

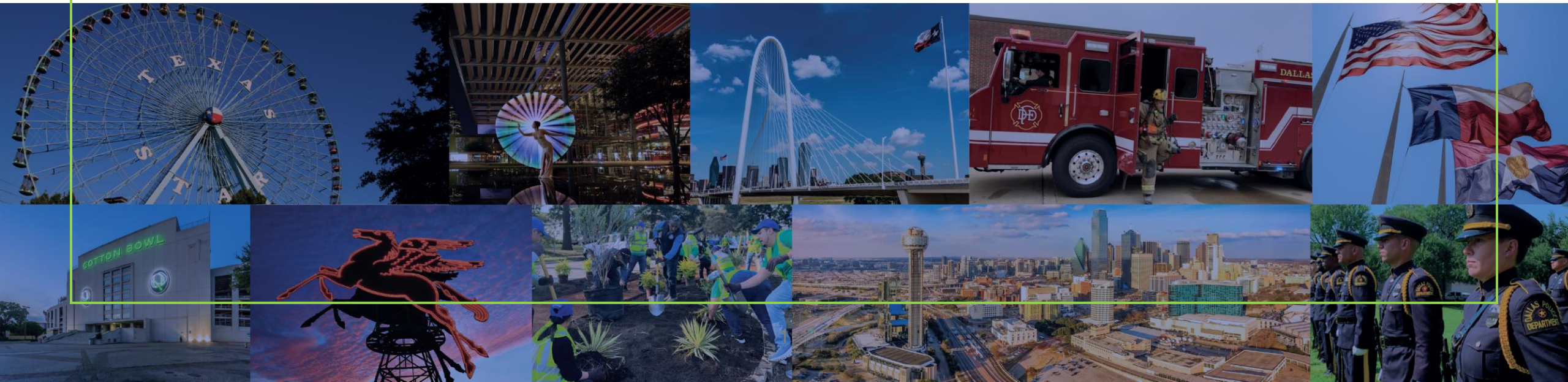


SERVICE
FIRST,
NOW!

FY 2026-27 HUD Consolidated Plan Budget Development

2026 Community Engagement Public Meetings

Grant Administration Division
Budget & Management Services



Presentation Overview



- Background
- U.S. Department of Housing and Urban Development (HUD) - Consolidated Plan Grants Overview
- Grant Programs Overview and Accomplishments (CDBG, HOME, ESG, HOPWA)
- Consolidated Plan Timeline
- Resident Participation/Input Opportunities
- Funding Opportunities
- Questions/Comments





Background

HUD Consolidated Plan

Background: *HUD Consolidated Plan*



- The HUD Consolidated Plan (ConPlan) is a guide that helps states and local communities figure out their housing and neighborhood needs. It shows how federal Community Planning and Development (CPD) funds will be used each year and tracks progress through an annual report called the Consolidated Annual Performance and Evaluation Report (CAPER).
- Since 1994, the City of Dallas has used its Five-Year Consolidated Plan and yearly Action Plans to guide federal funding to improve housing, neighborhoods, and local economic opportunities. The focus is on affordable housing, preventing homelessness, and building strong, sustainable communities for families with low to moderate incomes.



Overview

HUD Con Plan

Overview: *HUD Con Plan Requirements*

General HUD Grant Requirements



**Population of
50,000 or more
residents**



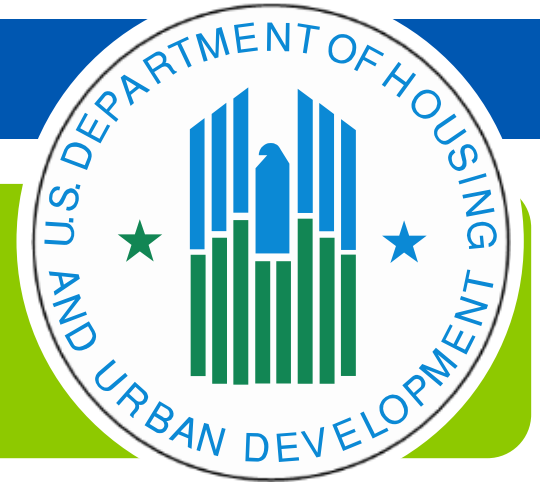
**Submit
Annual Action Plan
to HUD**



**Benefit Low-and
Moderate-Income
Persons**

Overview: HUD Con Plan Grants

The Department of Housing and Urban Development (HUD) offers numerous federal programs to eligible grantees for community development and affordable housing. A key feature of these grants is the ability to choose how funds will be used.



Community
Development Block
Grant



HOME Investment
Partnerships Program

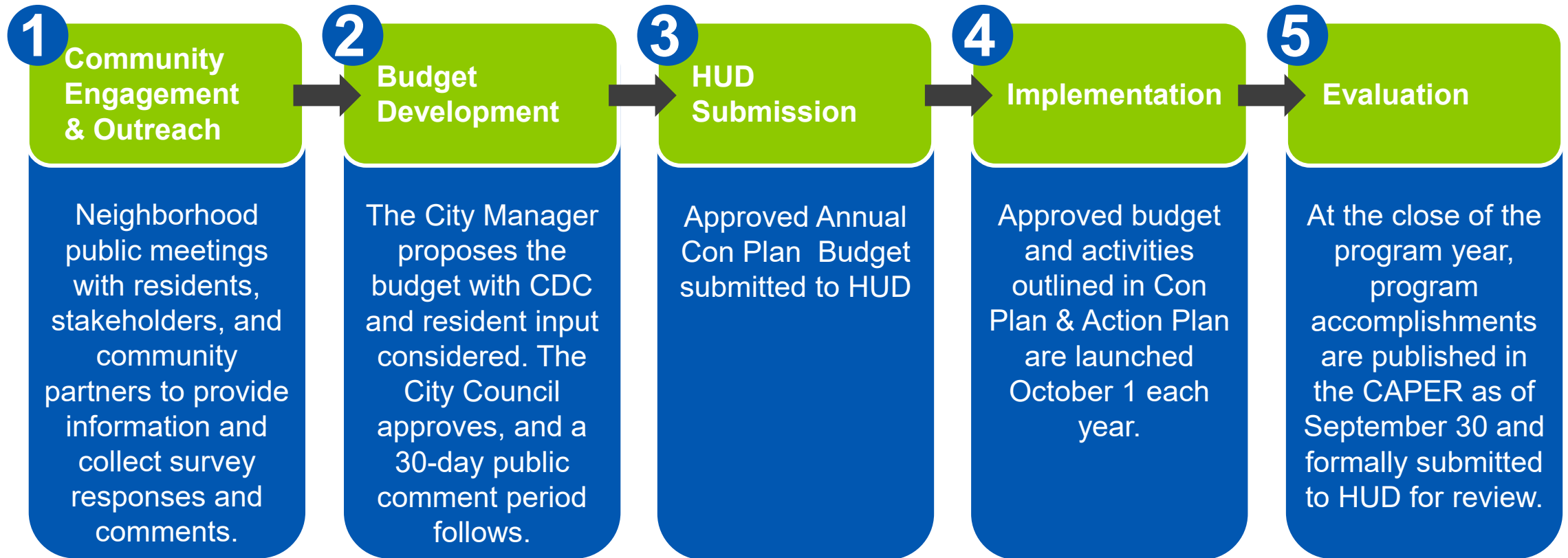


Emergency Solutions
Grant

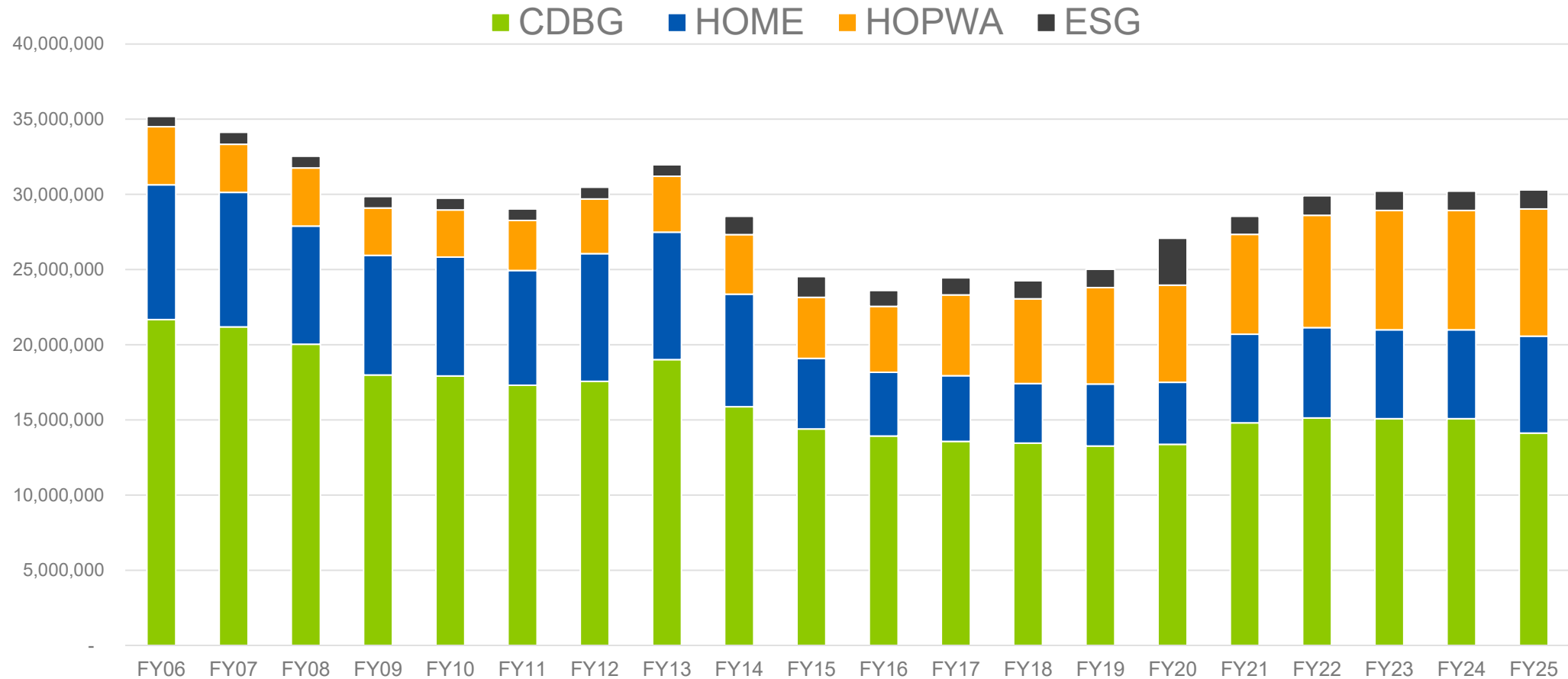


Housing
Opportunities for
Persons with Aids

Overview: HUD Con Plan Development Process



Overview: City of Dallas HUD Con Plan Funding History



Overview: FY 2025-26 Consolidated Plan Funds



FY 2025-26
Adopted Consolidated Plan Budget:
\$29.2 million



\$12,944,689



\$5,082,901



\$1,144,567



\$10,014,716

- Grant amounts for FY 2026-27 are not yet available
- “Level Funding” will be assumed to begin the FY 2026-27 budget development process while awaiting HUD notification of grant amounts

Overview: *Identified Needs*

In partnership with residents, the City identifies the activities that best address community needs from HUD's broad range of eligible programs, with the following areas designated as priorities:



**Affordable
Housing**



**Homeless
Services**



**Human &
Social Services**



**Economic
Development**



**Public
Improvement
&
Infrastructure**

Overview: 5-Year Consolidated Plan

5-Year Consolidated Plan

Submitted to HUD August 2024

Annual Action Plan

(Application/ budget Submitted to HUD to receive annual grant funds)

Year 1

FY 2024-25

Submitted
August 2024

Year 2

FY 2025-26

Submitted
August 2025

Year 3

FY 2026-27

Will Submit
August 2026

Year 4

FY 2027-28

Will Submit
August 2027

Year 5

FY 2028-29

Will Submit
August 2028

Overview: HUD Income Limits

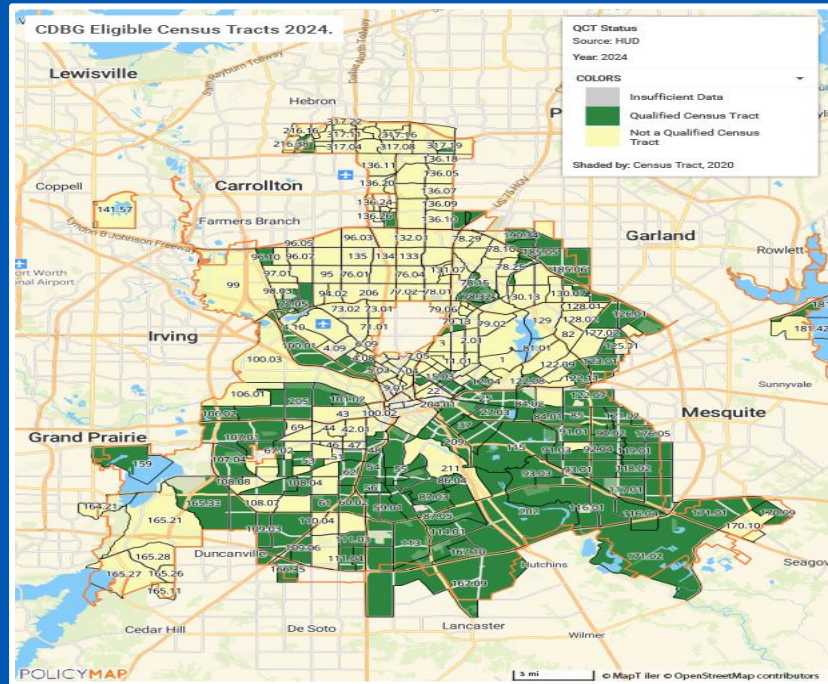
U.S. Department of Housing & Urban Development (HUD)
FY 2025 Income Limits Summary
Applicable to CDBG & NSP Programs
 (Effective June 1, 2025)

FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Dallas, TX HUD Metro FMR Area	\$117,300	Very Low (50%) Income Limits (\$)	41,100	46,950	52,800	58,650	63,350	68,050	72,750	77,450
		Extremely Low Income Limits (\$)*	24,650	28,200	31,700	35,200	38,050	43,150	48,650	54,150
		Low (80%) Income Limits (\$)	65,700	75,100	84,500	93,850	101,400	108,900	116,400	123,900

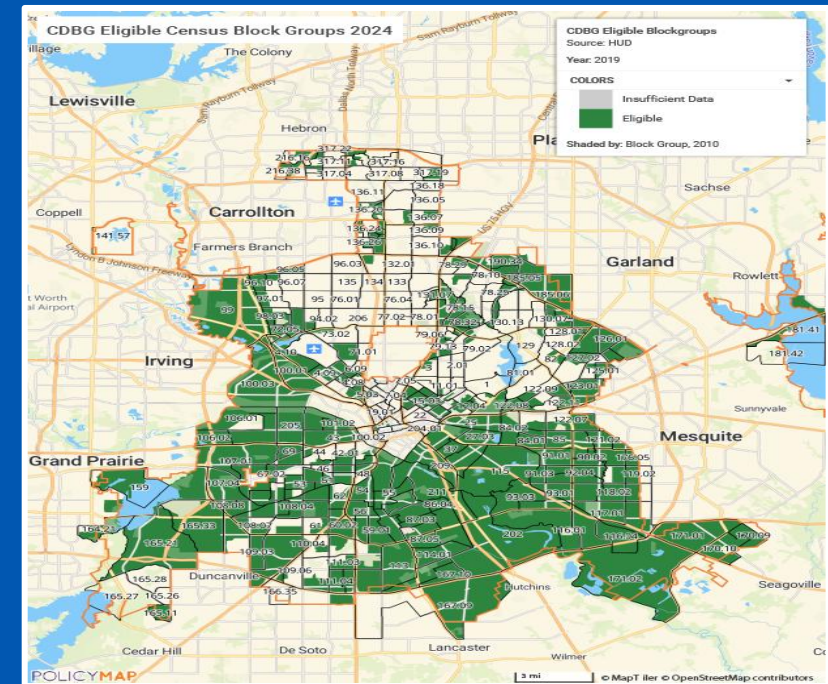
NOTE: HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Dallas,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

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

Overview: CDBG Eligible Census Tracts & Block Groups



Eligible Census Tracts



Eligible Census Block Groups



Programs Overview

CDBG | HOME | ESG | HOPWA



CDBG

Overview & Accomplishments

CDBG: Overview



The Community Development Block Grant (CDBG) is the most flexible grant, with more eligible categories. Eligibility is determined by specific program requirements which may include **low- and moderate-income individuals** who may apply directly for services, **low- and moderate-income areas**, 501(c)(3) nonprofit partners, and partnerships with for-profit businesses.

Eligible Activities	Acquisition of Real Property	Disposition	Miscellaneous/Other Activities	Public Facilities & Improvements	Special Activities by Community-Based Development Organization (CBDOs)
	Clearance	Homeownership Assistance	Planning and Capacity Building	Public Services Interim Assistance	Special Economic Development Activities
	Code Enforcement	Loss of Rental Income	Privately-Owned Utilities	Rehabilitation	
	Construction of Housing	Micro-enterprise Assistance	Program Administration Costs	Relocation	

CDBG: *Overview*

- CDBG has multiple eligible categories for programs and services such as childcare, housing, and public/capital improvements, including public facilities and infrastructure projects
- The approved FY 2025-26 CDBG budget includes \$1.4 million for public improvements
 - Projects may be carried out by the City or nonprofit organizations

CDBG: *Overview*

Public Improvements for Nonprofits – HUD Rules

- To be eligible for public improvement funds, HUD rules require that nonprofit organizations:
 - Either own the facility or have a lease in place with a term of no less than 15 years
 - Be open for use by the general public
 - Provide an eligible public service for at least 5 years, after the project has been completed
 - Comply with other Federal regulations such as Environmental Reviews, Davis-Bacon Labor Standards, and Section 3 Requirements
 - Be a 501(c)(3) Organization

CDBG: Overview – *Public Improvements for Nonprofits*

Public Improvement for Nonprofits – City of Dallas Requirements

City Council policy (adopted in 2010, amended in 2020) added additional criteria to HUD requirements for nonprofits

- **Spending Cap** – total amount of CDBG funds allocated for nonprofit public improvement projects each year cannot exceed 5% of the total CDBG fiscal year budget
- **Match Requirement** – funds awarded must be matched with 25% of the nonprofit's available cash or cash equivalents, in-kind contributions, donations, and/or volunteer services
- **Back-to-Back Funding** – nonprofits cannot be awarded funds for public improvements two fiscal year in a row
- **Liens** – liens placed on real property by the City to secure performance of any CDBG funded public improvement must be in first lien position

CDBG: *Overview*

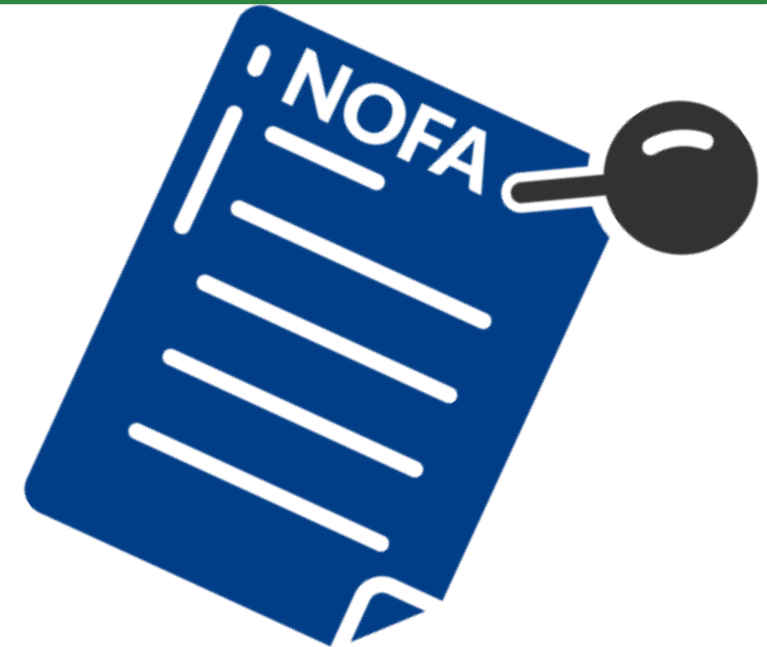
Public Improvement for Nonprofits – City of Dallas Requirements

- City Council policy (adopted in 2010, amended in 2020) added additional criteria to HUD requirements for nonprofits
 - **Capacity/ability** – to start project within 90 days of execution of the contract
 - **Comply** – with other Federal regulations such as Environmental Reviews, Davis-Bacon Labor Standards, and Section 3 Requirements
 - Be a 501(c)(3) Organization

CDBG: *Overview*

Public Improvement for Nonprofits – Notice of Funding Availability

- A Notice of Funding Availability (NOFA) solicitation opportunity was issued on December 4, 2025, with proposals due on January 16, 2026
- To participate, the nonprofit organization must be registered as a vendor with the City
- Responses will be submitted through Euna Procurement (formerly known as Bonfire), the City's solicitation portal



CDBG: *Accomplishments*

Community Development Block Grant (CDBG) funds supported a range of public services benefiting a total of 1,641 individuals.

FY 2024-25 Accomplishments

Youth Programs



1,494

PEOPLE

CV-Emergency Assistance Program



119

PEOPLE

Community Services to Adults



28

PEOPLE

CDBG: *Accomplishments*

Community Development Block Grant (CDBG) funds were utilized to deliver a variety of housing services to **125** households and to support public improvement projects benefiting **119,667** residents.

FY 2024-25 Accomplishments

Home Improvement (HIPP)



15

HOUSEHOLDS

Housing Development Programs



88

HOUSEHOLDS

Homebuyers Assistance (DHAP)



22

HOUSEHOLDS

Public Facilities & Improvements



119,667

HOUSEHOLDS

CDBG: Accomplishments- Affordable Housing

Affordable Housing Developments Include:

Impact:

88

New Units



Notre Dame
Place

9 Units

District 8



Builders of Hope

8 Units

District
Various



Jaipur Lofts

71 Units

District 2

CDBG: *Projects Currently Under Construction*

Affordable Housing Developments Under Construction Include:



**Armonia
Apartments**

15 Units

District 6



Cypress Creek

168 Units

District 11



**The Park
at North Point**

339 Units

District 6



Tenison Lofts

164 Units

District 2

CDBG: *Projects Currently Under Construction continued...*

Affordable Housing Developments Under Construction Include :

Expected Impact
Upon Completion :

1,029

New Units



Trinity West
Villas

36 Units

District 6



Skyline
at Cedar Crest

107 Units

District 4



Hi-Line Apartments

200 Units

District 1

CDBG: Accomplishments- ADA Improvements

Public Improvement Project Include: ADA Improvements

- Arcadia Park
- Skyline Branch Library
- Polk Wisdom Library
- South Dallas Cultural Center

Estimated
Impact:

58,217

Residents
Served



District 6



District 7



District 8



District 7

CDBG: Accomplishments - Sidewalk Improvements

Public Improvement Project Include:

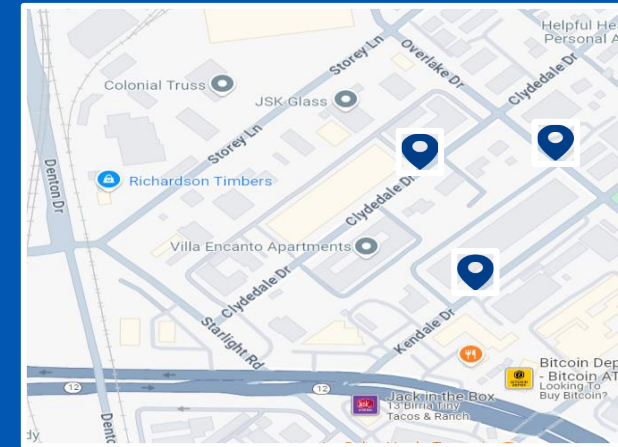
Sidewalk Improvements

- *2800 Block of Clydedale Drive*
- *3000 Block of Kendale Drive*
- *3500 to 3700 Biglow Drive*
- *2900 Kendale Drive*

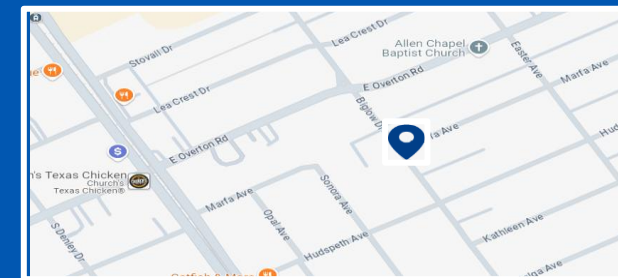
Estimated Impact:

39,870

Residents Served



District 6



District 4

CDBG: Accomplishments

Public Improvement Project

Kidd Springs Recreation Center
700 W. Canty, Dallas, Texas 75205

Estimated Impact:

21,580

Residents Served



District 1

CDBG: Active and *Ongoing Projects*

Ongoing Public Improvement Project

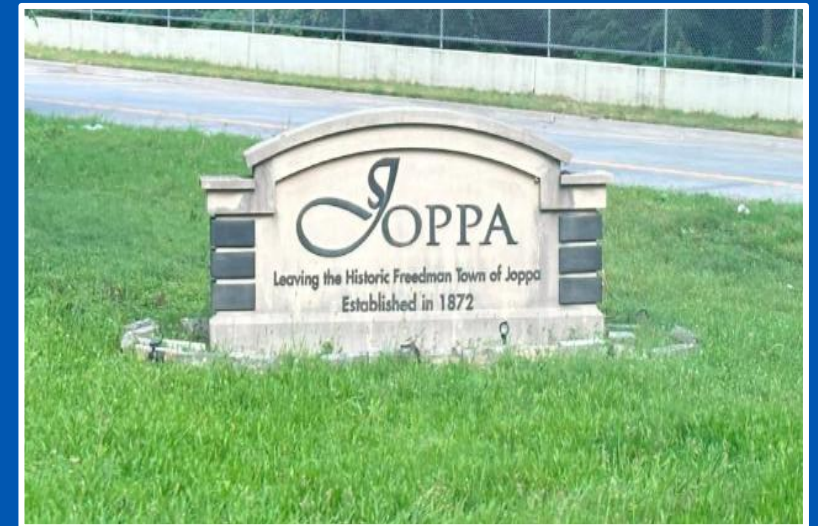
Joppa Area:

- **4600 block of Stokes Street**, from Hull Avenue to the end of Stokes Street, in Dallas, Texas, 75216
- **7600 to 7900 block of Hull Avenue**, from 300 feet of Linfield Road to Burma Road, Dallas, Texas, 75216

Estimated
Expected Impact
Upon
Completion :

6,980

Residents



District 7

SURVEY: *Question #1*

The City allocates grant funds to address human and social service needs, including affordable childcare, after school care, and community-based services for adults. In your opinion, which of the following needs is most important?

- a Affordable Childcare
- b After-school/Out of school Care
- c Community-based services for adults

SURVEY: *Question #2*

Which housing programs do you believe the City should support the most to increase accessibility and supply of affordable, high-quality housing for residents of Dallas?

- a** Create new homeowners through the homebuyer assistance program
- b** Rehabilitate and/or reconstruct existing single-family and multi-family housing
- c** Develop new housing units
- d** All of the above



HOME

Overview & Accomplishments

HOME: Overview



The HOME Investment Partnerships Program (HOME) grant supports the expansion of safe, affordable housing for low-income individuals and families, with 100% of funds dedicated to housing activities and a minimum of 15% reserved for Community Housing Development Organizations (CHDOs).

- Potential eligible applicants include **low-income homebuyers, 501(c)(3) nonprofit organizations, and developers.**

Eligible Activities	Acquisition	Homeowner Rehabilitation	Single Family Development
	Homebuyer Assistance	Multifamily Development	Tenant-Based Rental Assistance

HOME: *Accomplishments*

HOME Investment Partnership Program (HOME) funds were used to provide services to a total of **110** households for Housing Programs

FY 2024-25 through FY 2028-29 Accomplishments

Housing Development (CHDO*,
RDALP**, and HDLP ***)



88

Households

Homebuyers
Assistance (DHAP)



22

Households

SURVEY: *Question #3*

The City should continue allocating grant funds for projects aimed at enhancing public infrastructure in eligible areas, including designated community priority areas. (These projects may include repairing sidewalks and streets, enhancing accessibility for individuals with disabilities and providing funding for the improvements of non-profit facilities).

- a** Strongly Agree
- b** Agree
- c** Neutral
- d** Disagree
- e** Strongly Disagree



ESG

Overview & Accomplishments

ESG: Overview



- The Emergency Solutions Grant (ESG) provides funding to address homelessness by supporting emergency shelter, street outreach, and services for individuals and families experiencing or at risk of homelessness.
- All funds must be used for homelessness prevention or assistance and may only be accessed through contracted nonprofit 501(c)(3) organizations.
- Additionally, no more than 60% of the grant allocation may be used for Street Outreach and Emergency Shelter combined.

Eligible Activities	Administrative Activities	Homeless Management Information System HMIS	Rapid Re-Housing
	Emergency Shelter	Homelessness Prevention	Street Outreach

ESG: *Accomplishments*

Emergency Solutions Grant (ESG) funds supported a wide range of services, assisting **10,662** individuals who are experiencing homelessness or at risk of becoming homeless.

FY 2024-25 Accomplishments

Emergency Shelter Operations



10,085

PEOPLE

Rapid Re-Housing



22

PEOPLE

Street Outreach



439

PEOPLE

Homeless Prevention



116

PEOPLE

SURVEY: *Question #4*

Which services should the city concentrate on to tackle homelessness and cater to the needs of those without shelter in Dallas?

- a** Shelter operations
- b** Street outreach
- c** Homeless prevention programs
- d** Housing placement programs
- e** All of the above



HOPWA

Overview & Accomplishments

HOPWA: *Overview*



- The Housing Opportunities for Persons With AIDS (HOPWA) program provides resources and support to meet the housing needs of low-income individuals and families living with HIV/AIDS
- All funds must be used for housing and supportive services and can only be accessed through contracted nonprofit 501(c)(3) organizations. Individuals cannot receive funds directly

Eligible Activities	Tenant-Based Rental Assistance	Supportive Services	Acquisition, rehabilitation, conversion, lease, and repair of facilities
	Short-Term Housing Assistance	Housing Information Services	New Construction
	Facility-Based Housing Assistance	Resource Identification Services	Operating Costs

HOWPA: *Accomplishments*

Housing Opportunities for Persons with AIDS (HOPWA) grant funds provided support to 1,067 individuals and their households living with HIV/AIDS in the Dallas EMSA, helping to improve housing stability and quality of life.*

FY 2024-25 Accomplishments

Facility Based Housing



247

HOUSEHOLDS

Housing Information/ Resource Identification



172

HOUSEHOLDS

Emergency/Tenant Based Rental Assistance



644

HOUSEHOLDS

Permanent Housing Placement and Supportive Services



48

HOUSEHOLDS

SURVEY: *Question #5*

Do you agree or disagree with the following:

The City should continue funding services that help and provide supportive services to improve the housing stability, health outcomes, and overall well-being of those affected by HIV/AIDS?

- a** Strongly Agree
- b** Agree
- c** Neutral
- d** Disagree
- e** Strongly Disagree



TIMELINE

HUD Consolidated Plan

TIMELINE: *HUD Consolidated Plan*

**January 8-22,
2026**

Public Input
Meetings

February 2026

Deadline for
Surveys
comment forms

March 2026

Community
Development
Commission (CDC)
reviews City Manager's
recommended budget

April 2026

CDC
recommends
budget and
amendments to
City Council

April-May 2026

City Council
review of budget

May 2026

Preliminary
adoption by City
Council

May-June 2026

Public Review;
30-Day Comment
Period; &
Public Hearing
before City Council

June 2026

Final adoption
by City Council

August 2026

Submit plan to
HUD

October 2026

Implement
Plan



RESIDENT PARTICIPATION & INPUT OPPORTUNITIES

Participation & Input Opportunities:

How to Participate in the Development Process: Share your input by submitting a comment through



**Neighborhood
Public Hearing**



**CDC
Meeting**



ONLINE



U.S. MAIL



SURVEY



**CITY HALL
In- Person directly
at our Office**

You can provide verbal comments in person by speaking before the Community Development Commission (CDC) during its monthly meetings or at public hearings held by the City Council.

Participation & Input Opportunities:

Comments* to identify potential uses not currently in the Consolidated Plan may be Submitted* via:



MAIL

Mail comments to:

City of Dallas
Budget & Management
Services/Grant Administration
Division
1500 Marilla Street, Room 4FS
Dallas, TX 75201



ONLINE

Take Community Survey
Online at:

[FY 2026-27 Consolidated
Plan Community Survey](#)



Email comments to:

[ofscommunitydevelopment@
dallas.gov](mailto:ofscommunitydevelopment@dallas.gov)



VERBAL

Comment during Public Meetings

Speak at Community
Development Commission
monthly meetings or City Council
public hearings

Call 214-670-4557 to make a
comment to Budget &
Management Services

*Comment forms received by February 28, 2026, will be considered in the development of the FY 2026-27 Consolidated Plan Budget

*Submission of a Comment Form does not guarantee funding

SURVEY: Question #6

How did you learn about the Community Engagement Meeting?

a Newspaper

b Flyer / Poster

c Social Media

d Promotional Videos

e City of Dallas Website

f Email

g City of Dallas TV Channel

h City Facilities (Library & Rec Centers)

i City Officials

j Neighborhood Associations

k Neighborhood Business

l Other:_____



Funding Opportunities

Funding Opportunities:

Doing Business with the City

Register as a Vendor:

Online: <https://bit.ly/DBonfire>

Contact the Office of
Procurement Services at:
(214) 670-3326

Note:

Notification of all Notice of Funding Availability (NOFA), Request for Bids (RFB) and Request for Proposals (RFP) are published in the Dallas Morning News Classified Section every Thursday and on the Procurement Services web site:

<https://bit.ly/CODProc>

SURVEY: *Question #7*

Do you agree or disagree with the following statement?:
This presentation has been helpful and informative.

- a** Strongly Agree
- b** Agree
- c** Neutral
- d** Disagree
- e** Strongly Disagree

SURVEY: *Question #8*

Please use this space to share your thoughts on additional services or programs that you believe the City should consider investing in.

Enter your answer...

SURVEY: *Question #9*

Please enter your ZIP code.:

ZIP Code:

0	1	2	3	4
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Connect with Us:

Do you follow us on social?



@dallascommdev on all platforms



Questions/Comments

Thank you!

Comments/Questions





SERVICE
FIRST,
NOW!

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