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# Community Development Commission

## FY 2019-20 Annual Report



As Approved by the Community Development Commission on February 4, 2021

# TABLE OF CONTENTS

- Community Development Commission (CDC)** \_\_\_\_\_ 4
  - Purpose \_\_\_\_\_ 4
  - Mission Statement \_\_\_\_\_ 4
  - Committees \_\_\_\_\_ 4
  - Coordinating Department \_\_\_\_\_ 4
  - FY 2020 - 21 Community Development Commission (CDC) \_\_\_\_\_ 5
  - Meet the FY 2019-20 Community Development Commission (CDC) \_\_\_\_\_ 6
- CDC Highlights** \_\_\_\_\_ 7
- FY 2019-20 Goals and objectives** \_\_\_\_\_ 11
  - Goal \_\_\_\_\_ 11
  - Objectives \_\_\_\_\_ 11
- FY 2019-20 success indicators** \_\_\_\_\_ 12
- CDC Accomplishments** \_\_\_\_\_ 14
  - Citizen Participation \_\_\_\_\_ 14
  - FY 2019-20 CDC Meetings \_\_\_\_\_ 14
- Attendance record** \_\_\_\_\_ 17
- FY 2020-21 Goals and objectives** \_\_\_\_\_ 18
  - Goal \_\_\_\_\_ 18
  - Objectives \_\_\_\_\_ 18
- FY 2019-20 CITIZEN PARTICIPATION** \_\_\_\_\_ 19
  - Summary of Citizen Participation and Consultation Process \_\_\_\_\_ 19
  - Summary of Public Comments \_\_\_\_\_ 20
  - Comment Summary \_\_\_\_\_ 20
  - Summary of HUD Grant Administration \_\_\_\_\_ 21
- APPENDIX A** \_\_\_\_\_ 23
  - FY 2019-20 Financial Compliance Review \_\_\_\_\_ 23
- APPENDIX B** \_\_\_\_\_ 24
  - HUD Consolidated Plan Budget \_\_\_\_\_ 24

<b>APPENDIX C</b> _____	<b>29</b>
FY 2019-20 CDBG Financial Status Report (FSR) _____	29
<b>APPENDIX C</b> _____	<b>37</b>
FY 2019-20 Consolidated Annual Performance Evaluation Report (CAPER) _____	37
CR-15- Resources and Investments 91.520(a) _____	37
CR-20 - Affordable Housing 91.520(b) _____	43
CR-30 - Public Housing 91.220(h); 91.320(j) _____	48
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) _____	54
<b>APPENDIX D</b> _____	<b>65</b>
Community Development Block Grant (CDBG) Summary of Specific Annual Objectives and Outcomes _____	65
Home Investment Partnership Program (HOME) Summary of Specific Annual Objectives and Outcomes _____	70
Emergency Solutions Grant (ESG) Summary of Specific Annual Objectives and Outcomes _____	73
CR-70 - ESG 91.520(g) - Assistance Provided and Outcomes _____	78
CR-75 - Expenditures _____	80
Housing Opportunities for Persons with AIDS/HIV (HOPWA) Summary of Specific Annual Objectives and Outcomes _____	82
Facility Based Housing Assistance _____	83
Other Services _____	83
<b>APPENDIX E</b> _____	<b>84</b>
Determining Income Limits _____	84

# COMMUNITY DEVELOPMENT COMMISSION (CDC)

## Purpose

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

## Mission Statement

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

## Committees

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



## Coordinating Department

The Budget and Management Services, Grants Administration Division coordinates all Community Development Commission meetings and initiatives.

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

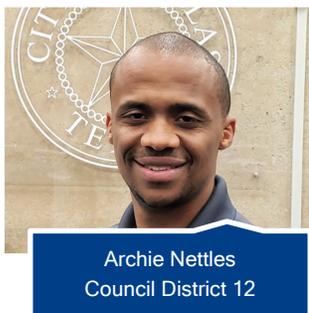
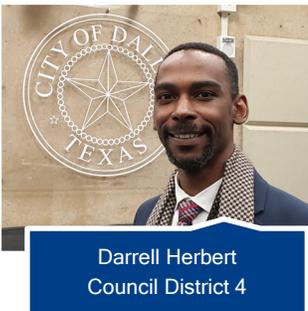
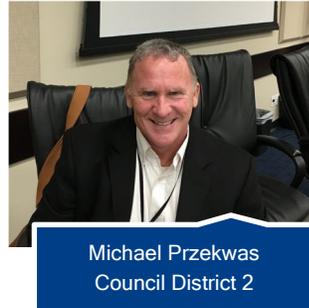
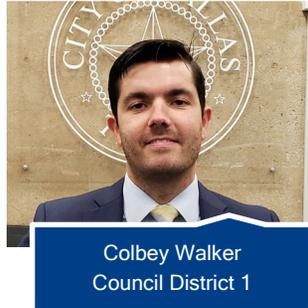
# FY 2020 - 21 Community Development Commission (CDC)

Mayor – Eric Johnson

Community Development Chair – Melanie Rubin

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

# Meet the FY 2019-20 Community Development Commission (CDC)



# CDC HIGHLIGHTS

## FY 2020-21 Neighborhood Public Meetings

The Community Development Commission and Budget and Management Services - Grant Administration Division hosted the annual Neighborhood Public Meetings for the FY 2020-21 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds. During January and February 2020, public meetings encouraged residents to provide comments and input regarding or on the potential uses of the HUD funds. Over 2,800 residents attended the community meetings.



## NEIGHBORHOOD PUBLIC MEETINGS

**FY 2020-21 CONSOLIDATED PLAN BUDGET**  
for U.S. Department of Housing and Urban Development (HUD) Grant Funds

**Come provide input on the use of federal funds for low and moderate-income individuals and budget development process for:**

- LOW INCOME NEIGHBORHOOD IMPROVEMENTS
- HOMEBUYERS ASSISTANCE
- HOME REPAIR ASSISTANCE
- YOUTH PROGRAMMING
- HOMELESS PREVENTION & RAPID RE-HOUSING
- HOUSING & SUPPORT FOR PERSONS W/ HIV OR AIDS AND THEIR FAMILIES



**Community Development Block Grant**



**Home Investment Partnerships Program**



**Housing Opportunities for Persons with AIDS**



**Emergency Solutions Grant**

**When & Where?**

Month	Day	Location	Time	Notes
January	6	MLK Rec. Ctr. / Senior Citizen Ctr. 2922 Martin Luther King Boulevard, 75215	10:00 a.m. - 12:00 p.m.	
January	6	Dallas City Hall 1500 Marilla Street, LFN Auditorium, 75201	7:00 p.m.	
January	7	Timbergen Rec. Ctr. 3810 Timbergen Road, 75287	10:00 a.m. - 12:00 p.m.	HOPWA Meeting
January	7	Forest Green Branch Library 9015 Forest Lane, 75243	6:00 p.m. - 8:00 p.m.	
January	9	Jaycee Zaragoza Rec. Ctr. 3114 Clyburn Street, 75212	6:00 p.m. - 8:00 p.m.	
January	13	Prairie Creek Library 7310 Collier-June Road, 75217	6:00 p.m. - 7:30 p.m.	
January	14	Hampton-Illinois Branch Library 2261 S. Hampton Road, 75224	6:00 p.m. - 8:00 p.m.	
January	16	Virtual Public Meeting	6:00 p.m. - 7:00 p.m.	Visit <a href="http://www.dallas.gov">www.dallas.gov</a> or call 214-670-4557

Scan QR Code for more information





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#DallasCounts2020



#2020NPM  
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EMAIL: [DALLASCOMMDEV@DALLASCITYHALL.COM](mailto:DALLASCOMMDEV@DALLASCITYHALL.COM)

# Community Tour

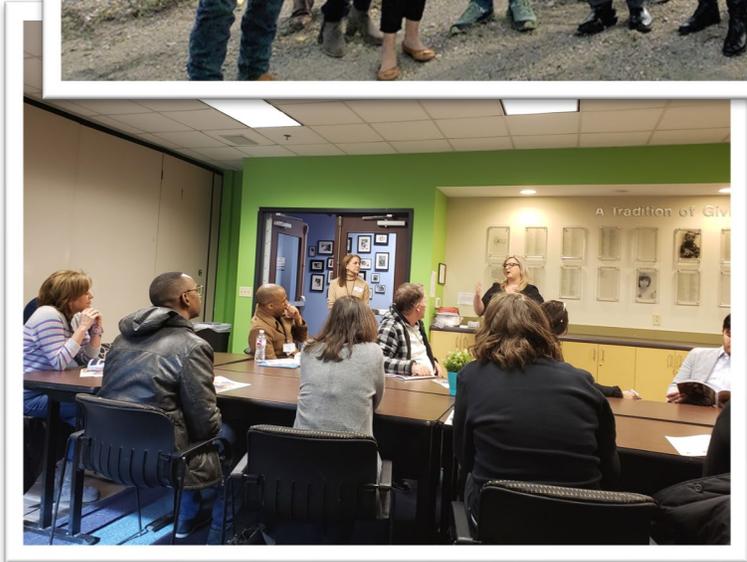
On February 22, 2020, the Community Development Commission and the Budget and Management Services – Grant Administration held their annual Community Development Tour. The CDC visited HUD funded Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) programs.

The 2020 tour included visits to childcare facilities, the Bridge Homeless Recovery Center (The Bridge), and homes funded through the Dallas Homebuyer Assistance Program (DHAP). The CDC was able to gain first-hand knowledge on how the City’s HUD funded programs and projects address the goals identified in the Consolidated Plan and benefit the Dallas community, while addressing the goals identified in the Consolidated Plan.

The Bridge campus tour shared a glimpse of what recovery from homelessness might look like for The Bridge guests. The tour also included presentations from partnering agencies located on the campus such as Metrocare Services, Parkland Health & Hospital, and the Texas Workforce Commission.

The 2020 tour emphasized the CDC’s objective to continue to think critically during the budget development process.





## Nonprofit Capacity Building

The Community Development Commission (CDC) continues to advocate on behalf of nonprofit organizations and support City efforts to provide capacity building opportunities, especially for small nonprofit organizations. In response to City Council’s and the Community Development Commission’s interest in strengthening the City’s partnerships, City departments collaborated by developing a public meeting information session and creating a Nonprofit Public Improvement overview flyer.



**Councilmember Lee Kleinman** (Dist. 11)  
and  
**Councilmember Cara Mendelsohn** (Dist. 12)

invite you to attend a

### Public Meeting for Non-Profit Organizations

City of Dallas staff will discuss how non-profit organizations can access City funds for social services

When and Where:  
**TUESDAY, FEBRUARY 11**  
**6:00 P.M. - 7:30 P.M.**  
Campbell Green Recreation Ctr.  
16600 Park Hill Dr.  
Dallas, TX 75248

Questions? Call 214-670-4557

On February 11, 2020, Councilmembers Lee Kleinman and Cara Mendelsohn held a public meeting for nonprofit organizations. The Office of Procurement Services, the Budget and Management Services – Grant Administration, the Office of Community Care, and the Office of Business Diversity discussed how nonprofit organizations can access City funds for social services and how the procurement process works.



City of Dallas  
**Nonprofit Public Improvement Program**

May 2020

The Nonprofit Public Improvement Program is provided by the City of Dallas through the U.S. Department of Housing and Urban Design (HUD) - Community Development Block Grant. The program provides grants for capital improvements at Dallas nonprofits.

**How to Apply**

Examples of capital improvements can include:

- ADA Compliance
- Facility Improvements
- HVAC Systems

- A Notice of Funding Available (NOFA) will be available in the summer and funds will be available for use in the fall
- Create a vendor profile, see available opportunities, and submit a proposal at <https://dallascityhall.boonfirehub.com/login>
- Contact Procurement Services for more information, call 214-670-3326 or send an email to [askprocurement@dallascityhall.com](mailto:askprocurement@dallascityhall.com)

**Qualifications include:**

- Be a 501(c)(3) organization
- Be located in the city of Dallas
- Serve residents of the city of Dallas
- Continue to serve low- and moderate-income persons or an eligible population for at least 5 years after receiving the grant (eligible populations include: abused children, elderly persons, battered spouses, homeless persons, Severely disabled adults, illiterate adults, persons with AIDS, migrant farm workers)
- Have been in operation for at least 6 years prior to applying
- Provide agency financial information for the most recent 5 years
- Provide a match of 25% of the cost of the total project through:
  - Cash sources such as banks, lenders, or other sources, or
  - Non-cash sources such as in-kind donations, pro-bono services, and volunteer hours (note: in-kind donations must be valued at current fair market value, recorded, verifiable, and necessary to complete the project—more information [here](#)).
- Comply with HUD regulations such as [Section 3](#), [Davis-Bacon](#), and [Environmental Reviews](#)

For more information call 214-670-4557 or visit the Office of Budget-Grant Administration website at <https://dallascityhall.com/departments/budget/communitydevelopment/Pages/default.aspx>

# FY 2019-20 GOALS AND OBJECTIVES

## Goal

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

## Objectives

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

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

- 1) Review the Community Development FY 2019-20 Financial Status Report (FSR) and identify unspent funds to make reprogramming recommendations to the City Manager and the City Council, as necessary.
- 2) Hold a CDC meeting monthly to discuss and review citizen comments and requests. As of April 2020, the CDC has conducted meetings by telephone or video conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus, as approved by Governor Abbott's office Open Meetings Act provision.
- 3) Hold CDC committee meetings prior to public meetings to discuss and consider potential changes or amendments to present to City Council for the budget development process.
- 4) Solicit citizen participation at community meetings.
- 5) Solicit input by conducting Neighborhood Public Meetings and make budget recommendations on the FY 2019-20 CDBG Extensions/Reprogramming Budget, FY 2020-21 Consolidated Plan Budget, and Coronavirus Aid, Relief and Economic Security Act (CARES Act) Funds to the City Council.
- 6) Work with City staff with the development of the FY 2020 - 21 Annual Action Plan; the second year of the 5-year Consolidated Plan for FY 2019-20 through 2023-24.
- 7) Recommend the City Council's approval to amend the City's Citizen Participation plan to reduce the public review and comment period for Consolidated Plan amendments from no less than 30 days to no less than 5 days and to allow for virtual public hearings, in accordance with established HUD guidelines.
- 8) Cultivate and advance working relationships with City of Dallas citizens and service providers who participate in the budget development process.
- 9) Coordinate 2020 National Community Development (CD) Week activities to recognize the importance of the CDBG Program and HOME Program and how these grants provide affordable housing, public services, infrastructure, and other valuable resources. (The coronavirus pandemic limited the implementation of planned community engagement efforts during the national emergency.)
- 10) Encouraging capacity building opportunities and funding opportunities for organizations by increase partnering opportunities with City departments.
- 11) Review, discuss, and provide the City Council with policy amendment recommendations to CR 10-2778, to reduce the match requirement of nonprofits from 50% to 25% and the allowance of in-kind contributions, donations, and/or volunteer services.
- 12) Promote the solicitation to the Request for Competitive Sealed Proposal (RFCSP) opportunity for funding assistance for nonprofit public facility improvement projects.



# CDC ACCOMPLISHMENTS

## Citizen Participation

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

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.

## FY 2019-20 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	14	71
Special Meetings	1	N/A
<b>Total:</b>	<b>26</b>	<b>268</b>

In January and February of 2020, The CDC and City staff hosted eight (8) Neighborhood Meetings and three (3) community meetings. The neighborhood public hearings and community meetings provided opportunities for the public to participate feedback on the potential uses of FY 2020-21 HUD funds.

The CDC encouraged enhanced citizen participation efforts by hosting a virtual townhall meeting. The virtual meeting provided an opportunity for 2,547 residents to participate in an alternative method of providing input to the FY 2020-21 Consolidated Plan budget development process. Comment forms were available at all ten (10) locations where the FY 2020-21 Consolidated Plan Budget was presented. Residents and non-profit organizations provided a total of 562 comments regarding community needs to be considered in the development of the FY 2020-21.

The Community Development Commissioners encouraged citizen participation for the Public Meetings by distributing electronic and paper flyers. City staff assistance included:

1. Review of 562 resident comments forms from Neighborhood Public Meetings during the FY 2020-21 Consolidated Plan budget development process.
2. Availability of comment forms at the public meetings and online through City of Dallas website.
3. Advertising for FY 2020-21 Neighborhood Public Meetings:
  - Posted flyers at all public meeting locations, Dallas Public Libraries, and 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
  - Published in the January 2020 Planning and Urban Design Department Neighborhood Resource Guide
  - Posted on social Media including postings on the City's Office of Budget - Community Development and PAO City Hall pages: Facebook, Twitter, Instagram using social media hashtags #NPM2020
  - Provided Comment Forms for input at all Neighborhood Public Hearings and posted online through City's website and social media pages
4. Publications used to advertised public meetings:
  - Dallas Morning News
  - Al Dia
  - The Dallas Examiner
  - Elite News

5. Public Meeting locations:

- Dallas City Hall
- Martin Luther King, Jr. Community Center
- Timberglen Recreation Center
- Forest Green Branch Library
- Prairie Creek Branch Library
- Hampton-Illinois Branch Library
- Jaycee Zaragoza Recreation Center
- Telephone Town Hall (TTHM)/ Virtual Meeting
- Council District 5 Crime Watch Meeting
- Continuum of Care General Assembly
- Ryan White Planning Council - HOPWA Report and Consultation Meeting

**NEIGHBORHOOD PUBLIC MEETINGS**  
**FY 2020-21 CONSOLIDATED PLAN BUDGET**  
 for U.S. Department of Housing and Urban Development (HUD) Grant Funds

Come provide input on the use of federal funds for low and moderate-income individuals and budget development process for:

- LOW INCOME NEIGHBORHOOD IMPROVEMENTS
- HOMEBUYERS ASSISTANCE
- HOME REPAIR ASSISTANCE
- YOUTH PROGRAMMING
- HOMELESS PREVENTION & RAPID RE-HOUSING
- HOUSING & SUPPORT FOR PERSONS W/ HIV OR AIDS AND THEIR FAMILIES

**When & Where?**

Date	Location	Time
January 6	MLK Rec. Ctr. / Senior Citizen Ctr.	10:00 a.m. - 12:00 p.m.
January 6	Dallas City Hall	7:00 p.m.
January 7	Timberglen Rec. Ctr.	10:00 a.m. - 12:00 p.m.
January 7	Forest Green Branch Library	6:00 p.m. - 8:00 p.m.
January 9	Jaycee Zaragoza Rec. Ctr.	6:00 p.m. - 8:00 p.m.
January 13	Prairie Creek Library	6:00 p.m. - 7:30 p.m.
January 14	Hampton-Illinois Branch Library	6:00 p.m. - 8:00 p.m.
January 16	Virtual Public Meeting	6:00 p.m. - 7:00 p.m.

Scan QR Code for more information

DallasCensus.com  
#DallasCounts2020

VISIT: WWW.DALLASCITYHALL.COM | CALL: 214-670-4557  
 EMAIL: DALLASCOMMDEV@DALLASCITYHALL.COM

In response to the coronavirus pandemic, the Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed on March 27, 2020. The CARES Act includes additional HUD funds to prevent the spread of COVID-19 and to facilitate immediate assistance to eligible communities and households economically impacted by COVID-19.

Based on input from the public hearing meetings and comments from the residents during the FY 2020-21 Consolidated Plan Budget development process, on April 2, 2020, the CDC recommended approval on the City’s Manager’s proposed FY 2020-21; the proposed CARES Act Relief Funds Budget No. 1 from HUD; the proposed FY 2019-20 Reprogramming Budget; and an amendment to the City’s Citizen Participation Plan and the FY 2020-21 Consolidated Plan Budget was adopted on June 24, 2020 for implementation on October 1, 2020.

# ATTENDANCE RECORD

## COMMUNITY DEVELOPMENT COMMISSION 2019-20 ATTENDANCE REPORT

COMMUNITY DEVELOPMENT COMMISSION												
				Special Call Mtg.								
MEETING DATES	10/3/2019	11/7/2019	12/5/2019	1/6/2020	2/6/2020	3/5/2020	4/2/2020	5/7/2020	6/4/2020	7/2/2020	8/6/2020	9/3/2020
Colbey Walker											Recess	
Michael Przekwas						A					Recess	
Maurice West					V	V	V	V	V		Recess	V
Darrell Herbert											Recess	
Matthew Jacobs											Recess	
Linda Wilkerson					A				A		Recess	
Zhen Barrientos											Recess	
Philicia Burrell				A							Recess	A
Todd Howard							A				Recess	A
Brian Hasenbauer											Recess	
Betsy Kleinman					A						Recess	
Archie Nettles											Recess	
Gay Donnell Willis											Recess	
Elizabeth Caudill McClain		A									Recess	
Melanie Rubin											Recess	

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

2021 OCT --6 PM 1:42  
CITY SECRETARY  
DALLAS, TEXAS

# FY 2020-21 GOALS AND OBJECTIVES

## Goal

Effectively and procedurally carryout citizen participation responsibilities and budget recommendations.

## Objectives

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

# FY 2020-21 CITIZEN PARTICIPATION

## Summary of Citizen Participation and Consultation Process



The Dallas City Council appoints a 15-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, regular monthly meetings, special Neighborhood Public Meetings, and community meetings held for planning purposes as well as from surveys gathered during the public hearing process.

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 the 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 Meetings 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. This consultation process informed 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 meetings be held during the budget development process to address community needs and gather information in which to develop recommendations for the allocation of funds and inform residents and stakeholders about funding allocations.

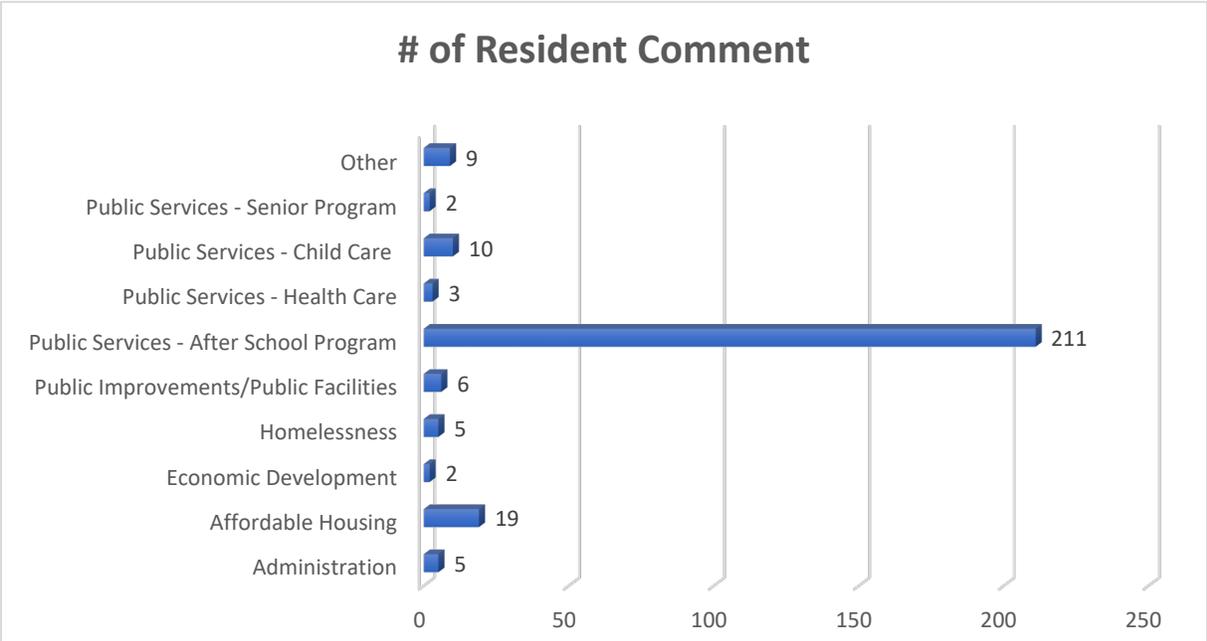
In collaboration with the CDC, City staff conducted a total of eight Neighborhood Public Meetings from January 6 through February 13, 2020. Of these eight meetings, one was conducted as telephone/virtual townhall meeting and one was held in Collin County for the sole purpose of soliciting input from residents and service providers as it pertains to the HOPWA grant, as required by federal regulation. The Dallas Continuum of Care (CoC) was provided the opportunity to review and comment on the proposed ESG FY 2020-21 budget at its General Assembly meeting on January 28, 2020. City staff consulted with the Ryan White Planning Council membership regarding the City of Dallas FY 2020-21 HOPWA budget on January 15, 2020.

## Summary of Public Comments

As part of the overall consultation and outreach process, the City conducted a total of 8 Neighborhood Public Hearings from January 6 through February 13, 2020. Of these 11 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 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.

Residents participating in Neighborhood Public Meetings received an informational packet with the following items: Consolidated Plan Budget Citizen Guide, the FY 2020-21 Consolidated Plan Community Survey, the FY 2020-21 Consolidated Plan Activity Listing, a map of CDBG eligible census tracts and block groups, a copy of the presentation, a resident feedback form, , and general information for applying for 501(c)(3) tax exempt status. Additional citizen comments were solicited through social media networks, email communications using City Council contact lists, and the City of Dallas website.

## Comment Summary



## Summary of HUD Grant Administration

The Budget and Management Services – Grants Administration Division is the CDBG administrator and lead agency responsible for the preparation of the FY 2020-21 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 creates a unified vision for community development and housing actions with the primary goals to:

-  Provide affordable housing, public services, and public facilities.
-  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 2020-21 that begins October 1, 2020. 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 2019-20 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 than 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 received 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. Due to COVID-19 (for fiscal year 2020, August 2, 2020 test), HUD released a memo in which it recognized the extenuating circumstances under which many CDBG grantees were operating beyond the grantee's control, as the pandemic is. HUD is allowing grantees until next annual checkpoint (August 2, 2021) to ensure programs meet timely expenditure requirements.

# APPENDIX B

## HUD Consolidated Plan Budget

### FY 2020-21 CONSOLIDATED PLAN BUDGET

Project Name	FY 2020-21 Adopted Budget
(Resolution #20-0655)	
<b><u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u></b>	
<b><u>CDBG - Public Services</u></b>	
1 PKR Out-of-School Time Program	\$ 750,000
2 Early Childhood and Out-of-School Time Services Program	650,000
<b>Youth Programs Sub-Total</b>	<b>1,400,000</b>
3 Community Court Program	763,739
<b>Other Public Services Sub-Total</b>	<b>763,739</b>
4 Overcoming Barriers to Work Program	185,794
	<b>185,794</b>
<b>Total CDBG - Public Services</b>	<b>2,349,533</b>
<b><u>CDBG - Housing Activities</u></b>	
5 Dallas Homebuyer Assistance Program	500,000
<b>Homeownership Opportunities Sub-Total</b>	<b>500,000</b>
6 Home Improvement and Preservation Program (HIPP)	4,464,258
7 Residential Development Acquisition Loan Program	2,500,000
<b>Homeowner Repair Sub-Total</b>	<b>6,964,258</b>
<b>Total CDBG - Housing Activities</b>	<b>7,464,258</b>
<b><u>CDBG - Public Improvements</u></b>	
8 Public Facilities and Improvements	2,789,284
<b>Total CDBG - Public Improvement</b>	<b>2,789,284</b>

## FY 2020-21 CONSOLIDATED PLAN BUDGET

Project Name	FY 2020-21 Adopted Budget
(Resolution #20-0655)	
<b><u>CDBG – Fair Housing and Planning &amp; Program Oversight</u></b>	
9 Office of Fair Housing and Human Rights	\$ 585,206
10 Citizen Participation/CDC Support/HUD Oversight	958,509
11 Community Care Management Support	278,598
12 Housing Management Support	1,203,456
<b>Total CDBG – Fair Housing and Planning &amp; Program Oversight</b>	<b>3,025,769</b>
<b>Total Community Development Block Grant (CDBG)</b>	
	<b>15,628,844</b>
<b><u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u></b>	
13 CHDO Development Loan Program	900,328
14 CHDO Operating Assistance	150,000
15 HOME Program Administration	650,218
16 Dallas Homebuyer Assistance Program	681,801
17 Housing Development Loan Program	4,119,839
<b>Homeownership Opportunities Sub-Total</b>	<b>6,502,186</b>
<b>Total HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</b>	
	<b>6,502,186</b>
<b><u>EMERGENCY SOLUTIONS GRANT (ESG)</u></b>	
18 Emergency Shelter	512,680
19 Street Outreach	126,362
<b>Essential Services/Operations Sub-Total</b>	<b>639,042</b>
20 Homelessness Prevention	172,406
<b>Homeless Prevention Sub-Total</b>	<b>172,406</b>
21 Rapid Re-Housing	366,000
<b>Rapid Re-Housing Sub-Total</b>	<b>366,000</b>
22 HMIS Data Collection	25,000
<b>HMIS Data Collection Sub-Total</b>	<b>25,000</b>
23 ESG Administration	89,000
<b>Program Administration Sub-Total</b>	<b>89,000</b>
<b>TOTAL EMERGENCY SOLUTIONS GRANT (ESG)</b>	
	<b>1,291,448</b>

## FY 2020-21 CONSOLIDATED PLAN BUDGET

Project Name	FY 2020-21 Adopted Budget
	(Resolution #20-0655)
<b><u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u></b>	
24 Emergency/Tenant Based Rental Assistance	\$ 4,003,483
25 Facility Based Housing	2,640,000
26 Housing Placement & Other Support Services	97,400
27 Housing Information Services/Resource Identification	150,000
<b>Other Public Services Sub-Total</b>	<b>6,890,883</b>
28 Program Administration/City of Dallas	224,314
29 Program Administration/Project Sponsors	361,952
<b>Program Administration Sub-Total</b>	<b>586,266</b>
<b>TOTAL HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</b>	<b>7,477,149</b>
<b>GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET</b>	<b>\$ 30,899,627</b>

## FY 2020-21 CONSOLIDATED PLAN BUDGET

Grant	Amount	Percentage
<b><u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u></b>		
Entitlement	\$ 15,128,844	
Program Income (Prior Year Actual)	<u>534,707</u>	
	<u>15,663,551</u>	
Public Services	2,349,533	15.00%
Entitlement	\$ 15,128,844	
Program Administration	3,025,769	20.00%
<b><u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u></b>		
Entitlement	\$ 6,002,186	
Program Income (FY 2020-21 City Projected)	500,000	
CHDO Operations	150,000	2.49%
CHDO Set-Aside	900,328	15.00%
Program Administration	650,218	10.83%
<b><u>EMERGENCY SOLUTIONS GRANT (ESG)</u></b>		
Entitlement	\$ 1,291,448	
Emergency Shelter Services	639,042	49.48%
Program Administration	89,000	6.89%
<b><u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u></b>		
Entitlement	\$ 7,477,149	
Program Administration	224,314	2.99%

## FY 2020-21 CONSOLIDATED PLAN BUDGET

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Source of Funds	FY 2020-21 Adopted Budget
	(Resolution #20-0655)
Community Development Block Grant (CDBG)	\$ 15,128,844
Program Income - Housing Activities (estimated)	500,000
Home Investment Partnerships Program (HOME)	6,002,186
Program Income (estimated)	500,000
Emergency Solutions Grant (ESG)	1,291,448
Housing Opportunities for Persons with AIDS (HOPWA)	<u>7,477,149</u>
<b>GRAND TOTAL HUD GRANT FUNDS</b>	<b>\$ 30,899,627</b>

# APPENDIX C

## FY 2019-20 CDBG Financial Status Report (FSR)

(Insert September 30, 2020 FSR)















# APPENDIX C

## FY 2019-20 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

**Table 1 – Resources Made Available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$ 15,153,642	\$ 12,563,143
HOME	public - federal	\$ 6,427,679	\$ 5,791,878
HOPWA	public - federal	\$ 7,058,692	\$ 6,333,048
ESG	public - federal	\$ 1,256,675	\$ 919,929
CDBG-CV	public - federal	\$ 8,899,802	\$ 3,334,151
HOPWA-CV	public - federal	\$ 1,088,138	\$ 190,194
ESG-CV	public - federal	\$ 21,104,468	\$ 5,914,139

### Narrative

**CDBG:** The City successfully undertook and administered several CDBG-funded projects in the program year of 2019-20. Activities funded included acquisition of real property, economic development, construction of housing, direct homeownership assistance, home rehabilitation, public facilities improvement, neighborhood facility improvement, public services, and administration costs. In FY 2019-20 the City expended \$12,563,143 in CDBG funds.

**HOME:** The City successfully undertook and administered several HOME funded projects in the program year of 2019-20. Activities funded included granting loans to developers to build affordable housing, the Dallas Home Buyers Assistance Program, and administration costs. In FY 2019-20 the City expended \$5,791,878 in HOME funds.

**HOPWA:** The City successfully undertook and administered several HOPWA projects in the program year 2019-20. Activities funded included operation of housing facilities for homeless persons with HIV/AIDS and their families, homeless prevention services, distribution of housing information, HIV supportive services, and rental assistance. In FY 2019-20 the City expended \$6,333,048 in HOPWA funds.

**ESG:** The City successfully undertook and administered several ESG projects in the program year of 2019-20. Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, data collection on homeless persons, and administration costs. In FY 2019-20 the City expended \$919,929 in ESG funds.

**CDBG-CV:** The City successfully undertook and administered several CDBG-CV funded projects in the program year of 2019-20. Activities funded included emergency assistance, including rental, mortgage, and utility assistance, small business grants and loans, and administration costs. All activities were used to prevent, prepare for, and respond to COVID-19. In FY 2019-20 the City expended \$3,334,151 in CDBG-CV funds.

**HOPWA-CV:** The City successfully undertook and administered several HOPWA-CV projects in the program year 2019-20. In FY 2019-20 the City expended \$190,194 in HOPWA-CV funds to provide emergency short-term rent, mortgage, and utility payments to prevent persons living with HIV/AIDS and their families from becoming homeless in response to the COVID-19 pandemic. HOPWA-CV funds have also been allocated to support the operation of housing facilities, as well as additional emergency/tenant based rental assistance, for persons with HIV/AIDS and their families during the COVID pandemic. All HOPWA-CV activities are intended to prevent, prepare for, and respond to COVID-19.

**ESG-CV:** The City successfully undertook and administered several ESG-CV projects in the program year of 2019-20. Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, and administration costs. All activities were used to prevent, prepare for, and respond to COVID-19. In FY 2019-20 the City expended \$5,914,139 in ESG-CV funds.

## Narrative

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

For the last program year, the City continued to realign the Comprehensive Housing Policy (the “Plan”), adopted by City Council on May 9, 2018, to better address market conditions which have historically led to disinvestment in some communities while attempting to meet the needs of the residents. Guided by the Market Value Analysis (MVA) approach, 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 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.

## 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, \$11,884,568 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, affect 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. Additionally, bond obligation funds were leveraged to create 88 affordable housing units.

**HOME:** During the program year, the City expended \$5,791,878 in total HOME funds across the HOME Program. All HOME funds expended are subject to match, except for funds used for HOME Program administration and planning and CHDO operating and capacity building. Additionally, all HOME Program expenditures paid with program income are not subject to match. Due to fiscal distress, the City continues to qualify for a 50 percent reduction of the required HOME match contribution; the City's match liability is 12.5 percent of total HOME funds drawn subject to match. The City completes its own analysis to determine its match liability under HOME program. However, due to COVID-19, HUD waived the HOME match obligation for this fiscal year. As a result, in FY 2019-20, the City's match liability was \$0. The City did receive a match for the Palladium Red Bird project in bond obligations of \$1,361,776, of this 50% or \$680,888 was counted toward the HOME match contribution. This project's construction will be completed in a future fiscal year.

**HOPWA:** During FY 2019-20, \$6,333,048 in HOPWA funding was expended, with \$2,007,251 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 31.7%. 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 2019-20 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 \$919,929 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.

**Table 5 - Fiscal Year Summary - HOME Match Report**

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	\$ 7,079,561
2. Match contributed during current Federal fiscal year	\$ 680,888
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 7,760,449
4. Match liability for current Federal fiscal year	\$ 0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 7,760,449

**Table 6 - Match Contribution for the Federal Fiscal Year**

Match Contribution for the Federal Fiscal Year 2019								
Project No. or Other ID	Date of Contribution	Cash (non-Federal)	Foregone Taxes, Fees, Charges	Appraised Land/ Real Property	Required Infrastructure	Site Prep., Construction Materials, Donated Labor	Bond Financing (Project Total)	Total Match
Palladium Red Bird (IDIS ID #13133)	10/7/2019	\$0	\$0	\$0	\$0	\$0	\$1,361,776	\$680,888

**Program Income**

**Table 7 – Program Income**

Program Income (program amounts for the reporting period)				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$1,525,691.44	\$131,794	\$164,253.82	\$335,468	\$1,157,763.62

**Table 8 – Minority Business and Women Business Enterprises**

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

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.

**Table 9 - Minority Owners of Rental Property**

<b>Minority Owners of Rental Property</b> (the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted)					
<b>TOTAL MINORITY PROPERTY OWNERS</b>					
	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.

**Table 10 - Relocation and Real Property Acquisition**

<b>RELOCATION AND REAL PROPERTY ACQUISITION</b> (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
<b>TOTAL HOUSEHOLDS DISPLACED – MINORITY PROPERTY ENTERPRISES</b>					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0

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

**CR-20 - Affordable Housing 91.520(b)**

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

**Table 11 - Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of homeless households to be provided affordable housing units	235	309
Number of non-homeless households to be provided affordable housing units	184	24
Number of special-needs households to be provided affordable housing units	745	467
<b>Total</b>	<b>1,164</b>	<b>800</b>

**Table 12 - Number of Households Supported**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through rental assistance	980	776
Number of households supported through the production of new units	34	5
Number of households supported through rehab of existing units	60	11
Number of households supported through acquisition of existing units	90	8
<b>Total</b>	<b>1,164</b>	<b>800</b>

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

Table 11: Affordable housing was provided to 800 households. This includes:

- 309 homeless households that were provided with affordable housing units through the Rapid Rehousing assistance program using ESG funds
- A total of 24 non-homeless households were provided affordable housing units: 8 through the Dallas Home Buyer Assistance Program (DHAP), 11 through rehabilitation and reconstruction programs, and 5 units were constructed through the Development Loan/CHDO Development Loan programs
- A total of 467 special-needs households were provided affordable housing units: 263 through the Housing Opportunities for Persons with AIDS (HOPWA) funded tenant-based rental assistance (TBRA), and 204 through HOPWA funded permanent facility-based housing

Overall, the City reached 68.7 percent of its goal to provide affordable housing to 1,164 households. In general, demand for housing for special-needs and non-homeless households was greater than anticipated.

Table 12: Number of households supported: 800, including:

- 776 households were supported through the provision of rental assistance: 467 households were served through HOPWA funded programs, and 309 units through the ESG funded Rapid Re-housing program
- 5 households were able to purchase a newly constructed home through the production of new housing units through the Development Loan/CHDO Development Loan programs
- 11 households were supported through rehab of existing housing units
- 8 households received assistance through the Dallas Home Buyer Assistance Program (DHAP)

In terms of acquisition of existing housing units, the demand was less than what was estimated. The COVID-19 pandemic greatly affected staff's ability to effectively market the program. Buyers who did show interest in the program expressed concern for the delay in closing caused by the approval process required before provision of assistance. Additionally, housing prices are increasing while low- and 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, Home Improvement and Preservation Program, 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 2019-2024 Consolidated Plan through development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an opportunity for the City to evaluate the performance of its programs and services and to determine whether modifications to the current five-year goals are needed. The City evaluates performance 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.**

**Table 13 – Number of Households Served**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	8	55
Low-income	4	41
Moderate-income	3	20
<b>Total</b>	<b>15</b>	<b>116</b>

**Narrative**

During the 2019-20 program year, CDBG and HOME funds addressed the five priorities identified in the Five-Year Consolidated Plan: 1) Affordable Housing, 2) Homelessness, 3) Public Services, 4) Public Improvements and 5) Economic Development. In cooperation with the Dallas Housing Authority (DHA) and other community partners, the City addressed affordable housing by utilizing both CDBG and HOME funds.

**CDBG:** Affordable housing activities supported by FY 2019-20 CDBG funds included acquisition of real property, rehabilitation 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 15 households, which includes:

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

**HOME:** Activities supported by FY 2019-20 HOME funds included construction subsidy provided to developers to build new affordable housing units, tenant- based rental assistance and homebuyer assistance for the purchase of new or existing properties. HOME funds assisted a total of 116 households, including:

- 55 extremely low-income households (less than or equal to 30 percent AMFI)
- 41 low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- 20 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 one (1) CHDO and one (1) non-profit developer, who produced 5 single family properties for sale to low- and moderate-income households during FY 2019-20. 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- and moderate-incomes. During FY 2019-20, the City of Dallas

continued 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 began construction during FY 2019-20 and occupancy is slated for FY 2021-22.

The city provided 8 homebuyers with down payment and closing cost assistance with an average of \$32,000 per unit. The program was changed to allow the City to thoroughly underwrite the homebuyers based on need and to justify the need.

Eleven (11) homeowners were approved for home repairs and all repairs were completed during FY 2019-20. During FY 2019-20, the Housing and Neighborhood Revitalization Department made a change to the Home Improvement and Preservation Program (HIPP), to include:

- Major Rehabilitation Program (MRP): maximum assistance allowed under this program was increased from \$40,000 to \$50,000 for major systems repairs

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**

DHA Housing Solutions for North Texas (DHA) owns and manages approximately 3,155 units of public housing located throughout the city of Dallas. Housing is provided in both single-family and multifamily facilities. DHA also has approximately 19,000 Housing Choice Vouchers (“HCV”) for families to locate housing in the private market in the North Texas area it serves. Through its Public Housing Authority (PHA) Plan process, DHA sets goals for the Agency to address the needs of its Public Housing and HCV participants. The most recent goals were adopted by DHA’s Board of Commissioners in 2019 for the five-year period beginning January 1, 2020.

### **DHA Goal Progress**

DHA made strides toward fulfilling their FY 2019-20 adopted goals including, but not limited to:

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

- DHA continues to accept responses to its Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. To date DHA has executed Memoranda of Agreement with 13 developers.
- In late 2019, DHA closed on Tivoli Apartments with one of its development partners. This PFC transaction will provide 190 apartment units, of which 95 will be leased to low-income families at 60 percent of Area Median Income (AMI).
- In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction will provide 347 apartment units, of which 174 will be leased to low-income families at 60 percent of Area Median Income (AMI).
- DHA continues to work with its selected developer, Volunteers of America National Services (VOANS) to redevelop the former Brooks Manor public housing site. The redeveloped property will include 260 units for seniors and will include a mix of affordable and market-rate rental units. Closing is anticipated for the second quarter of 2021 with construction to begin shortly thereafter. Construction will be complete in 2023.
- DHA has conducted 8 in-person Landlord workshops. Due to COVID-19, DHA intends to continue providing education through a virtual platform.
- DHA has welcomed 238 new landlords/business partners in the HCV program.
- DHA released 2 new Request for Proposals (RFPs) for Project-Based Voucher (PBV) rental units/assistance.
- DHA executed 1 new PBV HAP and 1 AHAP, totaling 95 assisted units.
- DHA intends to execute 1 additional Walker PBV HAP in the month of September, totaling 40 additional units.
- DHA launched Children First North Texas (CFNTX) program, focusing on moving families out of high poverty neighborhoods and into areas of opportunity.

- DHA Public and Affordable Housing will continue to maximize the number of affordable units to the PHA within its current resources: employ effective maintenance and management policies to minimize the number of public housing units off-line, seek replacement of public housing units lost to the inventory through mixed finance development and private partnerships.
- DHA maintains site-based waiting lists to enable applicants to select the development in which they would like to reside, applicants may apply for admission to any open waiting list. Waitlists remain open to give clients a larger window to apply.
- Incentive transfers are offered to clients, who have a proven history of good payment standards and no lease infractions, wishing to move into “high opportunity” areas, to provide a variety of options

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

- DHA continues to participate in a national Family Self-Sufficiency (FSS) Study, led by MDRC; where researchers are studying the overall impact of FSS services provided by the PHA.
- DHA has partnered with John’s Hopkins University and the University of Michigan to track the health outcomes of families with children between the ages of 3-10, based on having rental assistance.
- DHA currently supports 727 families in the Family Self-Sufficiency program and continues to promote overall self-sufficiency in the HCV program.
- DHA continues to promote the opportunity of homeownership, and currently assists 96 families with mortgage assistance.
- DHA issued a Request for Proposals (RFP), for Section 8 Project Based Vouchers for Newly Constructed Seniors-Only Rental Housing.
- DHA partnered with Metro Dallas Homeless Alliance and the Veterans Administration to increase VASH utilization and strive to end veteran homelessness.
- DHA Residential Housing collaborate with its community partners to improve quality of life through Resident Empowerment. The council meetings take place with residents through discussions regarding community safety, services, and updates from DHA on renovations and enhancements. Residents are encouraged to participate in this process.
- After-School Tutoring Programs – DHA partners with non-profit organizations to provide tutoring programs for resident youth on-site at DHA-owned properties.
- Head Start of Greater Dallas - DHA has partnered with Head Start of Greater Dallas for more than 20 years to provide child development. Head Start facilities are located at DHA’s Roseland, Frazier, Buckeye Trails, and Lakewest housing communities. These centers offer a variety of supportive resources for families including computer skills, creative arts and educational activities, health check-ups, family services, and nutritious meals and snacks.

- DHA provides educational opportunities including scholarships for undergraduate studies, scholarships for returning to college after a brief break, assistance with GED preparation, internships, and skills workshops.
- DHA has partnered with the University of Houston College of Optometry, which operates the Cedar Springs Eye Clinic. The clinic focuses on vision care and provides services including eye exams, prescriptions for glasses and comprehensive care for eye conditions.
- DHA onsite resident service coordinators work with partners to provide a variety of onsite services to help support and enrich our families including first-time homebuyers seminars, crime watch meetings, resident meetings, credit repair workshops, resume writing assistance, job searches, certification classes, women’s empowerment programs, fitness classes for seniors, grocery shopping trips, support groups (peer-to-peer and substance abuse), mental health seminars, and social activities for seniors (brunch, bingo, luncheons, movies, arts & crafts).
- Goal 3: Achieve greater cost effectiveness and improve efficiencies in providing high quality housing and services for low-income families
- The COVID-19 pandemic greatly affected the construction improvements DHA has been able to complete this year as only emergency work is being completed inside dwelling units. The Capital Programs Department, however, anticipates completing more than \$2,234,757 in improvements at the Authority’s public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide for improved efficiencies. A list of the improvements is provided below.

Site	Improvement
Monarch Townhomes	Replace HVAC
Carroll Townhomes	Replace HVAC
Little Mexico Village	Replace roofs
Brackins Village	Replace roofs
Kingbridge Crossing	Replace kitchen cabinets and flooring in Community Building
Audelia Manor	Replace elevators
Cliff Manor	Replace elevators
Park Manor	Replace elevators
Military Parkway	Replace roofs
Hidden Ridge Apartments	Replace roof vents and awnings
Single Family Homes	Concrete repairs
Renaissance Oaks	Replace roofs

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

- DHA has further expanded the use of technology by utilizing an online platform for all annual and interim certifications.
- DHA launched an online chat feature, for landlords/business partners and HCV families.
- During the COVID period, DHA implemented several policies and workflows to accommodate clients with transitioning to online interims/annuals and report of changes, emergency work order protocol, and “no touch” leasing, digital file conversion.

**Goal 4: Facilitate the development of affordable housing in Dallas utilizing DHA’s development tools such as its tax-exempt status, issuing bonds, and partnering with private developers**

- As the second phase of the online application and recertification process, the goal for FY 2019-2020 is to convert all applicant and tenant files to electronic files.
- DHA continues to accept responses to its Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. To date DHA has executed Memoranda of Agreement with 13 developers.
- In late 2019 DHA closed on Tivoli Apartments with one of its development partners. This PFC transaction will provide 190 apartment units, of which 95 will be leased to low-income families at 60 percent of Area Median Income (AMI).
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**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

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

**Education:** In 2019, DHA’s Opportunity Rising Foundation awarded \$48,000 in scholarships to 25 high school seniors for their post-secondary education. Through the process the students participated in 12 enrichment classes and a community service project. Also, in 2019, DHA employed eight high school and college students through internships provided through the Foundation. In addition, the Foundation is

looking to increase its contact with former scholarship recipients through the Legacy Scholars Campaign Fundraiser, where the goal is to get previous awardees to raise funds for the foundation on an on-going basis each year. To facilitate this effort, a database is being created so that former recipients may be tracked, and outreach made to them.

DHA continues to provide afterschool and summer enrichment opportunities to the students living at most of its family housing developments. These students receive homework assistance, literacy instruction, leadership training, character development, sports activities and creative arts pursuits. In addition, this year about 50 DHA youth were able to attend the Latino Arts Project, a “permanent pop-up” museum designed to bring a greater understanding of Latino art, history, and culture through exhibitions and community programs. Further, another 25 youth were able to attend the Afro-Mexican Celebration at the Myerson Symphony Center.

**Job Training and Job Search Assistance:** DHA continues to collaborate with workforce partners to increase job training and job search assistance to its residents. This year, DHA partnered with the Community Council of Greater Dallas on its 5,000 Jobs Initiative to help employ 5,000 DFW residents. Job readiness programs, resume writing assistance, pre-employment skills training, and job search assistance are still offered through current partners. The Resident Opportunity and Self-Sufficiency (ROSS) program, which employs 3 coordinators, focused on employment in 2020. DHA is working with Dallas County Community College District to start an apprenticeship training program for maintenance technicians that will provide additional employment opportunities to the residents. DHA also promoted and coordinated several job fairs throughout the year.

**Support Services:** To assist families to become economically and socially self-sufficient, DHA provided numerous support services to its families including mental health services, feeding programs for all ages, health fairs, homeownership training, financial coaching/counseling, and youth and adult leadership development. Four Head Start facilities are located within DHA’s housing developments that provide childcare, early childhood education, and parenting resources for residents. DHA had several social events throughout the year that included book clubs, birthday celebrations, history month celebrations, and several holiday gatherings including Thanksgiving Day feasts and Christmas concerts for seniors.

In 2019, DHA held a “What Home Means to Me” poster contest for youth ages 5-18, to creatively express through art their definition of home. There were 67 submissions in the six age group categories. There were 16 winners and a total of \$1,000 in VISA gift cards were awarded - \$100 for 1st place, \$50 for 2nd place, and \$25 for 3rd place. The winners and their drawings were recognized by DHA’s Board of Commissioners.

**Section 3:** DHA has an active Section 3 program and strongly supports opportunities for Section 3 residents to access education, training, and employment opportunities. Where applicable, the DHA procurement process includes in its selection criteria efforts to employ Section 3 residents. In 2019, DHA met or exceeded HUD’s goals for Section 3 new hires, non-construction spending, and construction spending in both the Operating Fund and Capital Fund. Additionally, the Section 3 program promotes economic development and self-sufficiency through entrepreneurial and community reinvestment opportunities. This occurs through DHA’s resident and employment

coordinators who work closely with residents to provide employment, education, and training opportunities through DHA's partnership with potential employers and with for-profit and nonprofit entities in the community. In 2019, there were 53 new hires for opportunities funded through the Capital Fund (primarily roofers and painters on construction contracts) and 85 new hires through the Operating Fund (primarily landscapers).

### **Actions taken to provide assistance to troubled PHAs**

The Dallas Housing Authority is not a troubled housing authority.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve 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's goals are to:

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

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 would leverage the increase in tax revenue collected from private development within the district in support of mixed-income projects.

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

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

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

**Mixed Income Housing Development Bonus (MIHDB):** In addition to development subsidies, the City may also incentivize the production of rental units via regulatory incentives. The MIHDB program provides development bonuses to encourage the construction of mixed-income housing in multi-family and mixed-use zoning districts. On March 27, 2019 City Council amended the Development Code to allow for by-right development bonuses, including increases in maximum height and lot coverage, for developments that provide mixed-income housing in six multifamily and mixed-use base zoning districts. The resulting mixed-income developments include 5-15% affordable units ranging from 51% to 100% of Area Median Family Income. In addition, the program requires such mixed-income housing developments to adopt design principles that encourage walkability, reduce the need for parking, and require the provision of more open space.

**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 2019-20, the City allocated \$126,362 in Emergency Solutions Grant (ESG) funds to street outreach. In addition, the City allocated \$8.1 million in ESG-CV CARES Act funds to emergency shelter and street outreach, which includes essential services and operations and street outreach for individuals and families impacted by COVID-19. 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 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).

In addition to D-ONE, MDHA, the City of Dallas, and other stakeholders have been working with Clutch Consulting to examine and transform every aspect of the homeless response system in Dallas to amplify and accelerate its impact for homeless persons and the community. From this process, the Homeless Collaborative for Dallas & Collin Counties has developed a Supplemental Homeless System Collective Action Plan (to complement D-ONE) and guide the work of homeless response system. This

Collective Action Plan reflects a shared mission and system values with goals to: (i) effectively end veteran homelessness by 2021, (ii) measurably reduce chronic and unsheltered homelessness by 2023, and (iii) measurably reduce family and youth homelessness by 2025. This plan was presented to the City Council's Housing and Homelessness Solutions Committee in May 2020, with periodic progress reports to the Council Committee. As part of this process, the Continuum of Care is also in the process of changing its governance structure by the creation of a Continuum of Care Board (separate from the MDHA Board) and a Continuum of Care Assembly Executive Council (under which the Continuum of Care Assembly and its committees, soon be called workgroups, will continue their work). Following public comment, these structural changes are expected to be approved in November 2020 and implemented by January 2021.

**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, which opened in 2019, is a residential services component for unsheltered Dallas Independent School District (Dallas ISD) high school students. It includes 26 emergency shelter beds and nine transitional living beds (operated and managed separately by Promise House). Both the Drop-In Center and Residential Services operate 24 hours a day, seven days a week and serve youth ages 14-21. 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 and address other health and wellness needs using a subsidy model that allows them to maximize their limited funds to cover the costs.
- The City provides access to information regarding employment opportunities, job fairs, and free community events through various nonprofit partnerships and partnerships with Workforce Solutions of Greater Dallas. The Black Chamber of Commerce continues its satellite office at the MLK Center, where the Business Assistance Center provides free services to Dallas residents interested in starting or expanding a micro-enterprise.
- The City has allocated funding from its annual budget to support nonprofits providing direct clients assistance programs and services through its Drivers of Poverty program, which currently funds 10 nonprofit organizations
- The City has partnered with local and national nonprofits to launch a Financial Navigation program in the wake of the COVID-19 impacts, expanding internal capacity to provide effective referrals and resources to clients through internal and external partnerships
- The City's Senior Services division provides resource navigation, referrals, and direct financial assistance (utility assistance) to thousands of low-income seniors annually

- Through its CARES Act allocation, the City has launched several programs to support low income residents impacted by COVID, including supporting the provision of food, mental health resources and rental and utility assistance, which are expected to collectively serve thousands of clients by December 30, 2020
- For FY21, the City is launching Financial Empowerment Centers supported by an annual appropriation that will provide financial counseling and case management, financial services access points, and asset building partnerships, as well as linkages to job training and placement services

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

**Dallas City Hall on the Go:** 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 2019-20 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
- 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 largely through the City of Dallas Office of Homeless Solutions' partnership with Metro Dallas Homeless Alliance (MDHA) (Continuum of Care lead agency), as well as partnerships formed between HOPWA project sponsors and Homeless Continuum of Care providers. Following are a few specific examples of how the HOPWA program coordinates with homeless services.

- Facility Based Housing for Homeless: HOPWA partially funds Hillcrest House operated by AIDS Services of Dallas, 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 for homeless.
- 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) continue to make efforts to participate in the Coordinated Assessment System to obtain housing for clients.
- 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 34 units (some with double occupancy). New in FY2019-20, AIDS Services of Dallas added a new master leasing program that will provide up to 10 additional units, once fully implemented.
- Permanent Housing Placement: The HOPWA program also provides permanent housing placement assistance throughout the HOPWA formula program. This assistance is available those who are homeless, living with family or friends, or being compelled to relocate – to assist them in moving into a new unit.
- Homeless Management Information System (HMIS): Beginning October 1, 2015 and continuing into the FY2019-20 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 December 2019, the local HMIS system moved 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 two levels. At the service provider level, HOPWA case managers accept and make referrals to/from Ryan White case managers for services – consistent with the Ryan White care coordination process. All HOPWA case managers are familiar with Ryan White services in the area. In some cases, Ryan White services are offered within the same agency as HOPWA services; in other cases, they are made available through referrals. Except for governmental entities, HOPWA service providers are also typically (though not always) funded for Ryan White services as well.

At the administrative level, the HOPWA program coordinates with the Ryan White Planning Council (which is overseen by Dallas County Health and Human Services) by regular participation in Council meetings and activities. The City of Dallas has one appointee to the Ryan White Planning Council itself, and a City staff member serves on the Planning & Priorities Committees. The Ryan White Planning Council manages and oversees the HIV/AIDS Continuum of Care in the Dallas area and, as such, includes HIV/AIDS housing issues in planning where appropriate. However, in Dallas, the Council has no direct oversight or responsibility over HOPWA funding. In addition, a City staff member has participated in the local Fast Track Cities Ending the HIV Epidemic initiative, although the COVID-19 pandemic has slowed progress on that initiative, as meetings were suspending beginning in March 2020 and just resumed virtually in August 2020.

# APPENDIX D

## 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 Multi-Family Projects October 1, 2019 - September 30, 2020								
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
13137	Palladium	\$ 8,300,000.00	HOME CDBG BOND	\$ 442,260.00	\$ 442,260.00	300	0	New
13132	Shiloh	\$ 4,300,000.00	HOME CDBG BOND	\$ 6,144,418.00	\$ 6,144,418.00	264	0	New/Rehab
			<b>TOTALS</b>	<b>\$ 6,586,678.00</b>	<b>\$ 6,586,678.00</b>	<b>564</b>	<b>0</b>	

### DALLAS HOMEBUYER ASSISTANCE PROGRAM:

City of Dallas Housing and Neighborhood Revitalization Department Dallas Housing Assistance Program (DHAP) Report October 1, 2019 - September 30, 2020											
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
13252	New	Hispanic	51%-67%	2126	Volga Ave	9/11/2020	\$203,000	\$40,000.00	\$27,000.00	\$13,000.00	4
13213	New	African-American	68%-80%	1631	Thomaswood Ln	6/12/2020	\$139,900	\$18,471.00	\$3,497.50	\$14,973.50	8
13217	New	African-American	68%-80%	1710	Hudspeth	6/19/2020	\$210,000	\$40,000.00	\$3,762.50	\$36,237.50	4
13145	New	African-American	68%-80%	1118	Little Fox Dr	11/18/2019	\$189,950	\$29,366.00	\$3,324.25	\$26,041.75	8
13148	New	Hispanic	51%-67%	2724	Easter Ave	11/25/2019	\$205,000	\$40,000.00	\$20,000.00	\$20,000.00	4
12607	New	Hispanic	68%-80%	202	Stellariga Pl	11/15/2019	\$179,900	\$36,073.00	\$18,036.50	\$18,036.50	1
13207	New	Hispanic	68%-80%	3514	Frank Street	2/7/2020	\$162,000	\$25,039.00	\$25,039.00	\$0.00	7
13208	New	Hispanic	68%-80%	4646	Ralph	1/31/2020	\$205,000	\$28,540.00	\$28,540.00	\$0.00	7
							<b>TOTAL</b>	<b>\$257,489.00</b>	<b>\$129,199.75</b>	<b>\$128,289.25</b>	

## FAIR HOUSING:

### 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 2019-20 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing. The City:

- Distributed 46 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 49 plans monthly to ensure all marketing results were in order and updated based on census tract requirements
- Conducted Monthly Homebuyer Training sponsored by Community Housing Development Organizations to educate homebuyers on fair housing laws and their rights
- Conducted Fair Housing reviews of Low-income Housing Tax Credit Projects
- Conducted Fair Housing reviews of Mixed Income and Economic development projects seeking city support
- Partnered with the Office of Equity to address issues of inequity within the City of Dallas
- Sponsored the “Undesign the Redline” interactive exhibit displayed in the lobby of the City Hall and open to the public
- City Council adopted Equity goals for the City of Dallas
- Worked with the Government Alliance on Race and Equity (GARE) to complete the work goals stipulated in GARE’s contract that addressed creating an equity framework for the City of Dallas
- Trained over 200 City executives on Advancing Racial Equity
- Partnered with the Office of Equity to develop an Equity Budget Tool and trained City departments on equity in budgeting
- Partnered with the Dallas Independent School District’s Equity Office in identifying housing issues and other issues that affect student performance
- Partnered with DISD and Dallas Housing Authority in seeking solution to the “Digital Divide” that disproportionately affects low-income students and households
- City Council passed an ordinance, COVID Landlord Tenant Notice Ordinance, which provided an additional 60 days of protection to residents facing possible eviction due to loss of job or income related to the COVID-19 Coronavirus.

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.dallasfarhousing.com](http://www.dallasfarhousing.com).

## Additional Fair Housing Efforts

**Enforcement:** There were a total of 52 case closures related to fair housing and ten cases closed based on source of income. Fifteen of the fair housing cases were conciliated totaling \$38,572.96 in settlements.

**Education and Training:** The City conducted 34 fair housing presentations and promotional events and trained 2,217 residents and housing providers on fair housing rights and responsibilities.

**Promotion/Outreach:** The City promoted the services of the Office of Fair Housing through two print ads: one African American publication, printed bi-weekly, one LGBT newspaper printed bi-weekly. Other efforts include: a co-branded Facebook advertisement campaign with 450,000 impressions at 150,000 per month in English and Spanish. Also promoted through two English radio stations: 1 sixty 15 second spots and twenty 10 second additional bonus for four weeks; 1 forty 15 second spots with twelve 15 second bonus spots; and sixty-four 15 second spots with twenty 15 second bonus spots for eight weeks.

**Affordable Housing Assistance:** The Office Fair Housing:

- Evaluated and monitored 49 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 2,687 resident requests for services. This is far less than the goal of 5,000 or 46% projection. This is largely due to reduction in outreach meetings and global pandemic.
- Distributed 46 government assisted housing/affordable housing referral packets.
- Maintained and updated semi-annually, for distribution to residents, the list of
- 233 government-assisted affordable multifamily housing units in Dallas.

**Fair Housing Enhancements:** Enhancements for this period included various initiatives and projects. Some of the most significant are those initiatives created to address the affects and impact of COVID-19 on the residents in the City of Dallas.

**North Texas Regional Assessment of Fair Housing:** The City of Dallas continued to try to address potential issues identified in the Regional Assessment of Fair Housing (AFH). Some of the actions taken by the City include the following:

- Presented the Regional AFH to the National meeting of the American Planning Association
- Partnered with DISD to look at potential issues and seek to find solutions to various housing issues that may affect the academic performance of the students in low-income housing environments

- Conducted Fair Housing reviews of proposed Low-income Housing Tax Credit projects
- Conducted Fair Housing reviews of proposed “Mixed Income and Economic Development projects seeking city support
- Develop the initial framework for an “Eviction Assistance Initiative”, that will provide counseling and legal assistance to local tenants that are facing possible eviction.

# Home Investment Partnership Program (HOME) Summary of Specific Annual Objectives and Outcomes

## FY 2019-20 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 2019-20 under the City of Dallas’ HOME program were consistent with the objectives of the Consolidated Plan Strategy. The City’s overall goal is to promote and strengthen the stability, development, revitalization and preservation of Dallas neighborhoods. There are several housing objectives that contribute to helping achieve this goal. These objectives include: 1) increasing homeownership opportunities for very low-income and moderate-income renter households; and 2) New construction of affordable homes. The activities carried out under the HOME program by the Housing and Neighborhood Revitalization Department in FY 2019-20 were consistent with these objectives.

These activities were implemented through two programs: The Dallas Homebuyer Assistance Program (DHAP) and Housing Development and Community Housing Development Organization (CHDO) Program. Both 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	8	\$257,489
Single Family – New Construction	Home Buyers Assistance	Housing Development and CHDOs	4	\$295,013

\*construction completed and occupied

## FY 2019-20 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 2019-20 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 2019-20 of \$0.

As of September 30, 2019, the City had \$7,079,561 in eligible excess match credit which was deemed sufficient to meet match liability requirements for FY 2019-20. Based on review of current year’s activities, a match contribution of \$680,888 will be claimed this year.

HOME PROGRAM MATCH				
Project Type	Address	Match Contribution	Date of HOME Project Contribution	Match Contribution Use
<b>TOTAL MATCH CONTRIBUTION</b>		<b>\$680,888</b>	<b>10/7/2019</b>	<b>Bond</b>

# DALLAS HOMEBUYER ASSISTANCE PROGRAM

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13208	New	Hispanic	68%-80%	4646	Ralph	1/31/2020	\$205,000	\$28,540.00	\$28,540.00	\$0.00	7
<b>TOTAL</b>								<b>\$257,489.00</b>	<b>\$129,199.75</b>	<b>\$128,289.25</b>	

# Emergency Solutions Grant (ESG) Summary of Specific Annual Objectives and Outcomes

## 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 the FY 2019-20 ESG grant, this cap is \$754,005, but only \$656,414 (or 52.2 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. For the FY 2019-20 ESG grant, this cap is \$94,250, but only \$89,000 (or 7.1 percent) of the City's allocation was allocated for administration.

## 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 2019-20 ESG budget; with CoC membership support, the approved budget for the ES19 Grant (E-19-MC-48-0009) is as follows:

Activity	FY 2019-20 Approved Budget
Emergency Shelter	\$530,052
Street Outreach	\$126,362
Homelessness Prevention	\$120,261
Rapid Re-Housing	\$366,000
Homeless Management Info System	\$25,000
Administrative Costs	\$89,000
<b>TOTAL</b>	<b>\$1,256,675</b>

In FY 2019-20, the City of Dallas implemented several non-substantial changes to the budgets for the three open ESG grants. Note that HUD has allowed the E-17-MC-48-009 ESG award to remain open to give additional time to expend the additional funds awarded that year. These amendments (outlined in the charts below) were designed to re-allocate funds to provide needed services in categories where funding could be utilized efficiently and effectively for the benefit of homeless and at-risk persons in the community.

E-19-MC-48-0009	FY 2019-20 Original	Change	Change	FY 2019-20 Revised
Emergency Shelter	\$530,052	(\$35,000)	\$0	\$495,052
Street Outreach	\$126,362	\$0	(\$45,000)	\$81,362
Homeless Prevention	\$120,261	\$35,000	\$0	\$155,261
Rapid Re-housing	\$366,000	\$0	\$70,000	\$436,000
HMIS	\$25,000	\$0	(\$25,000)	\$0
Administrative Costs	\$89,000	\$0	\$0	\$89,000
<b>TOTAL</b>	<b>\$1,256,675</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,256,675</b>

E-18-MC-48-0009	FY 2018-19 Original	Change	Change	Change	FY 2018-19 Revised
Emergency Shelter	\$570,854	(\$65,000)	\$0	\$1.20	\$505,855.20
Street Outreach	\$71,585	\$0	(\$24,906)	(\$0.42)	\$46,678.58
Homeless Prevention	\$80,261	\$65,000	\$0	\$0	\$145,261.00
Rapid Re-housing	\$366,654	\$0	\$41,108	(\$0.62)	\$366,653.38
HMIS	\$25,000	\$0	(\$16,202)	(\$0.16)	\$8,797.84
Administrative Costs	\$89,520	\$0	\$0	\$0	\$89,520.00
<b>TOTAL</b>	<b>\$1,203,874</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,203,874.00</b>

E-17-MC-48-0009	FY 2017-18 Original	Change (Prior Yr)	Change	Change	Change	FY 2017-18 Revised Budget
Emergency Shelter	\$1,587,807	(\$18,370)	\$94,000	\$0	\$1.42	\$1,663,438.42
Street Outreach	\$69,072	\$232,015	(\$94,000)	(\$81,151)	(\$0.85)	\$125,935.15
Homeless Prevention	\$170,000	\$101,880	\$0	\$0	\$0	\$271,880.00
Rapid Re-housing	\$1,065,784	(\$302,778)	\$6,000	\$94,436	(\$0.37)	\$863,441.63
HMIS	\$69,000	(\$12,747)	(\$6,000)	(\$13,285)	(\$0.20)	\$36,967.80
Administrative Costs	\$155,877	\$0	\$0	\$0	\$0	\$155,877.00
<b>TOTAL</b>	<b>\$3,117,540</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,117,540.00</b>

## CONTINUUM OF CARE

One of the CoC responsibilities is to develop policies and procedures for ESG program sub-recipients. During the ESG consultation process in January and February of 2019, the City of Dallas presents its budget to the CoC membership for consideration. The priorities identified and supported by the CoC membership for the FY 2019-20 include additional Rapid Re-Housing and Homeless Prevention, as well as enhanced Street Outreach services.

## MATCHING FUNDS REQUIREMENT

The City of Dallas matched ESG funds dollar-for-dollar. Match funds in the amount of \$748,261 consisted of local funds used to support the City-owned emergency shelter.

## PERFORMANCE MEASURES

	Action Plan Goal	Actual	Variance
Emergency Shelter	12,300	3,780	31%
Street Outreach	230	128	56%
Homelessness Prevention	102	111	109%
Rapid Re-housing	235	309	131%

Emergency Shelter and Street Outreach projects were below target for FY2019-20. For Emergency Shelter, results represent only partial year data because Emergency Shelter contracts were not funded until late in the program year. If contracts had been funded for the entire year, results would have reached approximately 90% of the goal. For Street Outreach, when the goal was established, it was anticipated that a portion of Street Outreach funding would be contracted to one or more subrecipients. However, those contracts did not go forward and funds were reallocated. Further, Street Outreach efforts were significantly limited during the height of the coronavirus pandemic. Homeless Prevention and Rapid Re-Housing exceeded their goals, serving more persons than expected. This was largely due to additional funds reallocated to these services during the year.

ESG funds were used to provide operational funds for emergency and transitional shelters, direct services to clients through essential services, homelessness prevention, and rapid re-housing for homeless individuals/households. Homeless assistance staff at The Bridge provided essential services to assist 74 homeless individuals with benefit eligibility services. Operational funds received by emergency and transitional shelters were used to provide services to 3,706 individuals/families, while street outreach served 128 unsheltered persons. Homeless prevention funds were used to assist 111 persons to remain in stable housing, and 093 persons received rapid re-housing services. A total of 4,328 unduplicated individuals were served during the term. Additional services and operations were provided utilizing City general funds.

## IMPACT OF CORONAVIRUS PANDEMIC

On March 12, 2020, the Coronavirus (COVID-19) pandemic reached the Dallas community. The Mayor for the City of Dallas issued a Proclamation Declaring a Local State of Disaster in response to evidence of community spread of COVID-19 within the City of Dallas. The next day, the Dallas City Manager issued emergency regulations to respond to this serious health crisis, and plans were implemented to prepare for, respond to, and prevent the spread of the coronavirus. City management immediately began to put plans for essential personnel to continue services (with proper personal protective equipment), and where possible for other staff to begin providing remote services. On March 24, 2020, pursuant to guidance for local public health officials, the Dallas County Judge issued stay-at-home orders, which continued in full force until the Texas Governor began to implement the Plan to Open Texas on a gradual basis. Neither government nor business (including homeless service providers) have resumed normal operations.

Within three days of the issuance of the Mayor's disaster proclamation, on March 15, 2020, the City's Office of Homeless Solutions opened a temporary emergency shelter at the Kay Bailey Hutchison Convention Center to provide additional space for homeless persons who had to be relocated from other local shelters due to social distancing and safety protocols required under public health guidelines, as well as unsheltered persons who needed a place to stay, to prevent the spread of the coronavirus. The shelter operated overnight only. The Convention Center was selected because it is centrally located in the downtown area (near other shelters and places where unsheltered persons can be found). The temporary shelter subsequently expanded to include sheltering at local hotels. The shelter remained open until August 28, 2020. During this time period, the shelter served 1,829 homeless persons. Expenses to operate the temporary emergency shelter in the amount of \$6,326,070 were paid through ESG CARES Act funds; however, OHS also leveraged funds made available through the Coronavirus Relief Fund (CRF) to fund some of the operating costs for the shelter. In addition to operating the temporary shelter, OHS also provided support and assistance for other local emergency shelters to accommodate social distancing at their locations through both the CRF as well as regular ESG funding.

In addition, the economic impact to some residents has been significant. With workplaces closed or curtailed, a large number of residents have experienced loss of income due to layoffs, furloughs, and/or reduced hours, putting them at risk of losing their housing, despite eviction moratoriums that went into place. In response, in less than two weeks following approval of ESG CARES Act funds, on May 4, 2020, the City's Office of Community Care, in collaboration with the Housing & Neighborhood Revitalization Department, opened a Short-Term Mortgage, Rent, and Utility Assistance Program (STM RAP) for residents impacted by COVID-19 financially or otherwise and put at risk of losing their housing (thereby increasing their risk of contracting or spreading COVID-19). This program was completely virtual – with on-line and telephonic applications – and City staff providing services remotely from their homes. Remote services continue. To date, this ESG CARES Act prevention assistance program has served 137 people who were at risk of losing their housing with expenditures of \$250,341 for ESG CARES Act prevention assistance.

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

### Shelter Utilization

**Table 16 – Shelter Capacity**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	107,425
Total Number of bed-nights provided	138,522
Capacity Utilization	128.95%

### 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.

During the 2019-20 program year, the outcome measurements established by the CoC were employed. The data was captured for emergency shelter, homeless prevention, street outreach, and rapid re-housing efforts, as follows (based on persons served):

**Emergency Shelter:** Emergency shelter data was gathered for those exiting to temporary/transitional housing destinations, exiting to permanent housing destinations, and receiving case management. Of those who received emergency shelter:

- 3,780 persons served with emergency shelter
- 1,347 persons receiving case management
- 1,214 persons receiving overnight shelter
- 1,129 persons receiving essential services
- 279 exited to temporary/transitional housing destinations
- 239 exited to permanent housing destinations

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

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

**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:

- 111 persons served with homelessness prevention
- 111 receiving case management
- 0 receiving financial assistance (with only rent assistance provided)
- 87 exiting to permanent housing destinations
- 0 exited with more income than at program entrance (as services are time limited)

**Rapid Re-Housing:** Rapid Re-Housing data 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:

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

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

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

**Table 17 – ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	\$43,244	\$65,000	\$111,955
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
<b>Subtotal Homelessness Prevention</b>	<b>\$43,244</b>	<b>\$65,000</b>	<b>\$111,955</b>

#### 11b. ESG Expenditures for Rapid Re-Housing

**Table 18 – ESG Expenditures for Rapid Re-Housing**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	\$2,542	\$80,633	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$10,171	\$33,777	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$8,018	\$55,569	\$3,123
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
<b>Subtotal Rapid Re-Housing</b>	<b>\$20,731</b>	<b>\$169,979</b>	<b>\$3,123</b>

#### 11c. ESG Expenditures for Emergency Shelter

**Table 19 – ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	\$4,551	\$43,658	\$22,479
Operations	\$173,160	\$131,041	\$0
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$177,711</b>	<b>\$174,699</b>	<b>\$22,479</b>

11d. Other Grant Expenditures

Table 20 - Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
HMIS	\$0	\$0	\$0
Administration	\$0	\$58,708	\$7,067
Street Outreach	\$0	\$1,555	\$63,678
<b>Total Other Grant Expenditures</b>	<b>\$0</b>	<b>\$60,263</b>	<b>\$70,745</b>

11e. Total ESG Grant Funds

Table 21 - Total ESG Funds Expended

Total ESG Funds Expended	2017	2018	2019
\$919,929	\$241,686	\$469,941	\$208,302

11f. Match Source

Table 22 - Other Funds Expended on Eligible ESG Activities

	2017	2018	2019
Other Non-ESG HUD Funds	\$0	\$0	\$0
Other Federal Funds	\$0	\$0	\$0
State Government	\$0	\$0	\$0
Local Government	\$241,686	\$469,941	\$208,302
Private Funds	\$0	\$0	\$0
Other	\$0	\$0	\$0
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
<b>Total Match Amount</b>	<b>\$241,686</b>	<b>\$469,941</b>	<b>\$208,302</b>

11g. Total

Table 23 - Total Amount of Funds Expended on ESG Activities

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
\$1,839,858	\$483,372	\$939,882	\$416,604

## Housing Opportunities for Persons with AIDS/HIV (HOPWA) Summary of Specific Annual Objectives and Outcomes

### 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 & Management Services 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. Please note that 2019 surveillance data has not yet been published.

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 needed, as well as rehabilitation/repair as needed; (4) housing information services; (5) permanent housing placement assistance; and (6) other supportive services, consisting of child care.

During FY 2019-20, the City of Dallas HOPWA program provided housing assistance to a total of 775 households (759 unduplicated and 16 duplicated households). The program served 251 households with short-term rent, mortgage, and utility (STRMU) assistance through four project sites: City of Dallas MLK Community Center, City of Dallas West Dallas Multipurpose Center, Dallas County Health and Human Services, and Health Services of North Texas (Denton and Plano offices). This includes unduplicated households served with HOPWA CARES Act funding. For STRMU, households served was considerably below the goal of 380. Early in the year, demand for STRMU homeless prevention assistance was steady. With the impact of the COVID-19 pandemic in mid-March 2020, demand increased considerably. However, that demand has been, and continues to be met, with HOPWA CARES Act funding, which has caused the HOPWA formula spending for STRMU to be lower. It is also important to note that the largest provider of STRMU and TBRA again had to re-deploy funding from STRMU to sustain TBRA rent commitments, and so served fewer households with STRMU assistance. Also, for another provider, one case manager position was vacant during this program year and has since been re-deployed to TBRA to provide more clients with long-term housing assistance.

During the 2019-20 program year, \$6,333,048 in HOPWA funding was expended, with \$2,007,251 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 31.7%. 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.** provides STRMU and TBRA to eligible persons living primarily in Collin, Denton, Hunt, Kaufman, and Rockwall Counties.

**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. New this year, the agency implemented a master leasing program. When fully operational, the new master leasing program will provide 10 additional units for homeless persons.

**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 as needed for homeless persons moving into permanent housing within 30 days.

**My Second Chance, Inc.** operates transitional housing at an assisted living facility providing supportive housing for women with HIV/AIDS, 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 permanent housing placement assistance through its West Dallas Multipurpose Center.

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

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

# APPENDIX E

## Determining Income Limits

### 2019 Income Limits Summary

FY 2019 Income Limit Area	Median Family Income	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Dallas, TX HUD Metro FMR Area</b>	\$83,100	Very Low (50%) Income Limits (\$)	29,100	33,250	37,400	<b>41,550</b>	44,900	48,200	51,550	54,850
		Extremely Low Income Limits (\$)	17,500	20,000	22,500	<b>25,750</b>	30,170	34,590	39,010	43,430
		Low (80%) Income Limits (\$)	46,550	53,200	59,850	<b>66,500</b>	71,850	77,150	82,500	87,800