

Community Development Commission



FY 2018-19 Community Development Commission

ANNUAL REPORT FY 2018-19



As Approved by the Community Development Commission on February 6, 2020

TABLE OF CONTENTS

COMMUNITY DEVELOPMENT COMMISSION	6
FY 2018-19 Community Development Commission	7
Mission Statements	7
Meet the FY 2019-20 Community Development Commission	8
CDC Highlights	9
FY 2018-19 GOALS AND OBJECTIVES	11
FY 2018-19 SUCCESS INDICATORS	13
CDC RECOMMENDATIONS	14
CDC ACCOMPLISHMENTS	15
ATTENDANCE RECORD	18
FY 2019-20 GOALS AND OBJECTIVES	19
FY 2019-20 CITIZEN PARTICIPATION	20
APPENDICES	23
APPENDIX A: FY 2018-19 Financial Compliance Review	25
APPENDIX B: FY 2018-19 HUD Consolidated Plan Budgets	27
APPENDIX C: FY 2018-19 CDBG Financial Status Report	34
APPENDIX D: FY 2018-19 Consolidated Annual Performance Evaluation Report (CAPER)	46
CDBG:	73
Fair Housing:	76
HOME	79
ESG	82
HOPWA	91
APPENDIX E	93



COMMUNITY DEVELOPMENT COMMISSION

Community Development Commission (CDC)

Mayor – Eric Johnson

Community Development Chair – Melanie Rubin

<i>District</i>	Council Members	Community Development Commission
Mayor	Eric Johnson	Melanie Rubin (Chair)
District 1	Chad West	Colbey Walker
District 2	Adam Medrano (Mayor Pro-Tem)	Michael Przekwas
District 3	Casey Thomas, II	Eleasia Lewis
District 4	Carolyn King Arnold	Vacant
District 5	Jamie Resendez	Elizabeth Caudill
District 6	Omar Narvaez	Linda Wilkerson
District 7	Adam Bazaldua	Zhen Barrientos
District 8	Tennell Atkins	Philicia Burrell
District 9	Paula Blackmon	Vacant
District 10	B. Adam McGough (Deputy Mayor Pro Tem)	Brian Hasenbauer
District 11	Lee Kleinman	Betsy Kleinman
District 12	Cara Mendelsohn	Archie Nettles
District 13	Jennifer Staubach Gates	Gay Donnell Willis
District 14	David Blewett	Ross Williams

FY 2018-19 Community Development Commission



Kristine Schwope,
District 12 (Chair)



Antonia Hubert,
At-Large (Vice-Chair)



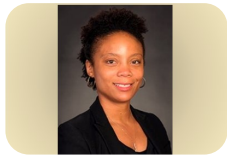
Joe Ramirez,
District 1



Michael Przekwas,
District 2



Eleasia Lewis,
District 3



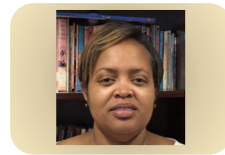
Candace Thompson,
District 4



Elizabeth Caudill,
District 5



Ronnie Mestas,
District 6



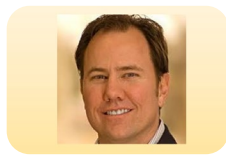
Sherri Mixon,
District 7



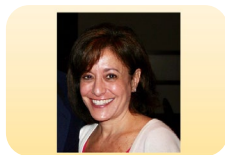
Philicia Burrell,
District 8



Ken Montgomery,
District 9



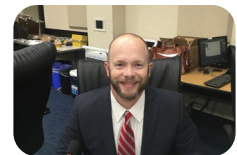
Brian Hasenbauer,
District 10



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.*

Commission Committees

Citizen Participation /
Policy & Procedures

Economic
Development, Housing
& HOME Programs

Financial Monitoring /
Performance Standards

Public Improvements

Public Services,
HOPWA & ESG

Ad Hoc Community
Tour

Meet the FY 2019-20 Community Development Commission



Melanie Rubin
At-Large (Chair)



Colbey Walker
District 1



Michael Przekwas
District 2



Eleasia Lewis
District 3



Elizabeth Caudill
District 5



Linda Wilkerson
District 6



Zhen Barrientos
District 7



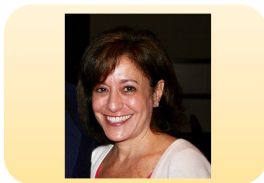
Philicia Burrell
District 8



Ken Montgomery
District 9



Brian Hasenbauer
District 10



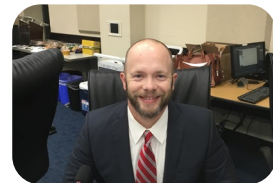
Betsy Kleinman
District 11



Archie Nettles
District 12



Gay Donnell Willis
District 13



Ross Williams
District 14

CDC Highlights

Community Tour

On October 27, 2018, the Community Development Commission (CDC) and Office of Budget – Grant Administration Division hosted the annual Community Development Tour. The tour enabled the Commission to visit U.S. Department of Housing and Urban Development (HUD) funded CDBG, HOME, ESG, and HOPWA projects.

The 2018 Community Tour focused on the Reinvestment Areas identified in the City's Market Value Analysis (MVA). The riding tour provided the Commission the opportunity to visit completed and projected project located in CDBG eligible areas such as the Red Bird, Vickery Meadows, Casa View, and the Lake Cliff area. The tour also included a special presentation of TxDOT's Southern Gateway Project and the Red Bird Mall Redevelopment project.



Community Development Week

The City of Dallas participated in the 2019 national observance of National Community Development Week, April 22 – 26, 2019. The week-long celebration showcased the beneficial impact 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 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.

National CD Week kicked-off on April 22nd with the release the HUD Consolidated Plan Grants video informing residents how the City has used these grants in the community.

On April 23rd, the “5 Years of Community Impact” booklet was released. This booklet highlights FY 2017-18 Consolidated Annual Performance Evaluation Report (CAPER) outputs and the beneficial community impact the HUD grants have had on the City of Dallas over the course of 5 years, from 2013 to 2018.

On April 24th, the City collaborated with local partners to create a “CDBG” success story booklet that highlighted how the CDBG funds, specifically CDBG and HOME Grants, have helped make a difference in the lives of people in Dallas, TX.

On April 25th, the City and Commission hosted the Capacity Building Workshop – Procurement Opportunities for nonprofit organizations in the Dallas area to assist them in doing business with the City of Dallas. The workshop agenda also introduced staff from The Center for Nonprofit Management as an additional community resource to these organizations.



FY 2018-19 GOALS AND OBJECTIVES

Goals

- ❖ To effectively engage 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); and 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, by helping residents gain a better understand of how the CDBG and HOME grants provide neighborhood-based activities, programs, and facilities in the City of Dallas
7. Continue to hold regular CDC monthly meetings and Neighborhood Public Meetings to encourage 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. Conduct annual oversight of HUD funded projects through scheduled site visits
11. Support fair and equal housing opportunities and public accommodations for all in Dallas

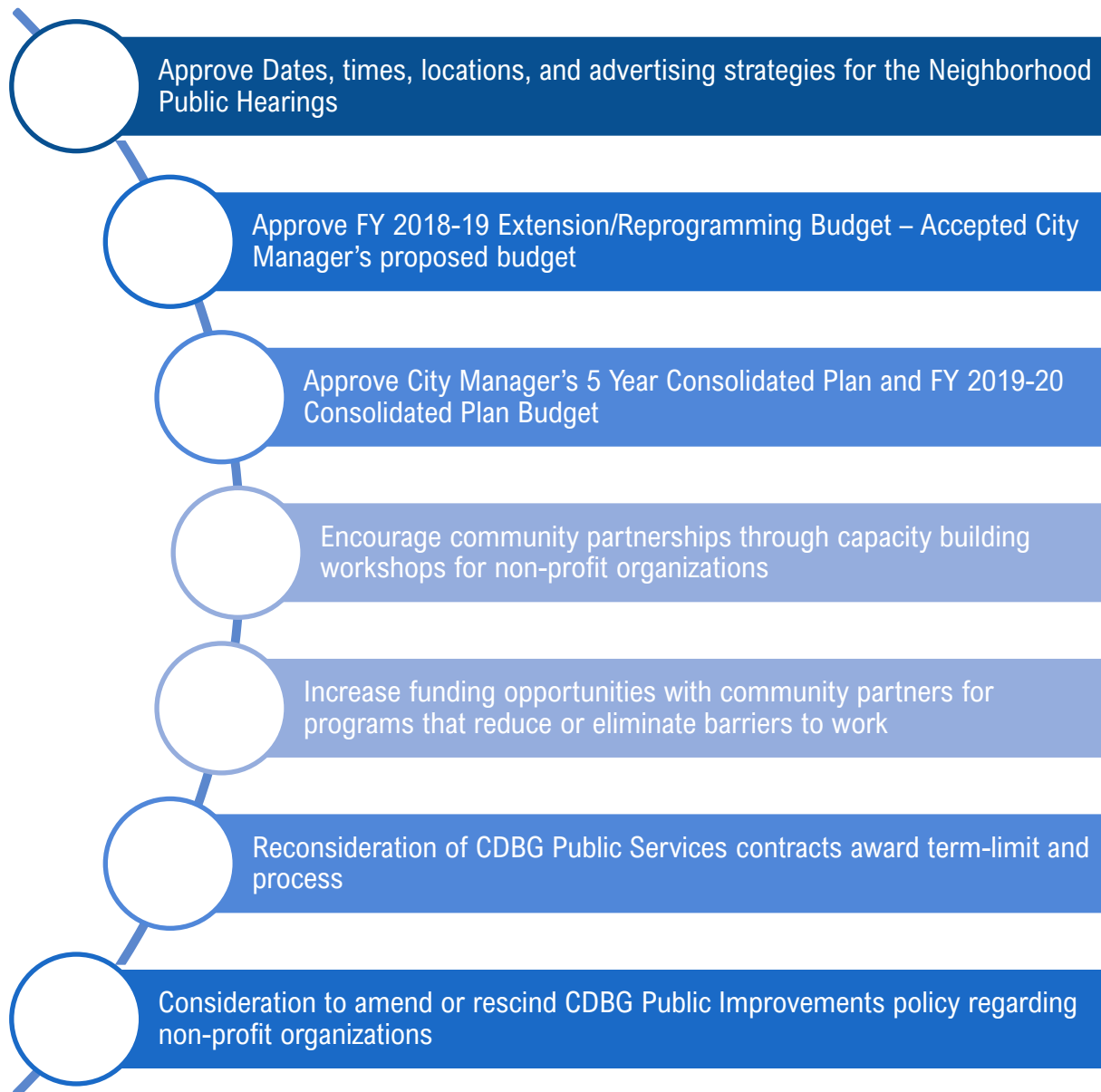
FY 2018-19 SUCCESS INDICATORS

The Community Development Commission (CDC) worked proactively to:

1. Review the Community Development FY 2018-19 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 meetings to discuss and consider potential changes or amendments to present to City Council for the budget development process
4. Solicit citizen participation at community meetings
5. Provide input with conducting Neighborhood Public Meetings and making budget recommendations on the FY 2018-19 CDBG Extensions/Reprogramming Budget, the 5-Year Consolidated Plan and FY 2019-20 Consolidated Plan Budget to the City Council
6. Facilitate City staff with the development of the 5-Year Consolidated Plan and FY 2019-20 Annual Action Plan; the first year of the 5-year Consolidated Plan for FY 2019-20 through 2023-24
7. Develop working relationships with City of Dallas citizens and service providers who participated in the budget development process
8. Establish partnerships with City departments and organizations that foster and provide capacity building opportunities for small non-profit organizations.
9. Coordinate 2019 Community Development (CD) Week activities to highlight the accomplishments of CDBG and HOME programs and the benefits the funds bring to the community
10. Review, discuss and initiate necessary amendments to the City of Dallas Citizen Participation Plan



CDC RECOMMENDATIONS



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 for the development of the 5-Year Consolidated Plan (FY 2019-20 through FY 2023-24) the budget development process for FY 2019-20 Consolidated Plan. During the budget development process thirteen (13) Neighborhood Public Hearings were conducted and satisfied the requirements set forth in the City's Citizen Participation Plan.

FY 2018-19 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	197
Committee Meetings	11	90
Special Meetings	2	N/A
Total:	23	287

FY 2018-19 Neighborhood Public Hearings

In January of 2019, The CDC and City staff hosted eleven (11) Neighborhood Public Hearings and two (2) community meetings. The neighborhood public hearings and community meetings provided opportunities for the public to participate in identifying community needs, goals, and objectives for the HUD Five-Year Consolidated Plan for FY 2019-20 through FY 2023-24, and potential uses of FY 2019-20 HUD funds.

The CDC encouraged enhanced citizen participation efforts by hosting a virtual townhall meeting. The virtual meeting provided 2,493 residents the opportunity to participate in an alternative method of providing input to the 5-Year Consolidated Plan and the FY 2019-20 Consolidated Plan budget development process.

Comment forms were available at all thirteen (13) locations the 5-Year Consolidated Plan and FY 2019-20 Consolidated Plan Budget was presented. Residents and Non-profit organizations provided a total of 272 comments at the public hearings regarding community needs to be considered in the development of the Five-Year Consolidated Plan (FY 2019-20 through FY 2023-24).

Through the Community Development Commissioners encouraged citizen participation at the Public Hearings by the distribution of electronic and paper flyers. City staff assistance included:

1. Review of 540 resident comments forms from Neighborhood Public Hearings during the 5-Year Consolidated and FY 2019-20 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 2019-20 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 #NPH2019 and #dallascommdev
4. Publications used to advertise Public Hearings:
 - Dallas Morning News
 - Al Dia
 - The Dallas Examiner
5. Public Hearing locations:
 - Dallas City Hall
 - Martin Luther King, Jr. Community Center
 - Jaycee Zaragoza Recreation Center

Five-Year Consolidated Plan NEIGHBORHOOD PUBLIC HEARINGS

Come provide your input on the use of federal funds for:

- ◆ Low Income Neighborhood Improvements
- ◆ Homebuyers Down Payment Assistance
- ◆ Youth & Senior Programming
- ◆ Homelessness Prevention & Rapid Re-Housing
- ◆ Housing & Support for Persons with HIV or AIDS and their Families
- ◆ Home Repair Assistance
- ◆ FY 2019-20 Consolidated Plan Budget

Public Hearing Dates

- Thursday, January 3, 2019
Dallas City Hall
1500 Marlin St., L1FN Auditorium
7:00 p.m. – 9:00 p.m.
- Monday, January 7, 2019
MLK Community Center
2522 Martin Luther King Blvd., 75215
10:00 a.m. – 12:00 p.m.
- Tuesday, January 8, 2019
Tommie Allen Rec. Center
7071 Bonnie View Rd., 75241
10:00 a.m. – 12:00 p.m.
- Tuesday, January 8, 2019
Jaycee Zaragoza Rec. Center
3114 Clymer St., 75212
6:00 p.m. – 8:00 p.m.
- Thursday, January 10, 2019
Willie B. Johnson Rec. Center
12225 Wilbush Dr., 75243
10:00 a.m. – 12:00 p.m.
- Thursday, January 10, 2019
Timberline Rec. Center
3810 Timberline Rd., 75287
6:00 p.m. – 8:00 p.m.
- Saturday, January 12, 2019
Lochwood Library
11221 Lochwood Blvd., 75218
10:00 a.m. – 12:00 p.m.
- Monday, January 14, 2019
Prairie Creek Library
9606 Lake Juno Rd., 75217
6:30 p.m. – 8:00 p.m.
- Tuesday, January 15, 2019
Audelia Road Library
10045 Audelia Rd., 75238
6:00 p.m. – 8:00 p.m.
- Wednesday, January 16, 2019
Beckley-Saner Recreation Center
114 W. Hobson Ave., 75224
6:00 p.m. – 8:00 p.m.
- Thursday, January 17, 2019
Virtual Meeting
www.dallascityhall.com
6:00 p.m. – 8:00 p.m.

The City of Dallas invites citizens and organizations to provide input into the development of the Consolidated Plan Budget for U.S. Department of Urban and Development HUD grant funds. The purpose of the public hearings are 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.

For more information:
Web: www.dallascityhall.com | Call: 214-676-5400 | Email: dallascommdev@dallascityhall.com

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) 676-4587 or TTY 1-800-735-5969, five days (48 hours) 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 notificar a la oficina de Presupuesto/División de la Administración de Subvenciones al (214) 676-4587 o TTY 1-800-735-5969, cuarenta y ocho (48) horas antes de la reunión programada.

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@dallascommdev
#2019NPH
#5YRConPlan

- Timberglen Recreation Center (HOPWA)
- Tommie Allen Recreation Center
- Willie B. Johnson Recreation Center
- Audelia Road Library
- Lochwood Library
- Prairie Creek Library
- Beckley Saner Recreation Center
- Virtual Townhall Meeting
- Continuum of Care General Assembly Meeting
- Ryan White Planning Council – HOPWA Report and Consultation Meeting

Plan consolidado de cinco años AUDIENCIAS PÚBLICAS BARRIALES

Venga y denos su opinión sobre el uso de fondos federales para:

- Mejoras en Barrios de Bajos Ingresos
- Asistencia con el pago inicial para compradores de viviendas
- Programas para jóvenes y adultos mayores
- Prevención de personas sin hogar y obtención rápida de un nuevo hogar
- Viviendas y apoyo para personas con VIH o SIDA y sus familias
- Asistencia para reparar viviendas
- Presupuesto para el Plan Consolidado para el Año Fiscal 2019-2020

La Ciudad de Dallas invita a los ciudadanos y las organizaciones a brindar su apoyo para el desarrollo del Presupuesto para el Plan Consolidado para las adyacencias del Departamento de Urbanidad y Desarrollo (HUD) de EE.UU. El propósito de las audiencias públicas barriales es solicitar el apoyo de los ciudadanos para el uso potencial de los fondos del HUD para individuos con ingresos bajos y moderados y para informar al público sobre el proceso del presupuesto.

Para obtener más información:
 Visitar: www.dallascityhall.com | Llamar: 214-670-5400 | Email: dallascommdev@dallascityhall.com

Las personas que necesitan dispositivos o servicios auxiliares para asistir o participar plenamente en cualquier audiencia del CDC deberán notificarlo a la Oficina de Presupuesto/División de administración de subvenciones llamando al (214) 670-4827 o TTY 1-800-78-2887 o correo electrónico: hopwa@cityofdallas.com antes de la audiencia programada.

Fechas de las audiencias públicas:

- Jueves 3 de enero de 2019
Dallas City Hall
1500 Marilla St., Auditorio L1FN
7:00 p.m. – 9:00 p.m.
- Lunes 7 de enero de 2019
Centro Comunitario MLK
2922 Martin Luther King Blvd., 75215
10:00 a.m. – 12:00 p.m.
- Martes 8 de enero de 2019
Centro Recreativo Tommie Allen
7071 Bonnie View Rd., 75241
10:00 a.m. – 12:00 p.m.
- Martes 8 de enero de 2019
Centro Recreativo Jaycee Zaragoza
3114 Clymer St., 75212
6:00 p.m. – 8:00 p.m.
- Jueves 10 de enero de 2019
Centro Recreativo Willie B. Johnson
12225 Wilkewell Dr., 75243
10:00 a.m. – 12:00 p.m.
- Jueves 10 de enero de 2019
Centro Recreativo Timberglen
3810 Timberglen Rd., 75287
6:00 p.m. – 8:00 p.m.
- Sábado 12 de enero de 2019
Biblioteca de Lochwood
11221 Lochwood Blvd., 75218
10:00 a.m. – 12:00 p.m.
- Lunes 14 de enero de 2019
Biblioteca de Prairie Creek
9606 Lake June Rd., 75217
6:30 p.m. – 8:00 p.m.
- Martes 15 de enero de 2019
Biblioteca de Audelia Road
10045 Audelia Rd., 75238
6:00 p.m. – 8:00 p.m.
- Miércoles 16 de enero de 2019
Centro Recreativo Beckley Saner
114 W. Hobson Ave., 75224
6:00 p.m. – 8:00 p.m.
- Jueves 17 de enero de 2019
Reunión virtual
www.dallascityhall.com
6:00 p.m. – 8:00 p.m.

City of Dallas

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#dallascommdev
#dallascommdev
#2019NPH
#519ConPlan

Based on input from the public hearing meetings and comments from the residents during the 5-Year Consolidated Plan and FY 2019-20 Consolidated Plan Budget development process, the CDC approved the City's Manager's one (1) amendment to the CDBG Public Services category, and provided recommendations for CDBG Public Services contracts. The CDC approved the City Manager's proposed budget on April 4, 2019. The 5-Year Consolidated Plan and the FY 2019-20 Consolidated Plan Budget was adopted on June 12, 2019 for implementation on October 1, 2019.

ATTENDANCE RECORD

COMMUNITY DEVELOPMENT COMMISSION 2017-19 ATTENDANCE REPORT

COMMUNITY DEVELOPMENT COMMISSION													
MEETING DATES	9/6/2018	10/4/2018	11/1/2018	12/6/2018	1/3/2019	2/7/2019	3/7/2019	4/4/2019	5/2/2019	6/7/2019	7/4/2019	8/1/2019	9/4/2019
											Recess		
Joe Ramirez	V						A				Recess	A	R
Michael Przekwas		A									Recess		
Eleasia Lewis	A			A					A		Recess		
District 4			V	V	V	V	V	V	V	V	Recess	V	V
Elizabeth Caudill							A				Recess		
District 6					V	V	V	V	V	V	Recess	V	V
Sherri Mixon		A									Recess		A
Philicia Burrell									A		Recess	A	
Ken Montgomery										A	Recess		
Brian Hasenbauer										A	Recess		
Betsy Kleinman									A		Recess		
Kristine Schwope		A									Recess		
John Hazelton									A		Recess		
Ross Williams											Recess		
Antonia Hubert				A							Recess		A

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

RECEIVED
2019 SEP -6 PM 3:14
CITY SECRETARY
DALLAS, TEXAS

FY 2019-20 GOALS AND OBJECTIVES

Goal

To ensure citizen participation and Commission budget recommendation responsibilities to City Council are fulfilled.

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. Improve transparency on Community Development Division website
4. Continue advocacy for 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 solicit 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 engage citizen participation through the City's social media pages and virtual Neighborhood Public Hearings
9. Request City Council consideration to amend or rescind City Council policy related to the use of CDBG funds for public improvements for nonprofit agencies
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-member Community Development Commission (CDC) to assist Council and City staff in developing the Consolidated Plan and Annual Action Plan. The CDC works with City staff to develop and recommend project funding associated with each annual entitlement grant. When identifying and prioritizing projects for program funding, the CDC considers public input gathered from public hearings, 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 designates five sub-committees to evaluate, formalize, and make recommendations to the entire CDC on matters relating to the purpose and reason for the creation of the committee. The committees are Citizen Participation, Policy, and Procedures, Economic Development, Housing and HOME Programs, Financial Monitoring and Performance Standards, Public Improvements, and Public Service, HOPWA, and ESG. Each committee schedules and conducts additional meetings, as necessary, to discuss allocation of funds, by grant and project, prior to presenting its recommendations to the full CDC and then the City Council for approval.

The City conducted a robust and extensive community outreach process consisting of surveys, community meetings, and Neighborhood Public Hearings to reach as many stakeholders as possible. Stakeholders include City departments, local non-profit agencies, businesses, residents, and the public. Meetings are held to obtain both short-range and long-range perspectives on human and social services, comprehensive strategies for housing, affordable housing needs, fair housing disparities, homeless services, poverty, economic development, and public improvements and infrastructure. A survey was conducted in multiple languages and made available online and in hard copy. Hard copies of the survey were distributed at Neighborhood Public Hearings. This consultation process assisted with the determination of present and future needs, encouraged collaboration with other entities, and strengthened resident participation.

The City's Citizen Participation Plan requires that a minimum of six public hearings be held during the budget development process to address community needs and gather budget development recommendations for the allocation of funds and inform residents and stakeholders about funding allocations.

In collaboration with the Fair Housing and Human Rights Office, the CDC and City staff conducted a total of 13 Neighborhood Public Hearings from January 3 through January 17, 2019. Of these 13 meetings, one was conducted as an online Virtual Townhall and one was held in Collin County for the sole purpose of soliciting input from residents and service providers as it pertains to the HOPWA grant, as required by federal regulation.

Summary of Public Comments

As part of the overall consultation and outreach process, the City conducted a total of 13 Neighborhood Public Hearings from January 3 through January 17, 2019. Of these 13 meetings, one was conducted as an online Virtual Townhall and one was held in Collin County for the sole purpose of soliciting input from residents and service providers as it pertains to the HOPWA grant, as required by federal regulation. The meetings were held both in-person and streamed online, and through virtual telephone communications that aired on Spectrum Channel 95. This allowed the City to receive input from a diverse range of community-based stakeholders and partner agencies. The meetings focused on addressing affordable housing needs in Dallas, fair housing disparities, homelessness, drivers of poverty, leveraging economic development, and public improvements and infrastructure needs, and on potential uses of HUD Grant funds for low- and moderate-income individuals.

All Neighborhood Public Hearings were published and posted in the City of Dallas newspaper of general circulation – The Dallas Morning News. The advertised public notice provided the location, time, and written comment period information. Additional public notices were placed in several local minority and ethnic periodicals and newspapers, posted in public libraries, various recreation centers, the City Secretary's Office, on the City's webpage, the City's cable station, and publicized through City social media sites (Facebook, Twitter, and Instagram). Additionally, email notices were sent to homeowner and neighborhood associations.

Residents participating in the Neighborhood Public Hearings received an informational packet containing the following items: Consolidated Plan Budget Citizen Guide, the FY 2019-20 CDBG Activity Listing, a pamphlet titled Organizations Desiring to Work with the City of Dallas, a map of eligible census tracts and block groups, and a resident comment form. Resident comments were also solicited through social media networks, email communications employing City Council contact lists, and the City of Dallas website.

Comment Summary

- 211 comments reflected continued support for after school programming that provide a stable and affordable out-of-school time (OST) program for working parents, in connection with addressing the drivers of poverty
- 10 comments requested continued support of childcare programming utilized by working parents, addressing barriers to work
- 19 comments discussed the need to increase the number of affordable housing units by utilizing HUD grants
- Comments were also received regarding economic development, homelessness, administration, public services for health care, childcare and senior programming
- "Other" comments were also submitted regarding non-related HUD fund programming

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 lead agency responsible for the preparation of the FY 2019-20 to FY 2023-24 Consolidated Plan and FY 2019-20 Annual Action Plan. The Housing & Neighborhood Revitalization Department administers the HOME program, and the Office of Homeless Solutions administers ESG and HOPWA funds.

The Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address those needs over the next five years. The Plan coordinates the City's housing and economic development programs with other public, private, and non-profit community housing providers and non-housing service agencies. The resulting Consolidated Plan provides a unified vision for community development with the primary goals to:



Provide affordable housing, public services, and public facilities and Revitalize target neighborhoods



Preserve historic resources



Support homeless and special needs populations



Build and maintain existing infrastructure



Address drivers of poverty, with focus on reducing and eliminating barriers to work Expand economic



development opportunities



Eliminate blight

The City has also prepared an Annual Action Plan for FY 2019-20 that begins October 1, 2019. This plan identifies the funding for projects that address the city's most critical needs in affordable housing, economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households and the homeless population.

APPENDICES



APPENDIX A:

FY 2018-19 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, 2019, the City was in compliance with this requirement.

14.81m	FY 18-19 Annual Grant Allocation
<u>x 1.5</u>	
22.22m	HUD Goal for August 2, 2019
<u>20.56m</u>	Actual August 2, 2019 CDBG Balance
1.66m	Performance better than HUD requirement

APPENDIX B:

FY 2018-19 HUD Consolidated Plan Budgets

FY 2019-20 CONSOLIDATED PLAN BUDGET

Project Name	FY 2019-20 Adopted Budget
(Resolution #19-0886)	
<u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u>	
<u>CDBG - Public Services</u>	
1 PKR Out-of-School Time Program	\$ 750,000
2 Early Childhood and Out-of-School Time Services Program	650,000
Youth Programs Sub-Total	1,400,000
3 Community Court Program	713,126
Other Public Services Sub-Total	713,126
4 Overcoming Barriers to Work Program	153,868
	153,868
Total CDBG - Public Services	2,266,994
<u>CDBG - Housing Activities</u>	
5 Dallas Homebuyer Assistance Program	2,500,000
Homeownership Opportunities Sub-Total	2,500,000
6 Home Improvement and Preservation Program (HIPP)	4,464,258
7 Residential Development Acquisition Loan Program	500,000
Homeowner Repair Sub-Total	4,964,258
Total CDBG - Housing Activities	7,464,258
<u>CDBG - Economic Development</u>	
8 Business Loan Program (Program Income)	156,000
Total CDBG - Economic Development	156,000
<u>CDBG - Public Improvements</u>	
9 Public Facilities and Improvements	2,326,862
Total CDBG - Public Improvement	2,326,862

FY 2019-20 CONSOLIDATED PLAN BUDGET

Project Name	FY 2019-20 Adopted Budget
	(Resolution #19-0886)
<u>CDBG - Fair Housing and Planning & Program Oversight</u>	
10 Equity and Human Rights Office	561,605
11 Citizen Participation/CDC Support/HUD Oversight	840,805
12 Community Care Management Support	333,662
13 Housing Management Support	1,203,456
Total CDBG - Fair Housing and Planning & Program Oversight	2,939,528
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	15,153,642

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

14 CHDO Development Loan Program	815,000
15 CHDO Operating Assistance	150,000
16 HOME Program Administration	642,767
17 Dallas Homebuyer Assistance Program	767,129
18 Housing Development Loan For Sale and Rental Program	4,052,783
Homeownership Opportunities Sub-Total	6,427,679
TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	6,427,679

EMERGENCY SOLUTIONS GRANT (ESG)

19 Emergency Shelter	530,052
20 Street Outreach	126,362
Essential Services/Operations Sub-Total	656,414
21 Homelessness Prevention	120,261
Homeless Prevention Sub-Total	120,261
22 Rapid Re-Housing	366,000
Rapid Re-Housing Sub-Total	366,000
23 HMIS Data Collection	25,000
HMIS Data Collection Sub-Total	25,000
24 ESG Administration	89,000
Program Administration Sub-Total	89,000
TOTAL EMERGENCY SOLUTIONS GRANT	1,256,675

FY 2019-20 CONSOLIDATED PLAN BUDGET

		FY 2019-20 Adopted Budget
Project Name		
		(Resolution #19-0886)
<u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u>		
25	Emergency/Tenant Based Rental Assistance	4,002,203
26	Facility Based Housing	1,900,000
27	Housing Placement & Other Support Services	218,537
28	Housing Facilities Rehab/Repair/Acquisition	300,000
29	Housing Information/Resource Identification	150,000
Other Public Services Sub-Total		6,570,740
30	Program Administration/City of Dallas	186,000
31	Program Administration/Project Sponsors	301,952
Program Administration Sub-Total		487,952
TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS		7,058,692
GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET		\$29,896,688

FY 2019-20 CONSOLIDATED PLAN BUDGET

Grant	Amount	Percentage
<u>Community Development Block Grant (CDBG)</u>		
Entitlement	\$ 14,697,642	
Program Income (Prior Year Actual)	415,653	
	15,113,295	
Public Services	2,266,994	15.00%
Entitlement	\$ 14,697,642	
Program Administration	2,939,528	20.00%
<u>HOME Investment Partnerships Program (HOME)</u>		
Entitlement	\$ 5,427,679	
Program Income (FY 2019-20 City Projected)	1,000,000	
CHDO Operations	150,000	2.76%
CHDO Set-Aside	815,000	15.02%
Program Administration	642,767	10.00%
<u>Emergency Solutions Grant (ESG)</u>		
Entitlement	\$ 1,256,675	
Emergency Shelter Services	656,414	52.23%
Program Administration	89,000	7.08%
<u>Housing Opportunities for Persons with AIDS (HOPWA)</u>		
Entitlement	\$ 7,058,692	
Program Administration	186,000	2.64%

FY 2019-20 CONSOLIDATED PLAN BUDGET

SOURCE OF FUNDS	FY 2019-20 Adopted Budget (Resolution #19-0886)
Community Development Block Grant (CDBG)	\$ 14,697,642
Program Income - Housing Activities (estimated)	300,000
Program Income - Sub-recipient Retained (estimated)	156,000
Home Investment Partnerships Program (HOME)	5,427,679
Program Income (estimated)	1,000,000
Emergency Solutions Grant (ESG)	1,256,675
Housing Opportunities for Persons With AIDS (HOPWA)	<u>7,058,692</u>
GRAND TOTAL HUD GRANT FUNDS	\$ 29,896,688

APPENDIX C:

FY 2018-19 CDBG Financial Status Report

**Dallas Community Development Program
Financial Status Report
September 30, 2019**

	1	2	3	4	5	6	7	8
					(1-3-4=5)	(3/1=6)	(1-3=7)	(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
<u>Current Fiscal Year</u>								
Public Services	\$2,258,979	\$1,925,701	\$1,925,701	\$82,403	\$250,875	85.25%	\$333,278	14.75%
Housing	\$7,543,807	\$1,495,557	\$1,495,557	\$302	\$6,047,948	19.82%	\$6,048,250	80.18%
Public Improvements	\$14,126,153	\$7,026,943	\$7,026,943	\$2,156,044	\$4,943,166	49.74%	\$7,099,210	50.26%
Planning and Program Oversight	\$2,092,174	\$1,700,769	\$1,700,769	\$78,487	\$312,918	81.29%	\$391,405	18.71%
Fair Housing	\$743,830	\$671,835	\$671,835	\$17	\$71,978	90.32%	\$71,995	9.68%
Total All Projects	\$26,764,943	\$12,820,806	\$12,820,806	\$2,317,253	\$11,626,884	47.90%	\$13,944,137	52.10%
<u>Prior Fiscal Years</u>								
Public Services	\$2,310,965	\$103,397	\$2,287,460	\$4,998	\$18,507	98.98%	\$23,505	1.02%
Housing	\$12,367,566	\$692,535	\$11,839,520	\$136,488	\$391,557	95.73%	\$528,046	4.27%
Public Improvements	\$4,870,962	\$113,029	\$3,169,324	\$198,149	\$1,503,489	65.07%	\$1,701,639	34.93%
Planning and Program Oversight	\$2,562,162	\$114,629	\$2,552,286	\$0	\$9,876	99.61%	\$9,876	0.39%
Fair Housing	\$1,411,324	\$40,061	\$1,394,558	\$16,605	\$161	98.81%	\$16,766	1.19%
Other	\$167,847	\$0	\$0	\$0	\$167,847	0.00%	\$167,847	100.00%
Total All Projects	\$23,690,826	\$1,063,651	\$21,243,148	\$356,241	\$2,091,437	89.67%	\$2,447,678	10.33%
Total All Active CD Projects	\$50,455,769	\$13,884,456	\$34,063,954	\$2,673,494	\$13,718,321	67.51%	\$16,391,815	32.49%

Dallas Community Development Program
Financial Status Report
September 30, 2019

	1	2	3	4	5	6	7	8
					(1-3-4=5)	(3/1=6)	(1-3=7)	(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 2018-19	\$26,764,943	\$12,820,806	\$12,820,806	\$2,317,253	\$11,626,884	47.90%	\$13,944,137	52.10%
FY 2017-18	\$8,351,772	\$458,425	\$8,072,981	\$5,704	\$273,086	96.66%	\$278,790	3.34%
FY 2016-17	\$8,166,488	\$462,258	\$6,605,303	\$186,305	\$1,374,880	80.88%	\$1,561,185	19.12%
FY 2015-16 - Reprogrammed	\$1,928,586	\$0	\$1,928,586	\$0	\$0	100.00%	\$0	0.00%
FY 2015-16	\$3,065,991	\$103,743	\$3,065,967	\$24	\$0	100.00%	\$24	0.00%
FY 2014-15	\$32,844	\$0	\$29,282	\$0	\$3,562	89.15%	\$3,562	10.85%
FY 2013-14	\$757,318	\$14,907	\$313,835	\$150,728	\$292,755	41.44%	\$443,483	58.56%
FY 2012-13 - Reprogrammed	\$95,272	\$0	\$95,272	\$0	\$0	100.00%	\$0	0.00%
FY 2011-12 - Reprogrammed	\$792,556	\$24,317	\$637,330	\$13,480	\$141,746	80.41%	\$155,226	19.59%
FY 2010-11	\$500,000	\$0	\$494,592	\$0	\$5,408	98.92%	\$5,408	1.08%
Total All Active CD Projects	\$50,455,769	\$13,884,456	\$34,063,954	\$2,673,494	\$13,718,321	67.51%	\$16,391,815	32.49%

Dallas Community Development Program
Financial Status Report
September 30, 2019

	1	2	3	4	5	6	7	8
					(1-3-4=5)	(3/1=6)	(1-3=7)	(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	\$2,623,612	\$719,156	\$1,360,530	\$42,532	\$1,220,549	51.86%	\$1,263,081	48.14%
BMS	\$3,680,312	\$650,507	\$2,025,659	\$5,509	\$1,649,144	55.04%	\$1,654,653	44.96%
HOU	\$38,799,289	\$10,197,249	\$25,762,525	\$2,530,021	\$10,506,743	66.40%	\$13,036,764	33.60%
MGT	\$4,159,760	\$1,730,452	\$3,747,971	\$70,145	\$341,643	90.10%	\$411,788	9.90%
PKR	\$1,163,515	\$587,093	\$1,137,986	\$25,287	\$242	97.81%	\$25,529	2.19%
PNV	\$29,282	\$0	\$29,282	\$0	\$0	100.00%	\$0	0.00%
Total All Active CD Projects	\$50,455,769	\$13,884,456	\$34,063,954	\$2,673,494	\$13,718,321	67.51%	\$16,391,815	32.49%

**Dallas Community Development Program
Financial Status Report by Agency
September 30, 2019**

				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	\$97,325	\$97,325	\$33,941	\$1,122,593	7.76%	\$1,156,534	92.24%
2	CD17	211B	South Dallas/Fair Park Community Court	\$249,134	\$8,233	\$248,527	\$607	\$0	99.76%	\$607	0.24%
3	CD18	802C	South Dallas/Fair Park Community Court	\$248,673	\$232,399	\$232,399	\$4,271	\$12,004	93.46%	\$16,274	6.54%
4	CD17	212B	South Oak Cliff Community Court	\$225,473	(\$4,282)	\$220,817	\$1,897	\$2,760	97.93%	\$4,657	2.07%
5	CD18	803C	South Oak Cliff Community Court	\$234,978	\$166,149	\$166,149	\$0	\$68,829	70.71%	\$68,829	29.29%
6	CD17	213B	West Dallas Community Court	\$182,019	\$4,222	\$180,203	\$1,816	\$0	99.00%	\$1,816	1.00%
7	CD18	804C	West Dallas Community Court	\$229,475	\$215,111	\$215,111	\$0	\$14,364	93.74%	\$14,364	6.26%
Total City Attorney				\$2,623,612	\$719,156	\$1,360,530	\$42,532	\$1,220,549	51.86%	\$1,263,081	48.14%

**Dallas Community Development Program
Financial Status Report by Agency
September 30, 2019**

				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											
8	CD16	513A	Child Care Services Program	\$488,826	\$0	\$488,826	\$0	\$0	100.00%	\$0	0.00%
9	CD10	493C	Community Based Development Org - EDCO	\$500,000	\$0	\$494,592	\$0	\$5,408	98.92%	\$5,408	1.08%
10	CD11	763D	Community Based Development Org - EDCO	\$295,983	\$23,520	\$242,380	\$0	\$53,602	81.89%	\$53,602	18.11%
11	CD17	221B	Dallas Homebuyer Assistance Program	\$809,142	\$202,093	\$739,503	\$0	\$69,639	91.39%	\$69,639	8.61%
12	CD18	805C	Dallas Homebuyer Assistance Program	\$2,500,000	\$480,461	\$480,461	\$0	\$2,019,539	19.22%	\$2,019,539	80.78%
13	CD18	807C	Home Improvement and Preservation/MF Program (HIPP)	\$1,978,900	\$0	\$0	\$0	\$1,978,900	0.00%	\$1,978,900	100.00%
14	CD18	806C	Home Improvement and Preservation/SF Program (HIPP)	\$1,293,563	\$0	\$0	\$0	\$1,293,563	0.00%	\$1,293,563	100.00%
15	CD16	521A	Housing Assistance Support	\$1,670,393	\$0	\$1,670,393	\$0	\$0	100.00%	\$0	0.00%
16	CD17	201B	Housing Management Support	\$928,414	\$17,457	\$919,908	\$0	\$8,506	99.08%	\$8,506	0.92%
17	CD18	808C	Housing Management Support	\$1,022,031	\$949,053	\$949,053	\$72,978	\$0	92.86%	\$72,978	7.14%
18	CD15	680H	Housing Services Program - CWCDC	\$7,134	\$0	\$7,134	\$0	\$0	100.00%	\$0	0.00%
19	15RP	16R1	Major Systems Repair Program	\$871,939	\$0	\$871,939	\$0	\$0	100.00%	\$0	0.00%
20	15RP	529A	Major Systems Repair Program	\$1,056,647	\$0	\$1,056,647	\$0	\$0	100.00%	\$0	0.00%
21	CD15	16R2	Major Systems Repair Program	\$539,610	\$2,059	\$539,587	\$24	\$0	100.00%	\$24	0.00%
22	CD15	625H	Major Systems Repair Program	\$123,680	\$0	\$123,680	\$0	\$0	100.00%	\$0	0.00%
23	CD16	524A	Major Systems Repair Program	\$1,657,630	\$207,879	\$1,271,697	\$133,769	\$252,164	76.72%	\$385,933	23.28%
24	18R1	870C	Mingo/Beall St. Public Improvement	\$786,107	\$0	\$0	\$0	\$786,107	0.00%	\$786,107	100.00%
25	CD13	313F	Mingo/Beall Streets Public Improvement/NIP-SDFP	\$414,000	\$14,907	\$118,558	\$2,688	\$292,755	28.64%	\$295,443	71.36%
26	CD15	626H	Mortgage Assistance Program	\$1,165,856	\$65,172	\$1,165,856	\$0	\$0	100.00%	\$0	0.00%
27	CD16	525A	Mortgage Assistance Program	\$1,165,856	\$126,421	\$1,165,856	\$0	\$0	100.00%	\$0	0.00%
28	CD12	951E	NIP-South Dallas Ideal/Rochester Park Public Improv	\$95,272	\$0	\$95,272	\$0	\$0	100.00%	\$0	0.00%
29	CD15	692H	NIP-South Dallas Ideal/Rochester Park Public Improv	\$13,894	\$0	\$13,894	\$0	\$0	100.00%	\$0	0.00%
30	CD13	295F	NIP-South Dallas/Fair Park Public Improvements	\$343,318	\$0	\$195,278	\$148,040	\$0	56.88%	\$148,040	43.12%
31	10RP	804D	NIP-Spring Avenue Infrastructure	\$162,355	\$797	\$148,794	\$13,480	\$81	91.65%	\$13,561	8.35%
32	CD11	805D	NIP-Spring Avenue Infrastructure	\$334,216	\$0	\$246,156	\$0	\$88,060	73.65%	\$88,060	26.35%
33	CD16	528A	People Helping People - Home Repair Program	\$174,035	\$6,362	\$172,046	\$1,990	\$0	98.86%	\$1,990	1.14%
34	CD18	810C	Public Facilities and Improvement	\$2,156,044	\$0	\$0	\$2,156,044	\$0	0.00%	\$2,156,044	100.00%
35	CD17	349B	Public Improvement - Beckley Saner	\$6,243	\$0	\$6,243	\$0	\$0	100.00%	\$0	0.00%
36	CD17	346B	Public Improvement - Benning Avenue Sidewalk	\$109,891	\$0	\$109,891	\$0	\$0	100.00%	\$0	0.00%
37	CD17	326B	Public Improvement - Bitter Creek Park	\$62,332	\$0	\$62,332	\$0	\$0	100.00%	\$0	0.00%
38	CD17	350B	Public Improvement - Casa View Park	\$10,323	\$0	\$10,323	\$0	\$0	100.00%	\$0	0.00%

Dallas Community Development Program
Financial Status Report by Agency
September 30, 2019

				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											
39	CD17	347B	Public Improvement - Church Rd Sidewalk	\$69,344	\$0	\$69,344	\$0	\$0	100.00%	\$0	0.00%
40	CD17	224B	Public Improvement - Community Centers	\$721,387	\$0	\$721,387	\$0	\$0	100.00%	\$0	0.00%
41	CD17	332B	Public Improvement - Daniel Dale Park	\$6,243	\$0	\$6,243	\$0	\$0	100.00%	\$0	0.00%
42	CD17	345B	Public Improvement - Ella Ave Sidewalk	\$98,104	\$0	\$98,104	\$0	\$0	100.00%	\$0	0.00%
43	CD17	337B	Public Improvement - Exall Park	\$21,767	\$0	\$21,767	\$0	\$0	100.00%	\$0	0.00%
44	CD17	334B	Public Improvement - Garrett Park	\$51,985	\$0	\$51,985	\$0	\$0	100.00%	\$0	0.00%
45	CD17	329B	Public Improvement - Glendale Park	\$151,441	\$0	\$151,441	\$0	\$0	100.00%	\$0	0.00%
46	CD17	330B	Public Improvement - Janie C. Turner Recreation Center	\$5,759	\$0	\$5,759	\$0	\$0	100.00%	\$0	0.00%
47	CD17	336B	Public Improvement - Maria Luna Park	\$4,758	\$0	\$4,758	\$0	\$0	100.00%	\$0	0.00%
48	CD17	344B	Public Improvement - Matahorn Sidewalk	\$122,309	\$0	\$122,309	\$0	\$0	100.00%	\$0	0.00%
49	CD16	526A	Public Improvement - Melody Lane Sidewalk	\$347,622	\$0	\$347,622	\$0	\$0	100.00%	\$0	0.00%
50	CD17	328B	Public Improvement - MLK Recreation Center - (Sr Area)	\$151,162	\$0	\$151,162	\$0	\$0	100.00%	\$0	0.00%
51	CD17	341B	Public Improvement - Pleasant Oaks Park	\$25,282	\$0	\$25,282	\$0	\$0	100.00%	\$0	0.00%
52	CD17	335B	Public Improvement - Samuel Grand Park	\$40,000	\$0	\$40,000	\$0	\$0	100.00%	\$0	0.00%
53	CD17	340B	Public Improvement - Tipton Park	\$23,047	\$0	\$23,047	\$0	\$0	100.00%	\$0	0.00%
54	CD17	343B	Public Improvement - Village Fair Drive Sidewalk	\$90,416	\$0	\$90,416	\$0	\$0	100.00%	\$0	0.00%
55	CD17	331B	Public Improvement - Willie Mae Bulter Park	\$29,549	\$0	\$29,549	\$0	\$0	100.00%	\$0	0.00%
56	CD17	327B	Public Improvement - Arcadia Park	\$43,047	\$0	\$43,047	\$0	\$0	100.00%	\$0	0.00%
57	CD17	338B	Public Improvement - Hillview Park	\$8,702	\$0	\$8,702	\$0	\$0	100.00%	\$0	0.00%
58	CD17	333B	Public Improvement - Pemberton Hill Park	\$6,038	\$0	\$6,038	\$0	\$0	100.00%	\$0	0.00%
59	CD17	348B	Public Improvement - Timberleaf Park	\$18,017	\$0	\$18,017	\$0	\$0	100.00%	\$0	0.00%
60	CD15	628H	Reconstruction Program	\$1,215,815	\$36,513	\$1,215,815	\$0	\$0	100.00%	\$0	0.00%
61	18R1	B14A	Res Dev Acq Loan Program - 2400 Bryan St	\$2,047,473	\$2,047,473	\$2,047,473	\$0	\$0	100.00%	\$0	0.00%
62	18R1	B15A	Res Dev Acq Loan Program - 2400 Bryan St	\$198,072	\$198,072	\$198,072	\$0	\$0	100.00%	\$0	0.00%
63	18R1	B16A	Res Dev Acq Loan Program - 2400 Bryan St	\$2,346,964	\$2,346,964	\$2,346,964	\$0	\$0	100.00%	\$0	0.00%
64	18R1	B17A	Res Dev Acq Loan Program - 2400 Bryan St	\$2,434,434	\$2,434,434	\$2,434,434	\$0	\$0	100.00%	\$0	0.00%
65	18R1	B17B	Res Dev Acq Loan Program - Red Bird	\$1,271,576	\$0	\$0	\$0	\$1,271,576	0.00%	\$1,271,576	100.00%
66	18R1	B17C	Res Dev Acq Loan Program - Shiloh	\$1,620,154	\$0	\$0	\$0	\$1,620,154	0.00%	\$1,620,154	100.00%
67	CD17	223B	Support for Healthy Home Repair Program	\$1,113,844	\$22,516	\$1,102,394	\$706	\$10,744	98.97%	\$11,450	1.03%
68	CD18	809C	Support for Home Improvement and Preserv Program (HIPP)	\$1,771,344	\$1,015,096	\$1,015,096	\$302	\$755,946	57.31%	\$756,248	42.69%
Total Housing/Community Services				\$38,799,289	\$10,197,249	\$25,762,525	\$2,530,021	\$10,506,743	66.40%	\$13,036,764	33.60%

Dallas Community Development Program
Financial Status Report by Agency
September 30, 2019

				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
Management Services											
69	CD17	352B	Child Care Services - Open Arms	\$49,900	\$0	\$49,900	\$0	\$0	100.00%	\$0	0.00%
70	CD17	353B	Child Care Services - Open Arms	\$10,000	\$10,000	\$10,000	\$0	\$0	100.00%	\$0	0.00%
71	CD18	867C	Child Care Services - Open Arms	\$40,000	\$40,000	\$40,000	\$0	\$0	100.00%	\$0	0.00%
72	CD18	866C	Child Care Services - Spida, Inc Braswell Child Dev	\$20,000	\$20,000	\$20,000	\$0	\$0	100.00%	\$0	0.00%
73	CD17	354B	Child Care Services - Spida, Inc. Braswell Child Dev	\$30,000	\$21,419	\$21,419	\$0	\$8,581	71.40%	\$8,581	28.60%
74	CD17	355B	Child Care Services - Vogel Alcove	\$10,000	\$10,000	\$10,000	\$0	\$0	100.00%	\$0	0.00%
75	CD18	865C	Child Care Services - Vogel Alcove	\$40,000	\$40,000	\$40,000	\$0	\$0	100.00%	\$0	0.00%
76	CD18	812C	Child Care Services Program	\$400,000	\$362,154	\$362,154	\$1	\$37,845	90.54%	\$37,846	9.46%
77	CD18	814C	Community Care Management Support	\$270,518	\$173,568	\$173,568	\$0	\$96,950	64.16%	\$96,950	35.84%
78	CD16	502A	Fair Housing Enforcement	\$712,323	\$23,435	\$695,701	\$16,605	\$17	97.67%	\$16,622	2.33%
79	CD17	202B	Fair Housing Enforcement	\$699,001	\$16,626	\$698,857	\$0	\$144	99.98%	\$144	0.02%
80	CD18	811C	Fair Housing Enforcement	\$743,830	\$671,835	\$671,835	\$17	\$71,978	90.32%	\$71,995	9.68%
81	CD17	214B	OCC-Child Care Services Program	\$338,926	\$38,015	\$337,915	\$0	\$1,011	99.70%	\$1,011	0.30%
82	CD17	203B	OCC-Community Care Management Support	\$186,237	\$24,813	\$184,867	\$0	\$1,370	99.26%	\$1,370	0.74%
83	CD17	215B	OCC-Senior Services Program	\$145,965	\$0	\$139,909	\$0	\$6,056	95.85%	\$6,056	4.15%
84	CD17	325B	Senior Services - Older American Employment	\$17,206	\$3,946	\$17,206	\$0	\$0	100.00%	\$0	0.00%
85	CD18	868C	Senior Services - Ombudsman Program	\$116,868	\$116,868	\$116,868	\$0	\$0	100.00%	\$0	0.00%
86	CD18	813C	Senior Services Program	\$183,132	\$115,641	\$115,641	\$0	\$67,491	63.15%	\$67,491	36.85%
87	CD18	873C	Training for Self Sufficiency- CGDI	\$50,000	\$23,139	\$23,139	\$26,861	\$0	46.28%	\$26,861	53.72%
88	CD18	872C	Training for Self Sufficiency-City SQ	\$25,483	\$11,713	\$11,713	\$13,770	\$0	45.96%	\$13,770	54.04%
89	CD18	815C	Training for Self-Sufficiency	\$70,370	\$7,279	\$7,279	\$12,891	\$50,199	10.34%	\$63,091	89.66%
Total Management Services				\$4,159,760	\$1,730,452	\$3,747,971	\$70,145	\$341,643	90.10%	\$411,788	9.90%

Dallas Community Development Program
Financial Status Report by Agency
September 30, 2019

				1	2	3	4	5 (1-3-4=5)	6 (3/1=6)	7 (1-3=7)	8 (7/1=8)
				Multi-Year Appropriations	YTD Expenditures	ITD Expenditures	Obligated / Under Contract	Unobligated / Not Under Contract	Percent of Appropriations Expended	Unexpended Appropriations	Percent of Appropriations Unused
#	Fund	Org	Project								
Office of Budget											
90	CD17	204B	Citizen Participation/CDC Support/HUD Oversight	\$751,674	\$71,522	\$751,674	\$0	\$0	100.00%	\$0	0.00%
91	CD16	503A	Citizen Participation/CDC Support/HUD Oversight (P/PO)	\$695,837	\$836	\$695,837	\$0	\$0	100.00%	\$0	0.00%
92	CD18	816C	Citizens Participation/CDC Support/HUD Oversight	\$799,625	\$578,148	\$578,148	\$5,509	\$215,968	72.30%	\$221,477	27.70%
93	CD11	762D	FY 11-12 Funds Reprogrammed	\$2	\$0	\$0	\$0	\$2	0.00%	\$2	100.00%
94	CD14	492G	FY 14-15 Funds Reprogrammed	\$3,562	\$0	\$0	\$0	\$3,562	0.00%	\$3,562	100.00%
95	15RP	595A	FY 15-16 Funds Reprogrammed	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	0.00%
96	CD15	750H	FY 15-16 Funds Reprogrammed	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	0.00%
97	CD16	530A	FY 16-17 Funds Reprogrammed	\$106	\$0	\$0	\$0	\$106	0.01%	\$106	99.99%
98	CD17	200B	FY17-18 Funds Reprogrammed	\$164,176	\$0	\$0	\$0	\$164,176	0.00%	\$164,176	100.00%
99	CD18	801C	Public Facilities and Improvement	\$1,265,329	\$0	\$0	\$0	\$1,265,329	0.00%	\$1,265,329	100.00%
Total Office of Budget				\$3,680,312	\$650,507	\$2,025,659	\$5,509	\$1,649,144	55.04%	\$1,654,653	44.96%
Park & Recreation											
100	CD17	219B	After-School/Summer Outreach Program - Community Ctr	\$94,252	\$4,124	\$93,475	\$678	\$99	99.18%	\$777	0.82%
101	CD18	818C	After-School/Summer Outreach Program - Community Ctr	\$100,000	\$78,862	\$78,862	\$20,995	\$143	78.86%	\$21,138	21.14%
102	CD17	218B	After-School/Summer Outreach Program - School Sites	\$469,263	\$7,721	\$469,263	\$0	\$0	100.00%	\$0	0.00%
103	CD18	817C	After-School/Summer Outreach Program - School Sites	\$500,000	\$496,386	\$496,386	\$3,614	\$0	99.28%	\$3,614	0.72%
Total Park & Recreation				\$1,163,515	\$587,093	\$1,137,986	\$25,287	\$242	97.81%	\$25,529	2.19%
Planning & Urban Design											
104	CD14	496G	NIP-South Dallas Ideal/Rochester Park Public Improv	\$9,612	\$0	\$9,612	\$0	\$0	100.00%	\$0	0.00%
105	CD14	498G	NIP-South Dallas/Fair Park Public Improvements	\$19,670	\$0	\$19,670	\$0	\$0	100.00%	\$0	0.00%
Total Planning & Urban Design				\$29,282	\$0	\$29,282	\$0	\$0	100.00%	\$0	0.00%
Total All Active CD Projects				\$50,455,769	\$13,884,456	\$34,063,954	\$2,673,494	\$13,718,321	67.51%	\$16,391,815	32.49%



APPENDIX D:

FY 2018-19 Consolidated Annual Performance Evaluation Report (CAPER)

One Year Summary of Activities and Performance

CR-15 Resources and Investments 91.520(a)

Identify the resources made available

Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$19,609,033	\$13,884,456
HOME	public - federal	\$ 6,886,901	\$1,524,791
HOPWA	public - federal	\$ 6,645,116	\$6,065,182
ESG	public - federal	\$ 1,203,874	\$2,637,273

Narrative

CDBG: The City successfully undertook and administered several CDBG-funded projects in the program year of 2018-19. Activities funded included acquisition of real property, economic development, construction of housing, direct homeownership assistance, home rehabilitation, public facilities improvement, neighborhood facility improvement, public services, and administration costs. For FY 2018-19 the City expended \$13,884,456 in CDBG funds.

HOME: The City successfully undertook and administered several HOME funded projects in the program year of 2018-19. Activities funded included granting loans to developers to build affordable housing, the Dallas Home Buyers Assistance Program, and administration costs. For FY 2018-19 the City expended \$1,524,791 in HOME funds.

HOPWA: The City successfully undertook and administered several HOPWA projects in the program year 2018-19. Activities funded included operation of housing facilities for homeless persons with HIV/AIDS and their families, homeless prevention services, distribution of housing information, HIV supportive services, and rental assistance. For FY 2018-19 the City expended \$6,065,182 in HOPWA funds.

ESG: The City successfully undertook and administered several ESG projects in the program year of 2018-19. Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, data collection on homeless persons, and administration costs. For FY 2018-19 the City expended \$2,637,273 in ESG funds.

Narrative

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 percent or more of the families residing in the tract have annual incomes below 80 percent of the Dallas Area Median Family Income (AMFI). With some exceptions, concentrations of low-income to very low-income African American and Hispanic populations are in South Dallas and West Dallas, while many immigrant and refugee populations reside in various northern pockets. The housing stock in these areas need repairs and updated infrastructure. Many of these areas have limited grocery stores, transportation, and other retail options. Residents in these areas must travel farther to work and affordable shopping, placing an additional cost burden on these households.

For the last two program years, the City realigned and reorganized the Housing and Neighborhood Revitalization Department to better address market conditions which have historically led to disinvestment in some communities. Guided by the Market Value Analysis (MVA) approach, the City Council adopted the Comprehensive Housing Policy (the “Plan”) on May 9, 2018. The Plan 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 that lay out a new direction for ensuring safe, healthy, and sustainable neighborhoods for all Dallas residents. It shifts the City’s approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, while expanding the range of housing options and enhancing the quality of neighborhoods. Additionally, the Plan provides for tiered Reinvestment Strategy Areas to address three market 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 498,440 residents.

Eleven City park facilities were improved through the installation and replacement of playground equipment, light fixtures, and park furnishings to enhance safety and security. Parks improved:

• Bitter Creek Park	• Garrett Park
• Arcadia Park	• Samuel Grand Park
• Glendale Park	• Exall Park
• Willie Mae Butler Park	• Sleepy Hollow Park
• Daniieldale Park	• Pleasant Oaks Park
• Pemberton Hill Park	• Garrett Park

Three recreation and community centers were renovated to better leverage recreations and community center resources and enhance the delivery of center programing. Recreation centers renovated:

- Martin Luther King Recreation Center
- Janice C. Turner Recreation Center
- West Dallas Community Center

Sidewalk improvements consisting of installing five-foot-wide and four-inch-thick reinforced concrete, curbs and gutters, and barrier free ramps were made on six streets, including the following two neighborhood streets:

- Ella Avenue Sidewalk - Reconstruct sidewalk from 400 blk – 500 blk of Ella Avenue from Hodde to Alcorn (next to Burleson Elem)
- 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).

Leveraging

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

CDBG: During the program year, \$13,658,832 in CDBG funds were leveraged with traditionally available resources, including:

- City general funds
- General obligation bonds for affordable housing, public services, public improvements, and program monitoring
- Dallas Independent School District funds for enrichment programs for youth
- Grants awarded to the Community Courts from the Substance Abuse and Mental Health Services Administration and the Texas Veteran's Commission to assist the Courts' work in providing high-risk and high-need defendants with treatment services and assisting veterans with substance use disorders

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

HOME: During the program year, the City expended \$1,524,791 in HOME funds. All HOME funds expended are subject to match, except for funds used for HOME Program administration and planning and CHDO operating and capacity building. Additionally, all HOME Program expenditures paid with program income are not subject to match. Due to fiscal distress, the City continues to qualify for a 50 percent reduction of the required HOME match contribution; the City's match liability is 12.5 percent of total HOME funds drawn subject to match. The City completes its own analysis to determine its match liability under HOME program. 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 PR-33, the City would ensure the eligibility match met or exceeded the greater of the PR-33 and the City calculation. As a result, in FY 2018-19, the City's match liability was \$203,004.

HOPWA: During FY 2018-19, \$6,065,182 in HOPWA funding was expended, with \$3,005,394 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 49.6%. The City has several community-based partners providing services to eligible persons under the HOPWA program. In addition to HOPWA, most of these partners receive funding for housing and HIV/AIDS services from other grant sources, which are used in conjunction with HOPWA funding to provide clients with a broad range of supportive services in the continuum of care.

ESG: The City of Dallas leveraged ESG funds during the 2018-19 program year. The City, as well as its sub-recipients, are required to match ESG funds dollar-for-dollar. Matching funds in the amount of \$2,637,273 consisted of the following:

- Local funds
- Private funds
- Cash
- Value or fair rental value of any donated material or buildings
- Salary paid to staff to carry out programs and services provided by the sub-recipient
- Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community

Matching funds documentation was submitted monthly by sub-recipients to ensure match requirements were met. Matching funds were considered allowable only after HUD signed the grant agreement and the effective date of sub-recipient contracts.

Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$7,282,565
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$7,282,565
4. Match liability for current Federal fiscal year	\$203,004
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$7,079,561

Program Income

Program Income (program amounts for the reporting period)				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$1,272,876.31	\$472,068.95	\$42,776	\$121,477.82	\$1,580,691.44

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

Minority Business and Women Business Enterprises

Minority Business Enterprises and Women Business Enterprises (number and dollar value of contracts for HOME projects completed during the reporting period)					
TOTAL MINORITY BUSINESS ENTERPRISES					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts					
Number	0	0	0	1	0
Dollar Amount	0	0	0	\$500	0
Sub-contracts					
Number	0	0	0	0	0
Dollar Amount	0	0	0	0	0

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

To improve the utilization of minority and women owned business, the City Manager established 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. 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.

The Office of Business Diversity intends to achieve its mission by:

- 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
- 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

OBD created a Diversey University (DU), a 12-month mission driven program that provides technical assistance and business development training for certified minority- and women-owned 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, the OBD seeks to promote economic opportunities, eliminate barriers to participation and resources, and increase access to information and opportunities for certified minority- and women-owned businesses throughout the county.

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.

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

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

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

Relocation and Real Property Acquisition

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

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

CR-20 Affordable Housing 91.520(b)

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

Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	235	333
Number of non-homeless households to be provided affordable housing units	264	153
Number of special-needs households to be provided affordable housing units	680	462
Total	1,179	948

Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	915	807
Number of households supported through the production of new units	96	14
Number of households supported through rehab of existing units	87	106
Number of households supported through acquisition of existing units	81	21
Total	1,179	948

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

Affordable housing was provided to 948 households. This includes:

- 333 homeless households that were provided with affordable housing units through the Rapid Rehousing assistance program utilizing Emergency Solutions Grant (ESG) funds
- A total of 153 non-homeless households were provided affordable housing units: 21 through the Dallas Home Buyer Assistance Program (DHAP), 106 through rehabilitation and reconstruction programs, 12 through Tenant Based Rental Assistance, and 14 units were constructed through the Development Loan/CHDO Development Loan programs
- A total of 462 special-needs households were provided affordable housing units: 266 through the Housing Opportunities for Persons with AIDS (HOPWA) funded tenant-based rental assistance (TBRA), and 196 through HOPWA funded permanent facility-based housing

Overall, the City reached 80.4 percent of its goal to provide affordable housing to 1,179 households. In general, demand for housing for special-needs and non-homeless households was greater than anticipated. Housing for homeless was at approximately 19.93 percent of the 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.

Other services were provided to 948 households, including:

- 807 households were supported through the provision of rental assistance: 12 through tenant-based rental assistance (TBRA), 462 households were served through HOPWA funded programs, and 333 units through the ESG funded Rapid Re-housing program
- 14 households were able to purchase a newly constructed home through the production of new housing units through the CHDO Development Loan Program
- 106 households were supported through rehab of existing housing units
- 21 households received assistance through the Dallas Home Buyer Assistance Program (DHAP)

Overall, the City was 19.6 percent below the goal of serving 1,179 households.

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 FY 2013-19 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 five-year goals are needed. The City evaluates 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.

Number of Households Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	103
Low-income	4	11
Moderate-income	18	60
Total	22	174

Narrative

During the 2018-19 program year, CDBG and HOME funds addressed the five priorities identified in the Five-Year Consolidated Plan: 1) Affordable Housing, 2) Homelessness, 3) Public Services, 4) Public Improvements and 5) Economic Development. In cooperation with the Dallas Housing Authority (DHA) and other community partners, the City addressed affordable housing by utilizing both CDBG and HOME funds. Fund utilization provided services to 22 households, which ranged from extremely low- to moderate-income households.

CDBG: Affordable housing activities supported by FY 2018-19 CDBG funds included acquisition of real property, rehabilitation and reconstruction of existing housing units, and home ownership assistance to eligible homebuyers. Information gathered throughout all the programs offered indicates CDBG funds were used to provide affordable housing assistance to a total of 22 households, which includes:

- No extremely low-income households (less than or equal to 30 percent Area Median Family Income - AMFI)
- Four low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- 18 moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

HOME: Activities supported by FY 2018-19 HOME funds included rental assistance, tenant- based rental assistance, first time homebuyer assistance, and assistance to existing homebuyers. HOME funds assisted a total of 174 households, including:

- 103 extremely low-income households (less than or equal to 30 percent AMFI)
- 11 low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- 60 moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

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

with landlords and developers to accept HCVs and/or develop affordable rental units with project-based vouchers for all or a portion of the units.

Additionally, during the program year two initiatives were developed that will help the City in addressing worst-case housing needs and housing needs of persons with disabilities. These initiatives are the Regional Assessment of Fair Housing in partnership with the University of Texas at Arlington, and the adoption of the City's Comprehensive Housing Policy.

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

- 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.

The Regional Assessment of Fair Housing and the MVA 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, and transportation. They also provide an analysis of the real estate market to support impactful data-based community investment. Through data analysis from each initiative, in combination with public and stakeholder meetings, households with worst-case housing needs and households with disabilities can be more easily identified and supported with existing community and federal resources and programs. These initiatives provide the City with data to make strategic, data driven decisions that impact all residents, most particularly those most vulnerable, while building on sustainability in stronger, more stable segments of the city.

The City of Dallas was able to provide construction financing to several CHDOs, who produced 14 single family properties for sale to low- and moderate-income households during FY 2018-19. These homes were built in primarily residential areas and at least 51 percent of the residents who benefited were low- and moderate-income persons. The majority of the for-sale homes are sold to households with low- to moderate-incomes. During FY 2018-19, the City of Dallas worked with the three Developers who were awarded funding as part of the 2018 NOFA for multifamily development. These developments are set to produce over 560 affordable housing units, which are set to begin construction during FY 2019-20 and occupancy is slated for FY 2021-22.

The city provided 21 homebuyers with down payment and closing cost assistance with an average of \$24,300 per unit. The program was changed to allow the City to thoroughly underwrite the homebuyers based on need and to justify the need.

One unit was completed that was carried over from FY 2017-18 and eight homeowners were approved for home repairs and the construction is currently underway. These units will be completed and reported in FY 2019-20. In

late FY 2018-19, the Housing and Neighborhood Revitalization Department made changes to the Home Improvement and Preservation Program (HIPP), to include the breakout of three program subsets:

- Minor Home Repair Program (MHR): assists homeowners with minor property repairs up to \$10,000
- Major Rehabilitation Program (MRP): provides up to \$40,000 to assist homeowners with major systems repairs
- Reconstruction Program (Recon): assists homeowners who need substantial improvements to their primary residence, which requires the demolition and reconstruction of their homestead

The goal of these program subsets is to provide homeowners with a range of options for meeting their repair needs. These changes to the program also required the Housing and Neighborhood Revitalization Department to amend the program participation requirements to allow greater flexibility for applicants. The department amended the Comprehensive Housing Policy and City Council adopted these changes in June 2019, however, the new program changes did not launch until the beginning of FY 2019-20.

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 4,903 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.

DHA Goal Progress

DHA made strides toward fulfilling their FY 2018-19 adopted goals including, but not limited to:

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

- DHA's public-private partnership with Stonegate Development Corporation created the Simpson Place Assisted Living facility in East Dallas across the street from Baylor Hospital that included 139 beds for assisted living and 52 beds for skilled nursing residents. This is an example of a public-private partnership that has resulted in a successful redevelopment project. As part of this partnership, Stonegate Senior Living is focused on supporting elderly and disabled individuals who are reliant on government assistance.
- Leveraging project-based Housing Choice Vouchers in high opportunity areas is another strategy DHA deployed. DHA secured two agreements to enter into Housing Assistance Payment Contracts for properties that are new construction, utilizing Project-Based Vouchers. One agreement is with Flora Lofts in Downtown Dallas for 16 units.

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 participated in the Dallas Opportunity Fair at Kay Bailey Hutchison Convention Center, a national program initiated by Starbucks, where nearly 2,000 youth interviewed with 30 companies for employment opportunities. Coalition companies made approximately 700 on-the-spot job offers with more than 60 percent of interviews resulting in a job offer. As part of this national initiative, Starbucks has committed to hiring 100,000 Opportunity Youth by 2020.
- DHA's Homeownership Program also experienced improved success last year in helping families graduate from the Housing Choice Voucher rental housing program to owning their own homes. There are 103 active homeowners through the program with 30 new homeowners last year.
- The Family Self-Sufficiency Program, which helps DHA clients with their plans to become self-sufficient, had 874 active participants last year. The program currently has 14 recent graduates that
 - DHA had its 14th year of successful partnership with the University of Houston College of Optometry, that operates the Cedar Springs Eye Clinic. The clinic focuses on vision care for clients and provides services including eye exams and prescriptions for glasses.

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

- One of the key challenges DHA has faced is efficient deployment of resources to conduct inspections, which is a key step in the approval process for clients seeking Housing Choice Voucher rental housing assistance. This year the inspections team re-engineered their inspection scheduling and deployment processes and were able to reduce inspection wait times from two weeks to within 48 hours.
- DHA is also beginning to utilize artificial intelligence software to help schedule and route inspections more efficiently and to communicate more effectively with clients and landlords on the status of their inspections in real time.
- To improve efficiencies for clients and business partners, DHA launched applicant, client, and landlord portals, which enables DHA to manage processes and documentation online more efficiently. Applicants can now apply for programs and existing clients can manage the information in their accounts. Additionally, participating private sector landlords can conduct business transactions with DHA online.
- DHA has developed a unique collaboration with the City of Dallas Police Department (DPD), Fire Department, and Code Compliance Department to improve the quality of life and safety for residents who live at DHA properties. DPD crime data, shared weekly, helps DHA property management staff follow up with residents who may be crime victims, thus enabling DHA to connect the resident with services they may require.
- DHA also invested in digital surveillance cameras with license plate readers at additional properties and is testing the use of facial recognition software.

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

- DHA is an active member of the North Texas Region wide assessment of Fair Housing. The collaboration examines the intersection of poverty, segregation, transportation and housing within Dallas and North Texas. The research focuses on racial and ethnic segregation, the concentration of poverty, and housing problems for families with children, seniors, persons with disabilities, and persons with limited English proficiency, as well as other protected classes, to identify fair housing issues and barriers to access opportunity.
- The study identified several challenges including source of income discrimination, growing affordability pressure, and limited access to transportation for lower income families.
- DHA is committed to double its landlord network from 5,000 to 10,000 by 2020, providing more opportunities for Housing Choice Voucher families to find safe, decent affordable housing.
- A significant part of this effort will be educating landlords on source of income discrimination.

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:

- The first project DHA is redeveloping is the former Brooks Manor site located in Oak Cliff in District 1. Brooks Manor is a 6.694-acre tract of land that is zoned for retirement housing. The site formerly assisted 225 households with public housing for seniors and persons with disabilities.
- DHA designed a five-year redevelopment plan to create more affordable housing opportunities across North Texas through public-private partnerships. It reviewed several proposals from prominent developers in the region and selected 12 firms to begin implementing the plan.

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

DHA introduced six new advisory board leaders for the Opportunity Rising Foundation. The advisory board now consists of ten diverse community leaders with expertise in academics, business, community relations, economic development, healthcare and non-profits. The mission of the advisory board is to help the foundation reach more students than ever before, while expanding youth's exposure to educational opportunities that can help to propel them towards self-sufficiency.

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

Education: DHA, through its partners, offers numerous education programs such as GED training, adult literacy, and 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. This year DHA upgraded all the Computer Centers, and replaced 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 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 and offered training including 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. DHA promoted and coordinated several job fairs throughout the year.

Support Services: To assist families in becoming economically and socially self-sufficient, DHA provided numerous support services to its families including case management, health fairs, homeownership training, and youth and adult leadership mentoring. Transportation services and childcare services were offered as funds became available. Additionally, 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 residents.

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 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. This is done through DHA's resident and employment coordinators who work closely with residents to provide employment, education, and training opportunities through DHA's partnership with potential employers and with for-profit and nonprofit entities in the community.

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

Comprehensive Housing Policy: In May 2018, the City Council adopted a Comprehensive Housing Policy 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 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. The City Council authorized 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. City 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, and proceeds from the sale of properties acquired by the City following non-tax lien foreclosures, among other sources.

Tax Increment Financing: The creation of a non-contiguous Tax Increment Finance District for areas not already located in an existing TIF District will leverage the increase in tax revenue collected from the private development revenue within the district on projects that propose to meet the unit production goals with affordability requirements.

Neighborhood Empowerment Zones: On June 27, 2018 the City Council approved designation of Neighborhood Empowerment Zones (NEZ) in designated Reinvestment Areas. City staff can implement the following programs and strategies to preserve affordability and deconcentrate RECAP:

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

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, City staff will seek City 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, reducing the need for parking and requiring 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 and 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 2018-19, the City allocated \$71,585 in Emergency Solutions Grant (ESG) funds 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 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 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 who are 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 to ensure 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 an estimated 1,400 people per day. It is designed to address the emergency shelter and transitional housing needs of homeless persons in Dallas. The Bridge is open 24 hours per day, seven days a week, and is the central entry-point within the Dallas Continuum of Care for homeless individuals seeking services. The creation of The Bridge has led to increased outreach effectiveness by streamlining and coordinating community-wide outreach and referrals. The Bridge continues to make efforts to end adult long-term homelessness by developing, coordinating, and/or delivering:

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

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

Continuum of Care Strategic Work Plan Efforts: In March 2019, MDHA outlined its D-ONE Strategic Plan to consolidate all strategic plans to end homelessness and make it rare, brief, and non-recurring. The D-ONE plan includes housing, support systems, data, training, and resources. For housing, MDHA's framework includes developing a "moving on" pilot to open more permanent supportive housing units, increasing rapid re-housing units, and building more income/mixed use housing. For support systems, MDHA also proposes to increase integration of behavioral health and medical health into housing, and to improve diversion and outreach efforts. In October 2019, MDHA published the D-ONE Strategic Plan, developed in consultation with a broad array of community stakeholders by synthesizing ideas and priorities from several other local strategic plans (as described earlier).

School-based Homeless Drop-in Centers: During the last program year, 16 drop-in centers operated at local high schools to assist homeless students within the Dallas ISD through its Homeless Education Program (HEP). The HEP Program provided aid at each Center to help address the individual needs of the students. Homeless students that attended had access to hygiene items, food, backpacks, school supplies, uniforms, and referrals for health, dental, mental health, housing, substance use services, and other appropriate services.

A significant development in addressing youth homelessness in the community came with the opening of the Fannie C. Harris Youth Center. On November 13, 2018, the first phase opened with a Drop-in Center offering support services (including meals, showers, laundry facilities, and clothing, as well as connections to education, housing support, employment resources, and access to health care) for teens and young adults ages 14 to 21. The second phase of the project, set to open in late 2019, is a residential services component for unsheltered Dallas Independent School District (Dallas ISD) high school students. It will include 26 emergency shelter beds and nine transitional living beds (to be operated and managed separately by Promise House). Both the Drop-In Center and Residential Services expect to operate 24 hours a day, seven days a week, by early 2020. The Fannie C. Harris Youth Center is a collaboration of After8toEducate, Dallas ISD, CitySquare, and Promise House.

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

- The City continued the senior medical transportation program that allows older adults to make and keep medical appointments without using their limited funds to cover the costs.
- The City offers information via the Martin Luther King, Jr. and West Dallas Multipurpose Center Community Centers (MLK and WDMC) on financial literacy while clients wait to be served by the Social Services Division, either in the form of videos or literature.
- The City offers 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.
- The City provides 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.
- The City hosts job fairs at the MLK Center and assists residents in their efforts to become job-ready by teaching them how to set up e-mail addresses and by providing resume writing assistance, interviewing techniques, financial literacy, dress for success, credit care, and other skills.

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 During the 2015-16 program year, the City launched the Dallas City Hall on the Go program. This new mobile office allows residents to conduct City business such as paying a water bill, taking care of an outstanding ticket or looking up a warrant and paying online immediately. It includes a walk-up window for residents 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, or live in communities that may be unaware of City services or requirements. City staff are also ready to help residents 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 residents 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 residents annually and has saved residents thousands of miles by driving into their communities instead of requiring residents to drive to Dallas City Hall. Dallas City Hall on the Go operates Wednesday through Sundays, and at 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 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 works with various organizations by forging new partnerships and identifying strategies to undertake. In FY 2018-19 the City:

- 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, the Metro Dallas Homeless Alliance (MDHA) hosted a monthly Alliance Homeless Forum for those experiencing homelessness, formerly homeless individuals, 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 residents and coordinates volunteer assistance for minor repairs to client's homes
- Collaborating efforts with agencies providing supportive services to those experiencing homelessness 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, formerly homeless individuals, and service providers a public forum to discuss issues those experiencing homelessness encounter. This is an ongoing opportunity to:

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

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: On 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 defendants with a mentally illness away from lengthy or 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 create 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), the Continuum of Care lead agency, and Bridge Steps, the operating entity for The Bridge homeless assistance center. The City's Office of Homeless Solutions 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 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. The coordinator 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.
- [Permanent Housing Placement:](#) The HOPWA program 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 FY 2018-19 program year, all Dallas HOPWA projects are participating in the local Continuum of Care's Homeless Management Information System (HMIS) administered by MDHA – to record client-level data and outcomes, taking into account confidentiality and privacy considerations. At this time, data sharing (with client consent) is solely within the HOPWA program. Beginning in November 2019, the local HMIS system is moving from the Pieces Technology Iris™ software to the Eccovia ClientTrack™ HMIS software.

HOPWA Coordination with Ryan White Services: The Dallas HOPWA program coordinates with Ryan White services on the service provider and administrative 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, and 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

Home Improvement and Preservation Program

City of Dallas Housing and Neighborhood Revitalization Department Reconstruction Program October 1, 2018 -September 30, 2019					
IDIS Activity#	Street	Address	Funding Source	Funding Amount	Units Completed
12359	2612	Stephenson Dr.	CD15/628H/3100	\$ 103,000.00	1
Total				\$ 103,000.00	1

City of Dallas Housing and Neighborhood Revitalization Department Multi-Family Projects October 1, 2018 - September 30, 2019								
IDIS #	Project	Program/Loan Amount	Funding Source	HOME or CDBG Funds Committed for FY 18-19	Amount Expended in FY 18-19	# Units Committed	Units Completed	Construction Type
13106	2400 Bryan Street	\$ 7,026,943.00	CDBG	\$ 7,026,943.00	\$ 7,026,943.00	111	0	Acquisition only
TOTALS				\$ 7,026,943.00	\$ 7,026,943.00	111	0	

Dallas Homebuyer Assistance Program

City of Dallas Housing and Neighborhood Revitalization Department Dallas Housing Assistance Program (DHAP) Report October 1, 2018 - September 30, 2019											
IDIS HOME Activity	Property Type	Ethnicity	AMI Income Range	Street Number	Street Name	Settlement Date	Sales Price	DHAP Amount	HOME Amount	CDBG Amount	Council District
12612	New	Hispanic	31%-50%	4418	Frank St.	12/14/2018	\$110,000.00	\$14,963.00	\$1,650.00	\$13,313.00	7
13028	New	African American	68%-80%	3705	Vilbig Street	11/13/2018	\$130,000.00	\$25,900.00	\$12,950.00	\$12,950.00	7
12612	New	African American	68%-80%	4415	Frank Street	12/20/2018	\$104,000.00	\$15,500.00	\$1,875.50	\$13,624.50	7
13029	New	Hispanic	51%-67%	4536	Congo Street	10/31/2018	\$102,816.00	\$39,750.00	\$1,799.28	\$37,950.72	2
13026	Existing	Hispanic	51%-67%	4265	Tioga	10/1/2018	\$150,000.00	\$40,000.00	\$1,500.00	\$38,500.00	8
13036	New	Hispanic	51%-67%	2830	Blackwolf Dr.	11/30/2018	\$172,297.00	\$58,384.00	\$2,700.00	\$55,684.00	8
12612	New	African American	51%-67%	4431	Frank	11/30/2018	\$110,000.00	\$55,000.00	\$1,093.00	\$53,907.00	7
13030	New	Hispanic	31%-50%	1933	Pueblo St.	11/16/2018	\$130,000.00	\$41,000.00	\$20,500.00	\$20,500.00	6
13035	New	Hispanic	51%-67%	3810	Lovingood	12/18/2018	\$182,000.00	\$85,300.00	\$4,622.50	\$80,677.50	8
13040	Existing	African American	68%-80%	8012	Greenspan Ave	1/24/2019	\$149,000.00	\$81,000.00	\$27,000.00	\$54,000.00	8
13039	Existing	African American	68%-80%	312	N. Patton Ave	1/15/2019	\$144,000.00	\$8,267.00	\$1,000.00	\$7,267.00	1
12607	New	Hispanic	51%-67%	201	La Estrella Plaza	2/15/2019	\$179,900.00	\$50,086.00	\$16,695.00	\$33,391.00	1
12067	New	Hispanic	68%-80%	213	La Estrella Plaza	2/15/2019	\$179,900.00	\$104,288.00	\$34,762.00	\$69,526.00	1
13043	Existing	African American	51%-67%	3638	Darby Drive	2/28/2019	\$183,000.00	\$89,725.00	\$19,000.00	\$70,725.00	7
12612	New	African American	31%-50%	4347	Frank St.	4/26/2019	\$110,000.00	\$56,000.00	\$18,667.00	\$37,333.00	7
12606	New	Hispanic	51%-67%	4902	Gurley Ave	4/19/2019	\$110,000.00	\$13,250.00	\$4,417.00	\$8,833.00	2
13096	Existing	African American	51%-67%	2320	Fatima Ave.	5/10/2019	\$125,000.00	\$61,500.00	\$20,500.00	\$41,000.00	8
12606	New	Hispanic	51%-67%	4922	Gurley Ave	4/30/2019	\$132,000.00	\$32,000.00	\$11,025.00	\$20,975.00	2
12606	New	Hispanic	51%-67%	4942	Gurley Ave	4/30/2019	\$140,000.00	\$31,000.00	\$10,334.00	\$20,666.00	2
12606	New	Hispanic	68%-80%	4936	Gurley Ave	6/14/2019	\$150,000.00	\$26,400.00	\$17,000.00	\$9,400.00	2
13131	Existing	Hispanic	51%-67%	8647	Darrington Drive	7/31/2019	\$225,200.00	\$93,232.00	\$31,077.00	\$62,155.00	3
TOTAL								\$1,022,545.00	\$260,167.28	\$762,377.72	

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)

In December of 2015, the City of Dallas completed the final version of the Analysis of Impediments (AI). Statistics and charts were updated to reflect the most recent data available through the American Community Survey. The final version of the AI was submitted to the HUD regional field office and is posted on the City's Fair Housing Website DallasFairHousing.com. The final list of impediments includes the following:

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

Below are actions taken during the 2018-19 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing.

- Distributed 197 government assisted housing/affordable housing referral packets
- Approved Fair Housing and Affirmative Fair House Marketing Plans applications for investors and property managers, and provided guidance to investors and property managers on marketing strategies to

affirmatively further fair housing and guidance for advertising and community contact usage requirements when receiving federal funds

- Reviewed 48 plans monthly to ensure all marketing results were in order and updated based on census tract requirements
- Held Home Buying Forum with Simmons Bank – Reinvest Dallas with classes on Credit, Choosing a Realtor, Fair Housing Protections and Budgeting
- Conducted Monthly Homebuyer Training to educate homebuyers on fair housing laws and their rights
- Conducted Fair Housing reviews of Low-income Housing Tax Credit Projects
- Conducted Fair Housing reviews of Mixed Income and Economic development projects seeking city support
- City Council passed ordinance which allows voluntary density incentives in exchange for affordable housing
- Established the Office of Equity to address issues of inequity within the City of Dallas
- City Council adopted Equity goals for the City of Dallas
- Appointed first Equity Officer for the City of Dallas
- Joined the Government Alliance on Race and Equity (GARE) and awarded a contract to GARE for \$183,000 to assist in implementing an equity framework for the City of Dallas
- Trained over 200 City executives on Advancing Racial Equity: The Role of Government
- Developed an Equity Budget Tool and trained City departments on equity in budgeting

A contract was awarded to the University of Texas at Arlington (UTA) for \$72,000 to develop an updated Analysis of Impediments to coincide with the new 5-year plan. UTA utilized information gathered for the development of the Regional Assessment of Fair Housing to develop the updated Analysis of Impediments. The updated 2019 Analysis of Impediments has been turned in to HUD and is available on the City of Dallas Fair Housing website: www.dallasfairhousing.com.

Additional Fair Housing Efforts

Enforcement – There were a total of 59 case closures related to fair housing and two cases closed based on source of income. Seventeen of the fair housing cases were conciliated totaling \$25,400 in settlements. Five cause cases were settled through pretrial settlements totaling \$159,500.

Education and Training – The City conducted 56 fair housing presentations and promotional events and trained 4,595 residents and housing providers on fair housing rights and responsibilities.

Promotion/Outreach – The City promoted the services of the Office of Fair Housing through three print ads: one African American publication, printed bi-weekly, one LGBT newspaper printed bi-weekly, and one Spanish newspaper printed monthly. Other efforts include: a co-branded Facebook advertisement campaign with 450,000 impressions at 150,000 per month in English and Spanish. Social Media also included a Predictive Display advertisement campaign with 1,200,000 total impressions including Banner creative development.

Affordable Housing Assistance – The Office Fair Housing:

- Evaluated and monitored 48 Affirmative Fair Housing Marketing Plans for City-assisted housing developments. This exceeded the goal of 38 by 26 percent and is four higher 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 5,234 resident requests for services. This far exceeds the goal of 1,200 by over 198 percent. This is largely due to increased outreach efforts.
- Distributed 197 government assisted housing/affordable housing referral packets.
- Maintained and updated semi-annually, for distribution to residents, 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

The City of Dallas served as lead entity for the 21-member Consortium to develop the Regional Assessment of Fair Housing (AFH). The Regional AFH was recognized for excellence by the Texas Housing Association. The actions taken by the City to develop the Regional AFH during FY 2018-19 are listed below:

- Completed the regional assessment of fair housing in October of 2018
- Briefed the Mayor and City Council in November of 2018 on major findings of the study which included growth of segregation and poverty within the City of Dallas
- Distributed completed AFH reports to other jurisdictions in the region
- Established a City working group to address the issues of Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)
- Presented the Regional AFH to the National meeting of the American Planning Association

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

FY 2018-19 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 2018-19 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 2018-19 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	21	\$767,129
Reconstruction/SHARE	Substantial Rehab	Home Repair Program	0	\$0
Single Family – New Construction	Home Buyers Assistance	Housing Development and CHDOs	14	\$885,000

*construction completed and occupied

FY 2018-19 HOME Match

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*). If the City's calculations for FY 2018-19 were more than the match calculated by the PR-33, then the City will 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 2018-19 of \$123,088. Housing units that would have qualified as HOME-eligible match were completed in previous program years.

As of September 30, 2018, the City had \$7,282,565 in eligible excess match credit which was deemed sufficient to meet match liability requirements for FY 2018-19. Based on review of current year's activities, no match credit will be claimed this year.

Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$7,282,565
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$7,282,565
4. Match liability for current Federal fiscal year	\$203,004
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$7,079,561

Dallas Homebuyer Assistance Program

City of Dallas Housing and Neighborhood Revitalization Department Dallas Housing Assistance Program (DHAP) Report October 1, 2018 - September 30, 2019											
IDIS HOME Activity	Property Type	Ethnicity	AMI Income Range	Street Number	Street Name	Settlement Date	Sales Price	DHAP Amount	HOME Amount	CDBG Amount	Council District
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13026	Existing	Hispanic	51%-67%	4265	Tioga	10/1/2018	\$150,000.00	\$40,000.00	\$1,500.00	\$38,500.00	8
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12067	New	Hispanic	68%-80%	213	La Estrella Plaza	2/15/2019	\$179,900.00	\$104,288.00	\$34,762.00	\$69,526.00	1
13043	Existing	African American	51%-67%	3638	Darby Drive	2/28/2019	\$183,000.00	\$89,725.00	\$19,000.00	\$70,725.00	7
12612	New	African American	31%-50%	4347	Frank St.	4/26/2019	\$110,000.00	\$56,000.00	\$18,667.00	\$37,333.00	7
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13096	Existing	African American	51%-67%	2320	Fatima Ave.	5/10/2019	\$125,000.00	\$61,500.00	\$20,500.00	\$41,000.00	8
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12606	New	Hispanic	51%-67%	4942	Gurley Ave	4/30/2019	\$140,000.00	\$31,000.00	\$10,334.00	\$20,666.00	2
12606	New	Hispanic	68%-80%	4936	Gurley Ave	6/14/2019	\$150,000.00	\$26,400.00	\$17,000.00	\$9,400.00	2
13131	Existing	Hispanic	51%-67%	8647	Darrington Drive	7/31/2019	\$225,200.00	\$93,232.00	\$31,077.00	\$62,155.00	3
							TOTAL	\$1,022,545.00	\$260,167.28	\$762,377.72	



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. These funds are designed to be the first step in a continuum of assistance to prevent homelessness and enable homeless individuals and families to move toward independent living. The City of Dallas has been receiving ESG funds since 1987. Under ESG requirements, funding for street outreach and emergency shelters is capped at 60 percent of the grant award. For FY 2018-19, this cap is \$722,324, but only \$642,439 (or 53.4 percent) 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 use 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 percent of median family income for the area, as determined by HUD; 2) insufficient resources or support networks immediately available to prevent them from becoming homeless; and 3) meet one of the 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 (three months) or medium-term rental assistance (4-24 months), and rental arrears (one-time payment up to six months in arrears).

4. Rapid Re-Housing (Literally Homeless)

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

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 percent 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 FY 2018-19 ESG budget; with CoC membership support, the approved budget for the ES18 Grant (E-18-MC-48-0009) is as follows:

Activity	FY2018-19 Approved Budget
Emergency Shelter	\$ 570,854
Street Outreach	\$ 71,585
Homelessness Prevention	\$ 80,261
Rapid Re-Housing	\$ 366,654
Homeless Management Info System	\$ 25,000
Administrative Costs	\$ 89,520
TOTAL	\$1,203,874

In FY 2018-19, the City of Dallas implemented a Substantial Amendment to its FY 2017-18 Grant (E-18-MC-48-0009), as shown in the chart below. This amendment was designed to re-allocate funds to provide needed services in categories where funding could be utilized efficiently and effectively.

Activity	FY 2017-18 Original Budget	Change	FY 2017-18 Revised Budget
Emergency Shelter	\$1,587,807	(\$18,370)	\$1,569,437
Street Outreach	\$69,072	\$232,015	\$301,087
Homelessness Prevention	\$170,000	\$101,880	\$271,880
Rapid Re-housing	\$1,065,784	(\$302,778)	\$763,006
Homeless Management Info System	\$69,000	(\$12,747)	\$56,253
Administrative Costs	\$155,877	\$0	\$155,877
TOTAL	\$3,117,540	\$0	\$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 2018-19 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 \$2,637,273, 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	12,650	9,446	74.7%
Street Outreach	125	203	162.4%
Homelessness Prevention	68	293	430.9%
Rapid Re-housing	235	333	141.7%

All projects exceeded the annual goals (except Emergency Shelter), as additional ESG funding was made available, and projects were able to leverage other resources, to serve additional persons. The Emergency Shelter project fell below target, not due to lack of demand, but rather due to homeless persons having longer stays at local shelters (because they are unable to transition out to housing quickly enough), resulting in an overall lower unduplicated number of persons served at the shelters.

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 177 homeless individuals with benefit eligibility services and Legal Aid of Northwest Texas provided legal services to assist 37 homeless persons. Operational funds received by emergency and transitional shelters were used to provide services to 9,446 individuals/families, while street outreach served 203 unsheltered persons. Homeless prevention funds were used to assist 293 persons to remain in stable housing, and 333 persons received rapid re-housing services. A total of 10,489 unduplicated individuals were served during the term. Additional services and operations were provided utilizing City general funds.

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

Shelter Utilization

Shelter Capacity

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	361,694
Total Number of bed-nights provided	358,971
Capacity Utilization	99.25%

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 2018-19 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. Of those who received emergency shelter:

- 1,268 exited to temporary/transitional housing destinations
- 1,271 exited to permanent housing destinations
- 8,873 received case management
-

Street Outreach

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

- 187 exited to temporary/transitional housing destinations
- 0 exited to permanent housing destinations
- 203 received case management

Homeless Prevention

Homeless prevention data was gathered for those maintaining their permanent housing for three 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. Of those who received homeless prevention services:

- 293 maintained their permanent housing for three months
- 193 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
- 293 received case management

Rapid Re-housing

Rapid Re-Housing data was gathered for those who maintained their permanent housing for three 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. Of those who received Rapid Re-Housing:

- 96 maintained their permanent housing for three months
- 74 exited to permanent housing destinations
- 13 exited with higher income than at program entrance
- 16 exited with more non-cash benefits than at program entrance
- 333 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

Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	\$0	\$151,610	\$80,261
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	\$151,610	\$80,261

ESG Expenditures for Rapid Re-Housing

ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	\$0	\$445,885	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$58,452	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$228,185	\$22,842
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Rapid Re-Housing	\$0	\$732,522	\$22,842

ESG Expenditures for Emergency Shelter

ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	\$0	\$279,786	\$150,287
Operations	\$0	\$590,996	\$180,869
Renovation	\$0	\$209,011	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$0	\$1,079,793	\$331,156

Other Grant Expenditures

Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
HMIS	\$0	\$21,971	\$8,798
Administration	\$0	\$64,539	\$30,812
Street Outreach	\$0	\$67,845	\$45,124
Total Other Grant Expenditures	\$0	\$154,355	\$84,734

Total ESG Grant Funds

Total ESG Funds Expended

Total ESG Funds Expended	2016	2017	2018
\$2,637,273	\$0	\$2,118,280	\$518,993

Match Source

Other Funds Expended on Eligible ESG Activities

	2016	2017	2018
Other Non-ESG HUD Funds	\$0	\$0	\$0
Other Federal Funds	\$0	\$0	\$0
State Government	\$0	\$0	\$0
Local Government	\$0	\$1,375,741	\$123,524
Private Funds	\$0	\$373,838	\$130,431
Other	\$0	\$368,701	\$265,038
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
Total Match Amount	\$0	\$2,118,280	\$518,993

Total

Total Amount of Funds Expended on ESG Activities

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
\$5,274,546	\$0	\$4,236,560	\$1,037,986

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 Budget provides administrative oversight of the HOPWA grant program. The City's Office of Homeless Solutions provides HOPWA services through contracts with project sponsors. The City's Office of Community Care provides direct HOPWA services through City of Dallas staff located at the City's two community centers. 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, 2018, there are reported to be 22,915 persons living with HIV/AIDS in the Dallas EMSA, with 18,694 of those reported in Dallas County and 4,231 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 2018-19 program year, the Dallas HOPWA program provided housing assistance for a total of 831 households (814 unduplicated households), comprised of 814 persons living with HIV/AIDS in the Dallas EMSA, with 405 family members (total of 1,219 persons). Of these households, 266 received TBRA assistance and 284 received STRMU assistance, with 196 housed in facility-based permanent housing and 55 housed in facility-based short-term/transitional housing, and 30 receiving permanent housing placement assistance. Overall, about 94.1% 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, 198 households received housing information services at the HIV Housing Resource Center, and 131 households received supportive services only, consisting of homeless outreach and medically managed child care.

During the 2018-19 program year, \$6,065,182 in HOPWA funding was expended, with \$3,005,394 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 49.6%. 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 32 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, operates transitional housing at an assisted living facility providing supportive housing for women with HIV/AIDS, often dealing with substance abuse issues. The facility has the capacity to serve five persons in a three-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, 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.

APPENDIX E

Determining Income Limits

FY 2019 Income Limits Summary

(effective June 28, 2019)

FY 2019 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	\$83,100	Extremely Low (30%) Income Limits (\$)*	17,500	20,000	22,500	25,750	30,170	34,590	39,010	43,430
		Very Low (50%) Income Limits (\$)	29,100	33,250	37,400	41,550	44,900	48,200	51,550	54,850
		Low (80%) Income Limits (\$)	46,550	53,200	59,850	66,500	71,850	77,150	82,500	87,800

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