrella Plaza | 9/28/2018 | \$149,900.00 | \$69,514.00 | \$2,248.50 | \$67,265.50 |
| 12607 | New | Hispanic | 51%-67% | 208 | Stellariga Pl | 8/23/2018 | \$149,900.00 | \$82,500.00 | \$2,248.50 | \$80,251.50 |
| 13021 | Existing | African American | 51%-67% | 209 | La Estrella Plz | 9/21/2018 | \$149,900.00 | \$84,600.00 | \$2,248.50 | \$82,351.50 |
| 13023 | New | Hispanic | 51%-67% | 3321 | Nomas St | 9/26/2018 | \$149,900.00 | \$85,000.00 | \$2,623.25 | \$82,376.75 |
| 13025 | Existing | African American | 68%-80% | 417 | Southport Drive | 9/28/2018 | \$154,500.00 | \$62,500.00 | \$2,703.75 | \$59,796.25 |
| 13024 | Existing | Hispanic | 51%-67% | 124 | Beckleyside Drive | 9/27/2018 | \$130,000.00 | \$14,645.00 | \$6,000.00 | \$8,645.00 |
| | | | | | | | | \$1,772,294.00 | \$451,952.50 | \$1,320,341.50 |

FAIR HOUSING:

Fair Housing Summary

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

The final Analysis of Impediments (AI), as submitted to the HUD regional field office and posted on the City's Fair Housing Website - [Dallas Fair Housing Website](#) - identified a list of impediments which includes the following:

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

Below are actions taken during the 2017-18 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing.

- Distributed 367 government assisted housing/affordable housing referral packets.
- Approved Fair Housing and Affirmative Fair House Marketing Plans applications for investors and property managers. Provided guidance to investors and property managers on marketing strategies to affirmatively further fair housing and guidance for advertising and community contact usage requirements when receiving federal funds.
- Reviewed 44 plans monthly to ensure all marketing results were in order and updated based on census tract requirements.
- Held Fair Housing Forum during Fair Housing Month with presentations on disability protections, criminal history and affordable housing.
- Led regional effort to develop goals and strategies in response to change in HUD regulations on the AFH.



- Conducted training with lenders and real estate professionals working with the City of Dallas Mortgage Assistance Program.
- Conducted Monthly Homebuyer Training to educate homebuyers on fair housing laws and their rights.
- Developed Housing Policy with a goal of producing 20,00 affordable units throughout the city.
- Conducted Fair Housing reviews of Low-income Housing Tax Credit Projects.
- Conducted Fair Housing reviews of proposed single-family developments seeking city support.
- Fair Housing Celebration at African American Museum.
- Conducted Fair Housing Training for Ebby Halliday Realtors.
- Conducted Fair Housing Training for Disability Rights Texas.

Additional Fair Housing Efforts

Enforcement - In response to the number of fair housing complaints filed and investigated with the FHO, 67 cases were closed. Of these, 18 cases were conciliated for a total of \$37,248.54 and 1 case settled for a total of \$45,500.00 in monetary and valuable consideration.

Education and Training - Conducted 91 fair housing presentations and promotional events and trained 5,862 citizens and housing providers on fair housing rights and responsibilities. The number of fair housing presentations exceeded the education and outreach annual goal of 70 by 21%. New HUD requirements and addition of staff have enabled the Fair Housing Office to increase its outreach, training, and education efforts.

Promotion/Outreach - Promoted the services of the FHO through three print ads; 1 African American publication, printed bi-weekly and 1 LGBT newspaper printed monthly. And 1 Spanish newspaper printed monthly. Other efforts: sent 70,000 Email advertisements to 50,000 of the public and 20,000 retargeted in the community; purchased 130 radio advertisements to air weekly and run for six months (Spanish language radio). Provided Facebook video posts with 250,000 total impressions Facebook Feeds, Facebook Instant Articles, and Audience Network video link.

Affordable Housing Assistance

- Evaluated and monitored 44 Affirmative Fair Housing Marketing Plans for City-assisted housing developments. This exceeds the goal of 38 by 16% and is lower than the previous year. This is due to an increase in the number of developers submitting for City funds to develop affordable housing.
- Received, processed, and made necessary referrals for 2,380 citizen requests for services. This far exceeds the goal of 1,200 by over 198%. This is largely due to increased outreach efforts.
- Distributed 367 government assisted housing/affordable housing referral packets.
- Maintained and updated semi-annually, for distribution to citizens, the list of 238 government-assisted affordable multifamily housing units in Dallas.

Fair Housing Enhancements

Enhancements include projects completed under the Analysis of Impediments. HUD's new rule on Affirmatively Furthering Fair Housing requires federal grantees to identify, evaluate, and address fair housing issues and factors contributing to these issues - referred to as the Assessment of Fair Housing. Actions completed under each category are listed below.

North Texas Regional Assessment of Fair Housing

In 2016, a consortium of more than 20 Dallas-Fort Worth (DFW) cities and housing authorities ("regional working group") formed to respond to HUD's requirement to complete an Assessment of Fair Housing (AFH) pursuant to the new rule on "Affirmatively Furthering Fair Housing (the "AFFH Rule"). Under the lead of the City of Dallas, the regional working group retained the University of Texas at Arlington¹ (UTA) as a consultant for the conduct of the assessment.

Preliminary report for The North Texas Regional Housing Assessment (NTRHA) launched in January 2017 was completed in September 2018. The assessment process entailed three integrated phases: community outreach, data analysis, and the formulation of fair housing goals to address the issues identified. The report documents the AFH process and findings for the City of Dallas and the North Texas region; and provides meaningful, data-driven insight for the City to develop strategies that affirmatively further fair housing.

Affirmative Fair Marketing

The City of Dallas has an Affirmative Fair Housing Marketing (AFHM) program that must be incorporated into all housing activities carried out with the assistance of City funds. The goal of the AFHM program is to promote and preserve housing choice; to attract prospective buyers, tenants, or program participants of all majority and minority groups to a housing market area to benefit from City-assisted housing programs without regard to race, color, religion, sex, national origin, handicap, familial status or sexual orientation/gender identity. Every housing assistance program directly administered by the City is subject to an AFHM plan, which is developed in conjunction with the City's Fair Housing Office (FHO).

Each applicant for funding through the City of Dallas is required to submit an AFHM Plan with his or her funding application. The Plan must include the owner's plans for marketing the development and what efforts are proposed to attract buyers/tenants least likely to apply for housing in the area the development is located. The City's FHO then reviews the plan for appropriateness and makes recommendations where needed. The FHO must approve the plan before funding is provided. The principal goal of the AFHM program is to have majority and minority groups participate in proportion to their representation within the total eligible population. Each development owner is required to advertise the development in a manner that will reach the targeted population identified in the development's individual marketing plan.

PERFORMANCE INDICATORS:

| <u>Goal</u> | <u>Actual</u> | <u>Variance (+/-)</u> |
|-------------------------------|---------------|-----------------------|
| Approve/Monitor 38 AFHM Plans | 44 AFHM Plan | +16% |

Variances over/under by more than 15% require explanation: Increased City funded development activity combined with continued and increasing education and outreach resulted in more submissions and subsequent approval/annual monitoring of AFHM Plans.



HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

FY 2017-18 HOME Consolidated Plan Strategy

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

The activities carried out in FY 2017-18 under the City of Dallas' HOME program were consistent with the objectives of the Consolidated Plan Strategy. The City's overall goal is to promote and strengthen the stability, development, revitalization and preservation of Dallas neighborhoods. There are several housing objectives that contribute to helping achieve this goal. These objectives include: 1) increasing homeownership opportunities for very low-income and moderate-income renter households; 2) reconstruction of substandard owner-occupied homes; and 3) New construction of affordable homes. The activities carried out under the HOME program by the Housing and Neighborhood Revitalization Department in FY 2017-18 were consistent with these objectives.

These activities were implemented through four programs: *The Dallas Homebuyer Assistance Program (DHAP)*, *Home Repair Program (HRP)*, *Housing Development and Community Housing Development Organization (CHDO) Program*. All activities contributed to the objectives in the Consolidated Plan.

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

| OBJECTIVE | ACTIVITY | HOME PROGRAM | HOME UNITS COMPLETED* | HOME AMOUNT |
|--|------------------------|-------------------------------|-----------------------|-------------|
| Increasing homeownership for very low to moderate income renters | Home Buyers Assistance | Home Assistance Program | 42 | \$430,329 |
| Reconstruction/SHARE | Substantial Rehab | Home Repair Program | 0 | \$0 |
| Single Family – New Construction | Home Buyers Assistance | Housing Development and CHDOs | 32 | \$2,061,587 |

*construction completed and occupied

The activities carried out utilizing HOME program funds for FY 2017-18 were consistent with the objectives of the Consolidated Plan Strategy. The City's overall goal was to promote and strengthen the stability, development, revitalization, and preservation of Dallas neighborhoods. There are several housing objectives that contribute to helping achieve this goal, including: increasing homeownership

opportunities for very low-income and moderate-income renter households, reconstruction of substandard, owner-occupied homes, and new construction of affordable housing for homeowners and renters. HOME activities served 47 households: 26 White, 20 Black/African American, 1 Asian. Of these 24 identified as Hispanic.

The City of Dallas has 52 rental properties in the affordable housing portfolio (13 Single -family and 39 Multifamily) which were assisted with HOME Investment Partnership Program (HOME) funds. These properties are included in the appendices, Tab 5, of the FY 2017-18 Consolidated Annual Performance and Evaluation Report, entitled the FY 2017-18 HOME Affordability Rental Property Inspections and Monitoring Visits.

FY 2017-18 HOME Match

CITY OF DALLAS Housing and Neighborhood Revitalization Department HOME Match Narrative October 1, 2017 – September 30, 2018

The City completes its own analysis to determine its match liability under the HOME program. Typically, the City's calculation has been less than that of the PR-33 (*HOME Matching Liability Report*). However, if the City's calculation were more than the match calculated by the PR-33, the City would ensure eligible match met or exceeded the greater of the PR-33 and City calculation. Based on City's calculation, the City of Dallas has a match liability for FY 2017-18 of \$362,801. Housing units that would have qualified as HOME-eligible match were completed in previous program years.

As of September 30, 2017, the City had \$15,752,166 in eligible excess match credit which was deemed sufficient to meet match liability requirements for FY 2017-18. However, a HUD audit during the program year reduced the eligible match credit by \$7,777,688 bringing the new total amount of match credit as of September 30, 2017 to \$ 7,645,366. The audit discovered that between FY 2013 and FY 2017 some housing projects were incorrectly listed as match eligible projects and were therefore deemed ineligible as match contributions. Based on review of current year's activities, no match credit will be claimed this year.

| Fiscal Year Summary – HOME Match | |
|--|--------------|
| 1. Excess match from prior Federal fiscal year | \$ 7,645,366 |
| 2. Match contributed during current Federal fiscal year | \$ 0 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | \$ 7,645,366 |
| 4. Match liability for current Federal fiscal year | \$ 362,801 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | \$ 7,282,565 |

Fiscal Year Summary - HOME Match Report

EMERGENCY SOLUTIONS GRANT (ESG)

FY 2017-18 Emergency Solutions Grant Program Narrative

BACKGROUND

The City of Dallas is the eligible grantee of Emergency Solutions Grant (ESG) formula grant funds. During this program year, grant funds were administered by the City of Dallas Office of Homeless Solutions (OHS) Department. These funds are designed to be the first step in a continuum of assistance to prevent homelessness and enable homeless individuals and families to move toward independent living. The City of Dallas has been receiving ESG funds since 1987. Under ESG requirements, funding for street outreach and emergency shelters is capped at 60% of the grant award. For FY2017, this cap is \$1,870,524, but only \$1,656,879 (or 53%) of the City's allocation was awarded for these services. Eligible activities funded under the grant included the following:

1. Emergency Shelter Services (Sheltered Homeless)

Essential Services - Provides case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment, transportation, and services for special populations.

Shelter Operations - Includes the cost of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance (property and liability related to facility), utilities, food prepared on site, shelter furnishings, and supplies essential for shelter operations.

2. Street Outreach (Unsheltered Homeless)

Provides essential services necessary to reach out to unsheltered homeless people; connects them with emergency shelter, housing, or critical mainstream services; and provides urgent, non-facility-based care to unsheltered homeless unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

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

Provides housing relocation and stabilization services (HRSS) and short- and medium-term rental assistance to prevent an individual or family from moving into an emergency shelter or another place that has characteristics associated with instability and an increased risk of homelessness. Individuals and families must meet three conditions: 1) have an annual income below 30% of median family income for the area, as determined by HUD; 2) insufficient resources or support networks immediately available to prevent them from becoming homeless; and 3) meet one of the six risk factors. HRSS is limited to financial assistance for housing related costs (rental application fees, security/utility deposits, utility payment, last month's rent, moving costs) and cost of services (housing search/placement, housing stability case management, mediation, legal services, credit repair). Rental assistance is limited to short-term rental (3 months) or medium-term rental assistance (4-24 months), and rental arrears (one-time payment up to 6 months in arrears).

4. Rapid Re-Housing (Truly Homeless)

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

5. Homeless Management Information Systems (HMIS)

The information system designated by the Continuum of Care (CoC) to comply with HUD's data collection, management, and reporting standards. It is used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Grantees and sub-grantees of ESG funds are required to participate in HMIS.

6. Administration

Activities include costs of overall program management, coordination, monitoring, and evaluation. The administrative cap is 7.5% of the grant award.

BUDGET ALLOCATION

The HEARTH Act codified into law and enhanced the CoC planning process, the coordinated response for addressing the needs of homelessness established administratively by HUD in 1995. The City of Dallas consulted with Metro Dallas Homeless Alliance (Lead Agency for the Dallas/Irving and Dallas/Collin Counties CoC) on the FY2017-18 ESG budget; with CoC membership support, the approved budget for the ES17 Grant (E 17-MC-48-0009) is as follows:

| Activity | FY2017-18 Approved Budget |
|---------------------------------|------------------------------|
| Emergency Shelter | \$ 1,587,807 |
| Street Outreach | \$ 69,072 |
| Homelessness Prevention | \$ 120,000 |
| Rapid Re-Housing | \$ 2,065,784 |
| Homeless Management Info System | \$ 69,000 |
| Administrative Costs | \$ 155,877 |
| TOTAL | \$3,117,540 |

CONTINUUM OF CARE

One of the CoC responsibilities is to develop policies and procedures for ESG program sub-recipients. During the ESG consultation process, each municipality presents its budget to the CoC membership for consideration. The priorities identified and supported by the CoC membership for the FY 2017-18 are as follows:

- Emergency Shelter
- Street Outreach
- Rapid Re-Housing
- Homelessness Prevention
- Homeless Management Information System (HMIS)

MATCHING FUNDS REQUIREMENT

The City of Dallas, as well as its sub-recipients, matched ESG funds dollar-for-dollar. Match funds in the amount of \$1,256,268, consisting of local funds, private funds, and other resources (including value or fair rental value of facilities used to provide services for homeless persons).

Matching funds documentation was submitted monthly by sub-recipients to ensure match requirements were met. Matching funds were considered allowable only after HUD executed the grant agreement and after the effective date of sub-recipient contracts. The City of Dallas meets or exceeds its matching requirements annually.

PERFORMANCE MEASURES

| | Action Plan Goal | Actual | Variance |
|-------------------------|------------------|--------|----------|
| Emergency Shelter | 7,273 | 8,272 | 114% |
| Street Outreach | 125 | 562 | 450% |
| Homelessness Prevention | 210 | 309 | 147% |
| Rapid Re-housing | 448 | 64 | 14% |

Emergency Shelter and Street Outreach projects exceeded the annual goals, as they were able to leverage other resources (with ESG) to serve additional persons. Homeless Prevention projects were able to serve additional persons due to an increase in funding. Rapid Re-housing projects have been in the process of ramping up participation and placing new persons in housing during this program year.

ESG funds were used to provide operational funds for emergency and transitional shelters, direct services to clients through essential services, homelessness prevention, and rapid re-housing for homeless individuals/households. Homeless Assistance staff at The Bridge provided essential services to assist 244 homeless individuals with benefit eligibility services. Operational funds received by emergency and transitional shelters were used to provide services to 8,272, individuals/families, and 17 individuals received legal assistance. In addition, 562 persons received street outreach services. Homeless prevention funds were used to assist 309 persons to remain in stable housing, and 64 persons received rapid re-housing services. A total of 9,207 unduplicated individuals were served during the term. All goals were exceeded, most significantly prevention and rapid re-housing services - there was a much greater need than anticipated. Additional services and operations were provided utilizing City general funds.

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

Shelter Utilization

| | |
|--------------------------------------|---------|
| Number of New Units - Rehabbed | 0 |
| Number of New Units - Conversion | 0 |
| Total Number of bed-nights available | 336,434 |
| Total Number of bed-nights provided | 340,550 |
| Capacity Utilization | 101.22% |

Shelter Capacity

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

The City of Dallas is the eligible grantee of Emergency Solutions Grant (ESG) funds. During this program year, grant funds were administered by the City of Dallas Office of Homeless Solution. These funds are designed to be the first step in a continuum of assistance to prevent homelessness and enable homeless individuals and families to move toward independent living. Funding recommendations include a minimum of 60 percent of funds be allocated to Rapid Re-housing after funds have been appropriated for outreach/shelter operations, HMIS, and administrative costs. In addition to making funding recommendations, the CoC also developed performance standards for ESG.

During the 2017-18 program year, the outcome measurements established by the CoC were employed. The data was captured for emergency shelter, homeless prevention, street outreach, and rapid re-housing efforts, as follows (based on households):

Emergency Shelter

Emergency shelter data was gathered for those exiting to temporary/transitional housing destinations, exiting to permanent housing destinations, and receiving case management.

- 428 Exited to temporary/transitional housing destinations
- 643 Exited to permanent housing destinations
- 6,707 Received case management

Street Outreach

Street outreach data was gathered for those receive case management only.

- 45 Exited to temporary/transitional housing destinations
- 9 Exited to permanent housing destinations
- 562 Received case management

Homeless Prevention

Homeless prevention data was gathered for those maintaining their permanent housing for three (3) months, exiting to permanent housing destinations, higher income accomplishment upon program exit, more non-cash benefits at program exit and the total number receiving case management.

- 303 Maintained their permanent housing for three (3) months
- 303 Exited to permanent housing destinations
- 0 Exited with higher income than at program entrance
- 0 Exited with more non-cash benefits than at program entrance
- 303 Received case management

Rapid Re-housing

Rapid re-housing data was gathered for those who maintained their permanent housing for three (3) months, exiting to permanent housing destinations, higher income accomplishment upon program exit, more non-cash benefits at program exit and the total number receiving case management.

- 12 Maintained their permanent housing for three (3) months
- 0 Exited to permanent housing destinations
- 0 Exited with higher income than at program entrance
- 0 Exited with more non-cash benefits than at program entrance
- 48 Received case management

Rapid Re-housing projects have been in the process of ramping up participation and placing new persons in housing during this program year and did not have any exits during this year.

CR-75 Expenditures

ESG Expenditures for Homelessness Prevention

| Dollar Amount of Expenditures in Program Year | | | |
|---|----------|-----------------|-----------------|
| | 2015 | 2016 | 2017 |
| Expenditures for Rental Assistance | 0 | \$40,508 | \$77,025 |
| Expenditures for Housing Relocation and Stabilization Services - Financial Assistance | 0 | 0 | 0 |
| Expenditures for Housing Relocation & Stabilization Services - Services | 0 | 0 | 0 |
| Expenditures for Homeless Prevention under Emergency Shelter Grants Program | 0 | 0 | 0 |
| Subtotal Homelessness Prevention | 0 | \$40,508 | \$77,025 |

ESG Expenditures for Homelessness Prevention

| Dollar Amount of Expenditures in Program Year | | | |
|---|----------|-----------------|-----------------|
| | 2015 | 2016 | 2017 |
| Expenditures for Rental Assistance | 0 | 0 | \$10,801 |
| Expenditures for Housing Relocation and Stabilization Services - Financial Assistance | 0 | \$0 | \$4,448 |
| Expenditures for Housing Relocation & Stabilization Services - Services | 0 | \$68,387 | \$0 |
| Expenditures for Homeless Assistance under Emergency Shelter Grants Program | 0 | 0 | 0 |
| Subtotal Rapid Re-Housing | 0 | \$68,387 | \$15,249 |

ESG Expenditures for Emergency Shelter

| Dollar Amount of Expenditures in Program Year | | | |
|---|------------|------------------|------------------|
| | 2015 | 2016 | 2017 |
| Essential Services | \$0 | \$37,213 | \$211,015 |
| Operations | \$0 | \$443,783 | \$194,920 |
| Renovation | 0 | 0 | 0 |
| Major Rehab | 0 | 0 | 0 |
| Conversion | 0 | 0 | 0 |
| Subtotal | \$0 | \$480,996 | \$405,935 |

Other Grant Expenditures

| Dollar Amount of Expenditures in Program Year | | | |
|---|------------|----------------|------------------|
| | 2015 | 2016 | 2017 |
| HMIS | 0 | \$2,662 | \$14,997 |
| Administration | 0 | \$565 | \$91,338 |
| Street Outreach | 0 | \$516 | \$58,090 |
| Total Other Grant Expenditures | \$0 | \$3,743 | \$164,425 |

Total ESG Grant Funds

| Total ESG Funds Expended | 2015 | 2016 | 2017 |
|--------------------------|------|-----------|-----------|
| \$1,256,268 | \$0 | \$593,634 | \$662,634 |

Total ESG Funds Expended

Match Source

| | 2015 | 2016 | 2017 |
|---------------------------|----------|------------------|------------------|
| Other Non-ESG HUD Funds | 0 | 0 | 0 |
| Other Federal Funds | 0 | 0 | 0 |
| State Government | 0 | 0 | 0 |
| Local Government | 0 | \$584,975 | \$120,169 |
| Private Funds | 0 | \$8,659 | \$211,187 |
| Other | 0 | 0 | \$331,278 |
| Fees | 0 | 0 | 0 |
| Program Income | 0 | 0 | 0 |
| Total Match Amount | 0 | \$593,634 | \$662,634 |

Other Funds Expended on Eligible ESG Activities**Total**

| Total Amount of Funds Expended on ESG Activities | 2015 | 2016 | 2017 |
|---|------|-------------|-------------|
| \$2,512,536 | \$0 | \$1,187,268 | \$1,325,268 |



HOUSING OPPORTUNITIES FOR PERSON WITH AIDS (HOPWA)

HOPWA Executive Summary

The City of Dallas is grantee of the HOPWA formula grant for the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA). The City's Office of Homeless Services administers the HOPWA grant and provides management and oversight of the program. The City's Office of Community Care also provides direct services under the program. The HOPWA program year runs from October 1 through September 30.

The Dallas EMSA includes the City of Dallas and seven counties: Collin, Dallas, Denton, Ellis, Kaufman, Hunt, and Rockwall counties. The Dallas EMSA is very diverse ranging from a large metropolitan city to suburban communities to rural farmland. As of December 31, 2017, there are reported to be 21,960 persons living with HIV/AIDS in the Dallas EMSA, with 18,073 of those reported in Dallas County and 3,887 reported in rural/suburban counties.

The Dallas HOPWA program provides the following services: (1) tenant based rental assistance (TBRA); (2) short-term rent, mortgage, and utility assistance (STRMU); (3) facility based housing assistance, including the lease of certain facilities, master leasing of units, and emergency vouchers, as well as rehabilitation/repair at one facility; (4) housing information services and resource identification; (5) permanent housing placement assistance; and (6) other supportive services, consisting of homeless outreach and medically managed day care.

During the 2017-18 program year, the Dallas HOPWA program provided housing assistance for a total of 939 households (925 unduplicated households), comprised of 925 persons living with HIV/AIDS in the Dallas EMSA, with 476 family members (total of 1,401 persons). Of these households, 275 received TBRA assistance and 386 received STRMU assistance, with 198 housed in facility-based permanent housing and 53 housed in facility-based short-term/transitional housing, and 27 receiving permanent housing placement assistance. Overall, about 96.7% of these households were able to achieve a level of housing stability either through remaining in permanent housing situations or being assisted on a temporary basis to maintain their home. In addition, 225 households received housing information services at the HIV Housing Resource Center, and 77 households received supportive services only, consisting of homeless outreach and medically managed child care.

During the 2017-18 program year, \$5,740,355 in HOPWA funding was expended, with \$2,629,663 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 45.8%. The City of Dallas has several community-based partners providing services to eligible persons under the HOPWA program. In addition to HOPWA, most of these partners receive funding for housing and other HIV/AIDS services from other grant sources, which are used in conjunction with HOPWA funding to provide clients with a broad range of supportive services in the continuum of care.

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

Health Services of North Texas, Inc. (formerly AIDS Services of North Texas, Inc.) provides STRMU and TBRA to eligible persons living primarily in Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall Counties. HSNT serves persons in Ellis County through referral from AIDS Arms, Inc.

City of Dallas, Office of Community Care, offers short-term rent, mortgage, and utility assistance at its Martin Luther King, Jr. Community Center and West Dallas Multipurpose Center to eligible persons residing primarily in Dallas County, as well as tenant-based rental assistance through its Fresh Start Housing program located at the Martin Luther King, Jr. Community Center.

Dallas County Health and Human Services provides tenant-based rental assistance and short-term rent, mortgage, and utility assistance to eligible persons living primarily in Dallas County.

Facility Based Housing Assistance

AIDS Services of Dallas operates four permanent housing communities for persons with HIV/AIDS and their families, one of which is specifically designed for formerly homeless persons. The agency has the capacity to serve 225 men, women, and children, with a total of 152 bedrooms, in 125 privately configured units.

Legacy Counseling Center, Inc. operates: (1) transitional housing at a special care facility, with 7 single-occupancy bedrooms, that provides hospice/respite care for individuals who are diagnosed as being in the final stages of the AIDS disease or who need respite care; (2) master leasing of approximately 30 one- and two-bedroom scattered site units for literally homeless persons living with HIV/AIDS; and (3) emergency vouchers for homeless persons moving into permanent housing within 30 days.

My Second Chance, Inc. operates transitional housing at an assisted living facility providing supportive housing for women with HIV/AIDS and substance abuse issues. The facility has the capacity to serve five persons in a four-bedroom property.

Other Services

City of Dallas, Office of Community Care, offers (i) permanent housing placement assistance through its West Dallas Multipurpose Center, as well as (ii) an HIV/AIDS homeless outreach coordinator who works to identify homeless persons with HIV/AIDS who may be eligible for HOPWA services and make them aware of services.

Legacy Counseling Center, Inc. operates Homebase for Housing, which consists of an HIV Housing Resource Center that HIV+ persons can access in person, via e-mail, or on-line, to receive housing information services to assist in locating affordable housing in the community. Homebase for Housing includes an on-line searchable database of housing resources, as well as educational workshops.

Open Arms, Inc. dba Bryan's House offers medically managed day care for children infected and affected by HIV/AIDS.

Metro Dallas Homeless Alliance provides homeless management information system (HMIS) data services for all HOPWA-funded projects.

APPENDIX E

Determining Income Limits





FY 2018 Income Limits Summary

(effective June 1, 2018)

| FY 2018 Income Limit Area | Median Family Income | FY 2018 Income Limit Category | Persons in Family | | | | | | | |
|-------------------------------------|-------------------------|-----------------------------------|-------------------|--------|--------|---------------|--------|--------|--------|--------|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Dallas, TX HUD Metro FMR Area | \$77,200 | Extremely Low (30%) Income | | | | | | | | |
| | | Limits (\$)* | 16,250 | 18,550 | 20,850 | 25,100 | 29,420 | 33,740 | 38,060 | 42,380 |
| | | <small>Explanation</small> | | | | | | | | |
| | | Very Low (50%) Income | | | | | | | | |
| | | Limits (\$) | 27,050 | 30,900 | 34,750 | 38,600 | 41,700 | 44,800 | 47,900 | 51,000 |
| | | <small>Explanation</small> | | | | | | | | |
| | | Low (80%) Income | | | | | | | | |
| | | Limits (\$) | 43,250 | 49,400 | 55,600 | 61,750 | 66,700 | 71,650 | 76,600 | 81,550 |
| | | <small>Explanation</small> | | | | | | | | |

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

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

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

Income Limit areas are based on FY 2018 Fair Market Rent (FMR) areas, please see our associated FY 2018 [Fair Market Rent documentation system](#).

<https://www.huduser.gov/portal/datasets/fmr/2018/2018summary.odn>

Community Development Commission | FY 2017-18 Annual Report

