City of Dallas

U.S. Department of Housing and Urban Development

FIVE-YEAR CONSOLIDATED PLAN

FY 2024-25 through FY 2028-29

Including FY 2024-25 ANNUAL ACTION PLAN

Budget & Management Services • Grant Administration Division
1500 Marilla St.
Dallas, TX 75201
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CITY OF DALLAS
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CITY OF DALLAS

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Community Development Chair – Melanie Rubin

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City of Dallas
FIVE-YEAR CONSOLIDATED PLAN
FY 2024-25 through FY 2028-29

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Executive Summary

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

Introduction

In accordance with federal regulations, the City of Dallas, an entitlement community and participating jurisdiction, prepares a Five-Year Consolidated Plan (ConPlan) and an Annual Action Plan (AAP) for submission to the U.S. Department of Housing and Urban. Development (HUD) each August. This designation allows the City of Dallas to receive formula grant assistance from HUD for the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) program.

The Five-Year Consolidated Plan (FY 2024-25 through FY 2028-29) is a comprehensive document that describes the city's housing market conditions, identifies the need for affordable housing and community development, and offers strategies to address these needs over five years. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit service providers. Additionally, the City produces the required Annual Action Plan (AAP) and the Consolidated Annual Performance and Evaluation Report (CAPER) to provide specific information on how the funds awarded each year will be used to meet the priority needs identified in the Consolidated Plan.

The resulting Consolidated Plan creates a unified vision for community development and housing actions with the primary goals to:

Additionally, the City of Dallas has prepared the FY 2024-25 Annual Action Plan (AAP) in compliance with federal Consolidated Plan regulations. This AAP serves as a detailed description of specific components of the first year of the City's FY 2024-25 through FY 2028-29 Five-Year Consolidated Plan. It documents the services, activities, and initiatives designed to improve the quality of life for Dallas residents through decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income persons.

The report outlines the actions to be taken over the next twelve months (October 1, 2024, through September 30, 2025) to address the community's priority needs, which are affordable housing, homelessness, public services, reducing poverty, public improvements, economic development, and other eligible services identified by the City.

In developing the proposed Consolidated Plan, the City of Dallas coordinated with the Dallas County Health Department, Dallas Housing Authority, The Continuum of Care, Dallas Independent School District, City of Frisco, City of Irving, City of McKinney, The Ryan White Planning Council, Parkland Hospital and Health Systems, U.S. Department of Veterans Affairs, adjacent jurisdictions, and various public and private agencies that provide health, social, and fair housing services. This includes agencies focusing on services for children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

A needs assessment and market analysis were conducted to identify the relative levels of need for affordable housing, homelessness, public services, public improvements, special needs, economic development, and non-housing community development. This information was gathered through consultations with public officials and local agencies, public outreach and community meetings, and reviews of demographic and economic data and housing market analysis. Priorities for funding in the Consolidated Plan and the FY 2024-25 Annual Action Plan were established through analysis of data, available community services, and resident input.

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

The Consolidated Plan Needs Assessment Overview for the City identifies several objectives and outcomes across various sectors to address housing market conditions, affordable housing needs, and community development goals. With a diverse and growing population of over 1.3 million residents, Dallas faces significant challenges in ensuring that all community members have access to safe, affordable housing and essential services. The comprehensive assessment in the needs assessment section provides a foundation for the city's strategic plan and outlines the steps needed to improve residents' quality of life.

Housing

Housing objectives focus on increasing the availability of affordable housing options and improving existing housing conditions. According to the data, there is a significant need for affordable housing, with 38,300 renter households and 18,758 owner households severely cost-burdened, spending more than 50% of their income on housing. Disparities are also evident among racial and

ethnic groups, with Black and Hispanic households more likely to be cost-burdened compared to White households. The city also faces challenges with its aging housing inventory, which often requires substantial repairs and upgrades to meet current living standards. To address these issues, the city aims to assist low- and moderate-income families through various programs, including the Dallas Homebuyer Assistance Program, which provides financial support to homebuyers, and the Home Improvement and Preservation Program, which offers funds for rehabilitating homeowner housing. Additionally, the city is committed to developing new affordable housing units through Development Programs such as the Community Housing Development Organization Program (CHDO) and the Residential Development Acquisition Loan Program (RDALP), which partners with private developers to increase the supply of affordable housing. These initiatives are designed to reduce housing cost burdens, prevent displacement, and promote homeownership among disadvantaged populations.

Public Housing

Public housing objectives emphasize supporting the Dallas Housing Authority (DHA) in enhancing the quality of public housing developments. Currently, the DHA operates over 3,196 public housing units and receives funding for 20,344 Housing Choice Vouchers. There are approximately 77,000 families on the public housing waiting list and 56,000 on the Housing Choice Voucher waiting list, underscoring the significant demand for affordable housing. The waiting list disproportionately affects minority groups, who constitute a large percentage of those waiting for assistance.

Homelessness

The homelessness strategy aims to provide comprehensive support to homeless individuals and families through the Continuum of Care (CoC). The Office of Homeless Solutions (OHS) has developed a four-track strategy focused on increasing shelter capacity, providing inclement-weather shelters, subsidizing supportive housing, and investing in development to combat homelessness. Dallas has a homeless population of 3,718 persons, with approximately 1,086 living unsheltered, a 12.4% decrease in overall homelessness from the prior year. The plan highlights significant racial disparities, with Black and Hispanic individuals making up the majority of the homeless population. The homeless population is comprised of a variety of groups, including veterans, individuals with substance abuse issues, individuals with mental health issues, and families with children. Initiatives are geared towards preventing and reducing homelessness by addressing the root causes and providing sustainable housing solutions.

Non-homeless Special Needs Population

For non-homeless special needs populations, the city plans to expand services and support through programs funded by the Housing Opportunities for Persons with AIDS (HOPWA) and other grants. These programs aim to provide housing and supportive services to individuals with HIV/AIDS and other special needs, ensuring they have access to safe, affordable housing and necessary healthcare and social services. Data shows that there are approximately 26,681 individuals living with HIV/AIDS in the Dallas Eligible Metropolitan Statistical Area who require ongoing support and housing assistance. Additionally, people with disabilities and elderly residents

face unique challenges in securing affordable housing, with many living in substandard conditions or facing accessibility issues. The aging housing inventory exacerbates these challenges, as many older homes are not equipped to meet the needs of residents with disabilities or those on fixed incomes. Fixed income costs for these populations make it difficult to afford necessary home modifications or relocation to more suitable housing.

The City of Dallas' FY 2024-25 through FY 2028-29 Consolidated Plan outlines a strategic approach to addressing the city's housing and community development needs. By focusing on affordable housing, public housing improvements, homelessness prevention, and support for special needs populations, the city aims to create a more equitable and sustainable community for residents. These initiatives reflect a comprehensive effort to improve living conditions, enhance economic opportunities, and ensure access to essential services across Dallas, particularly for its most vulnerable populations.

Evaluation of past performance

Progress towards the Consolidated and Action Plan goals is reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2022-23 CAPER highlights the City of Dallas' achievements in the fourth year of the Amended Five-Year Consolidated Plan. According to the City's Annual Community Assessment letter issued by HUD on January 24, 2024, the City has accomplished the following:

Providing Decent, Affordable Housing:

The City administered rehabilitation, homeownership, and housing development programs, as well as rental assistance and housing for homeless persons, families, and other special-needs populations.

- The City of Dallas effectively utilized CDBG funds to provide affordable housing assistance, impacting 13,251 households, including 9,209 extremely low-income, 2,088 low-income, and 1,954 moderate-income households.
- Housing development programs utilized CDBG and HOME funds to develop affordable housing, assisting 638 households.
- CDBG funds served 47 individuals through the Home Improvement and Preservation Program (HIPP) for home rehabilitation.
- The City set aside 14.99% of funds for housing owned, developed, or sponsored by Community Development Housing Organizations (CHDOs) through HOME grant funds.
- The City assisted 3,698 persons with emergency shelter, 333 persons with street outreach, 20 persons with rapid re-housing, and 134 persons with homeless prevention assistance through ESG and ESG-CV funding.
- The City utilized HOPWA funds and provided housing assistance to 955 households, including 955 persons living with HIV/AIDS and 325 family members, totaling 1,285 persons. Assistance included tenant-based rental assistance, facility-based permanent housing, short-term housing, and short-term assistance with rent, mortgages, and utilities.

Providing a Suitable Living Environment:

The City used grant funds to enhance community living conditions by supporting public and community services, such as youth programs, community court services, public improvements, and initiatives aimed at addressing the drivers of poverty.

- Public services were provided to 2,262 persons, including 1,656 youth in youth programs, and 212 defendants received community court services.
- Assisted 18,579 persons with CDBG-CV funds through the Drivers of Poverty program
- CDBG funds were used for public improvements, benefiting 20,760 households

Expanding Economic Opportunities:

The City of Dallas used grant funds to administer programs that expand economic opportunities by promoting job creation, supporting entrepreneurship, providing skills training, and increasing access to economic resources.

- Workforce training and education were provided to 394 residents through CDBG-CV funds.

Compliance and Performance:

CDBG

- The City met overall CDBG program benefit requirements, expending 100% of CDBG funds (excluding funds for planning and administration) on activities principally benefiting LMI persons, exceeding the 70% minimum standard.
- The City's CDBG planning and administration obligations were 14.65% of the grant plus program income, and public services accounted for 14.76%, both below the 20% allowable cap. The City has complied with the 20% cap on planning and administration costs for the grant years 2020, 2021, and 2022.
- The City expended 100% of its CDBG COVID funds for activities which principally benefit low- and moderate-income persons, exceeding the 70% minimum standard.
- CDBG and HOME funds were used for homebuyer assistance, with 15 low-moderate income households assisted with down payment and closing costs.

HOME

- The City disbursed 9.9% of FY 2022 grant funds for administration and planning, within allowable caps.
- The City met its annual match requirement

ESG

Expenditure Deadline: The City has drawn 24.42% of its 2022 grant funds, with a 24-month expenditure deadline of October 31, 2024.

Program Caps: The City expended 60% of 2022 grant funds on emergency shelter and street outreach, within the 60% cap, and 3.32% on administration, within the 10% cap.

HOPWA

- HOPWA grant funds are currently in full compliance with all applicable requirements

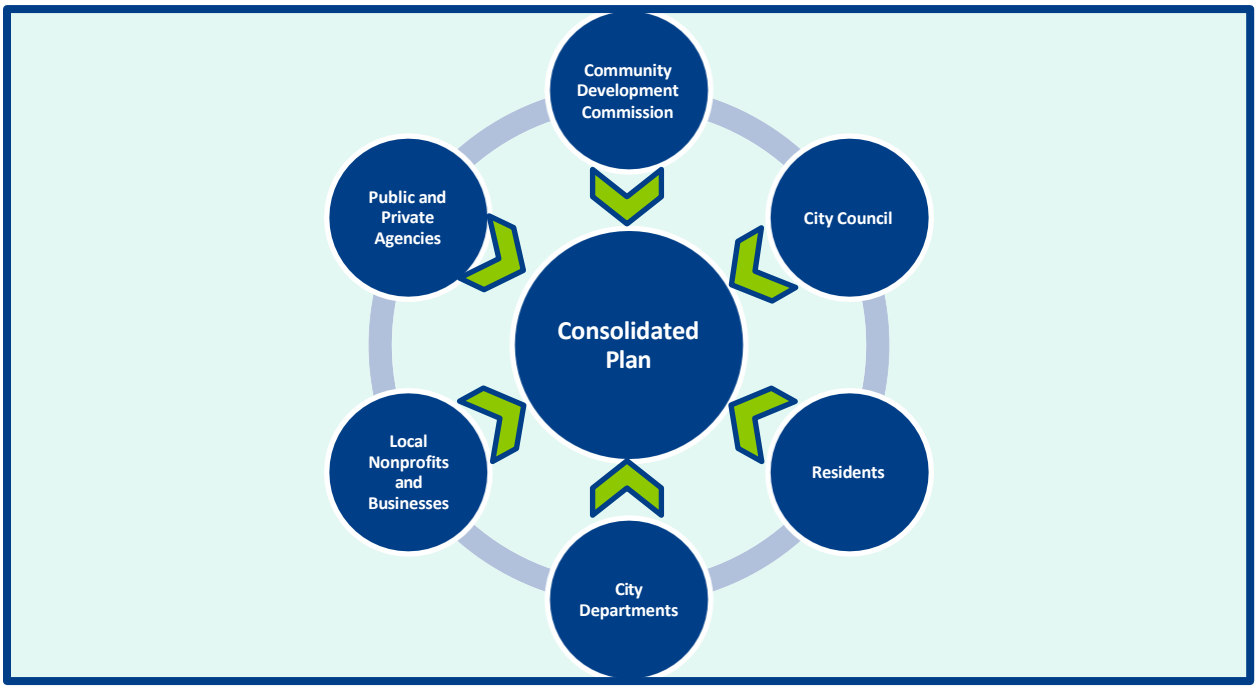
HUD has determined that the City of Dallas has carried out its program substantially as described in its Consolidated Plan and has the capacity to continue implementing and administering its programs effectively.

Summary of the citizen participation process and consultation process

The Dallas City Council appoints a fifteen-member Community Development Commission (CDC) to assist and work closely with City staff in developing the Consolidated Plan and Annual Action Plan. The CDC is supported by five sub-committees formed to evaluate, formalize, and recommend project funding aligned with the committee's objectives.

CDC Sub-Committees

Public input is integral to the CDC's decision-making process and is gathered through public hearings, comments at regular monthly meetings, special Neighborhood Public Hearings, and community surveys.



In recent years, the City of Dallas has engaged extensively with departments, nonprofits, businesses, and residents to gain perspective and address housing needs, economic disparities,

and infrastructure improvements, ensuring robust collaboration and community involvement in planning and budget processes. The City's Citizen Participation Plan requires at least six public hearings to assess community needs, gather feedback, and inform residents and stakeholders about funding decisions. From January 4, 2024, to January 23, 2024, the CDC and City Staff conducted eight neighborhood public meetings. These included one hybrid meeting, one in-person meeting, five virtual meetings, and one virtual telephone town hall meeting. One virtual meeting was held specifically to solicit input from residents and service providers on the HOPWA grant, as mandated by federal regulations. This meeting was open to residents within the City of Dallas and to those outside Dallas County but within the EMSA.

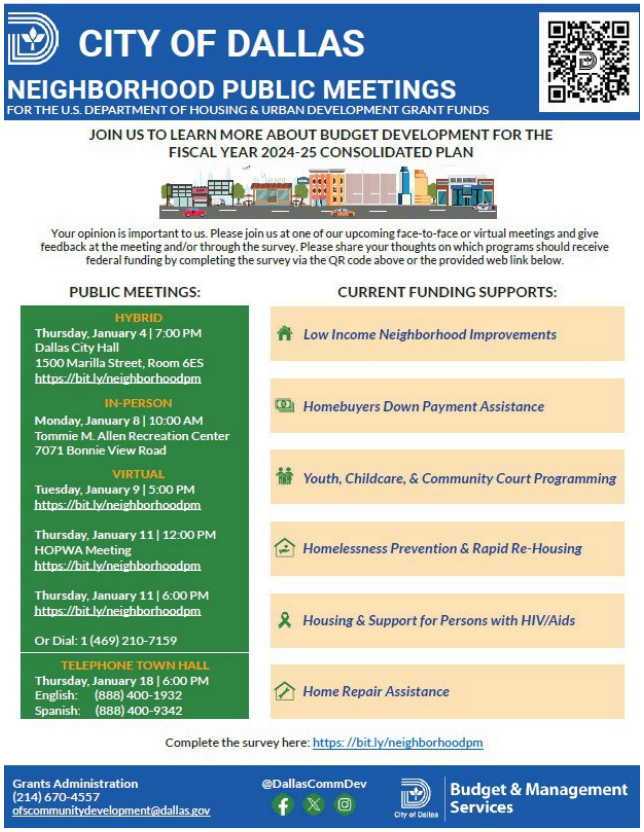
On January 10, 2024, City staff met with representatives of the Ryan White Planning Council to discuss the HIV service delivery system. On January 23, 2024, staff met with Continuum of Care representatives to discuss the homeless response system.

The City proactively engaged with public and private agencies that provide health, social, and fair housing services, including those serving children, elderly persons, individuals with disabilities, low and moderate-income persons, persons with HIV/AIDS and their families, and homeless persons. The City continues to collaborate with the Dallas Housing Authority (DHA) on various housing projects throughout the City.

The City regularly consults with a diverse range of community stakeholders. These include non-profit agencies, social service providers, the local Continuum of Care, realtors, developers, builders, and lenders. These consultations focus on the availability of funds to develop affordable housing, enhance social services, and foster economic development. Various outreach efforts were implemented to engage homeowners, neighborhood associations, churches, businesses, and participants at community fairs. By fostering these partnerships and maintaining open lines of communication, the City strives to create a more inclusive, supportive, and sustainable community for all residents.

Summary of public comments

During January 2024, the CDC and City staff held eight meetings to engage the public in identifying needs for the FY 2024-25 to FY 2028-29 Consolidated Plan and the FY 2024-25 Annual Action Plan. These meetings allowed the public to participate and provide feedback on the potential use of HUD funds.



The times and locations of the eight public meetings, along with the written comment period, were published and posted in the Dallas newspaper of general circulation, The Dallas Morning News, and are listed in Section PR-15 Citizen Participation. Additional efforts included advertisements in several local minority and ethnic periodicals and newspapers. Over 6,000 English- and Spanish-language flyers and posters were distributed. Flyers and posters were strategically distributed by hand to neighborhoods, business districts, churches, subrecipients, childcare providers, public libraries, recreation centers, and the City. Secretary's Office. Notices were posted on the City's webpage and cable station, and email notifications were sent to homeowners and neighborhood associations. Additionally, information was shared through posts on social media sites, including Facebook, X, YouTube, LinkedIn, and Instagram.

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

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

Summary

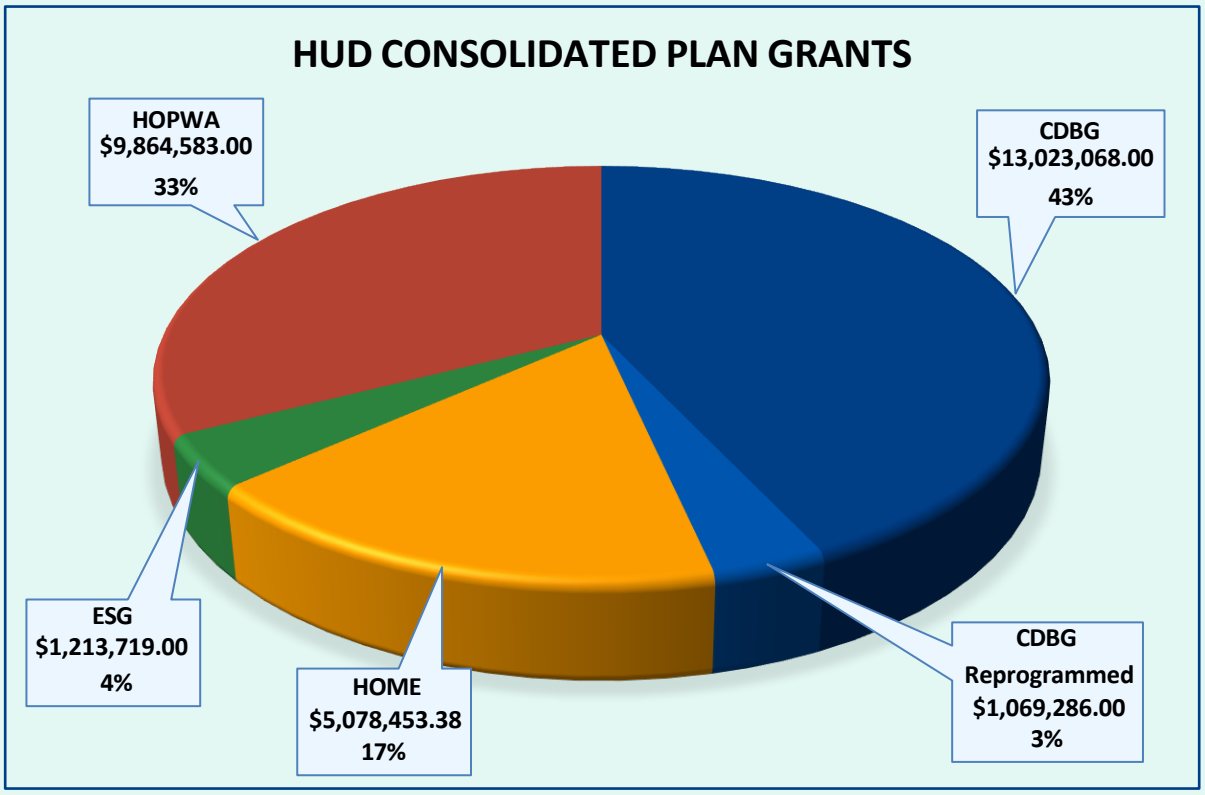
Budget and Management Services – Grants Administration Division serves as the CDBG administrator and lead agency responsible for preparing the FY 2024-25 through FY 2028-29 Consolidated Plan and the FY 2024-25 Annual Action Plan. The Housing & Neighborhood Revitalization Department oversees the HOME program, while the Office of Homeless Solutions and the Office of Community Care manage ESG and HOPWA funds.

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

The city has also prepared an Annual Action Plan for FY 2024-25, effective October 1, 2024. This plan allocates funding for projects addressing critical needs in affordable housing, economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households and the homeless population.

Table 1 - FY 2024-25 Annual Action Plan Budget

FY 2024-25 ANNUAL ACTION PLAN BUDGET	
Source	**FY 2024-25 Budget**
Community Development Block Grant (CDBG)	$13,023,068
FY 2023-24 CDBG Reprogrammed Funds	$1,069,286
HOME Investment Partnership (HOME)	$5,078,453.38
Emergency Solutions Grant (ESG)	$1,213,719
Housing Opportunities for Persons with AIDS (HOPWA)	$9,864,583
HUD Grant Total	**$30,249,109.38**
CDBG Program Income – Housing Activities (est.)	$200,000
HOME Program Income – Housing Activities (est.)	$500,000
Estimated Program Income Total	**$700,000**
Grand Total	**$30,949,109.38**



HUD Grant Total $30,949,109.38

The Process

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

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

The following City departments are responsible for preparing the Consolidated Plan and administering each grant program and funding source.

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	DALLAS	
CDBG Administrator	DALLAS	Budget & Management Services
HOPWA Administrator	DALLAS	Office of Community Care
HOME Administrator	DALLAS	Housing & Neighborhood Revitalization
ESG Administrator	DALLAS	Office of Homeless Solutions
HOPWA-C Administrator	DALLAS	Office of Community Care

Narrative

The City of Dallas Consolidated Plan, covering FY 2024-25 through FY 2028-29, serves as the strategic framework for funding allocations and as an application for grants under the Community Planning and Development formula grant programs, which include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA).

Budget and Management Services, Grant Administration Division (the "Division"), is responsible for the oversight, preparation, and monitoring of citywide budgets for Consolidated Plan funds received from HUD. As the lead agency responsible for preparing the FY 2024-25 Annual Action Plan, the City consulted with various stakeholders. These included the Dallas County Health Department, Dallas Housing Authority, adjacent jurisdictions, and numerous public and private agencies. The consulted agencies provide a range of services, including health, social, and fair housing services, particularly for children, elderly persons, persons with disabilities, homeless persons, and persons with HIV/AIDS and their families. This coordination aimed to enhance coordination between public and private agencies in developing the proposed Annual Action Plan.

Consolidated Plan Public Contact Information

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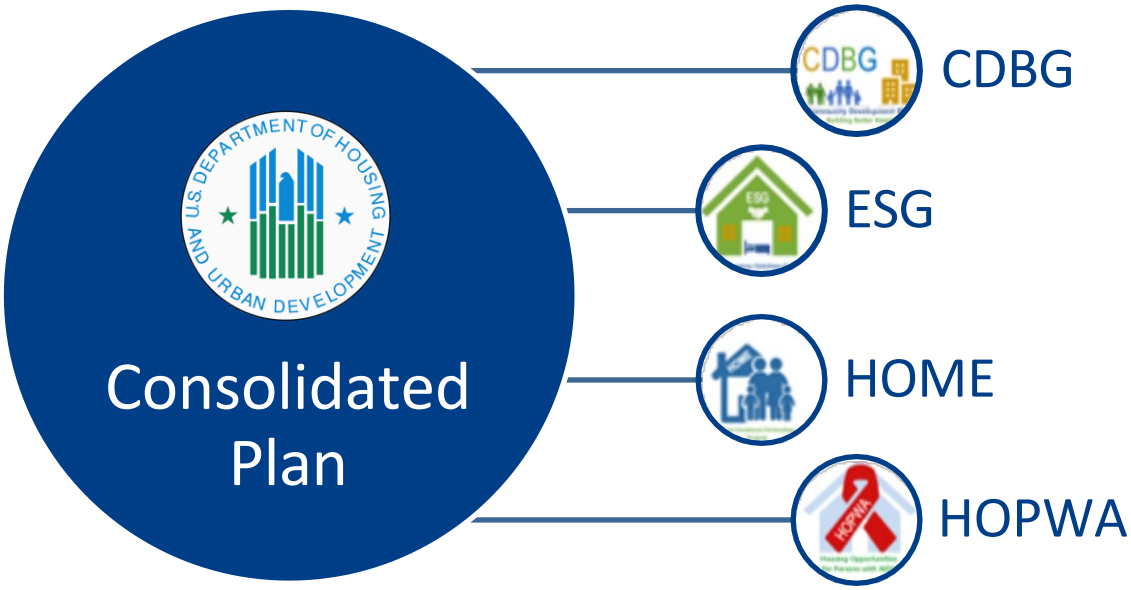
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction

The City's FY 2024-25 through FY 2028-29 Five-Year Consolidated Plan outlines the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs. The plan aligns the City's housing and economic development programs with those of other public, private, and nonprofit community housing providers and non-housing service agencies. This Consolidated Plan delivers a cohesive vision for community development and housing actions, with primary goals that include providing affordable housing, public services, and public facilities; revitalizing target neighborhoods; preserving historic resources; supporting homeless and special needs populations; building and maintaining existing infrastructure; addressing drivers of poverty and reducing barriers to work; expanding economic development opportunities; and eliminating blight. The strategic plan details the City's goals for addressing housing and non-housing community development needs throughout the five years.



The City has adopted numerous strategies and plans across various departments to guide the city into a progressive direction. The ForwardDallas 2.0 strategy emerged from a comprehensive effort to update the city's previous plans and address evolving community needs, and is still being finalized and approved by the Dallas City Council. Recognizing the dynamic nature of urban development and the necessity for a forward-thinking approach, city leaders embarked on an extensive consultation process involving residents, local businesses, community organizations, and public agencies. This collaborative effort aimed to identify key priorities and challenges, such as affordable housing, economic disparities, infrastructure improvements, and fairness. Central to this strategy are the Dallas Housing Policy 2033 and the Dallas Housing Policy

2033 focuses on expanding affordable housing options, reducing housing insecurity, and promoting equitable development. The City's initiatives focus on addressing systemic challenges and ensuring that all residents have access to opportunities and resources. These efforts demonstrate a commitment to inclusivity, sustainability, and innovation, guiding Dallas's growth and development in the coming years and supporting a more livable and prosperous community for everyone.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

The City uses a comprehensive, collaborative approach to address the needs of low-income residents. Below are examples of initiatives the City has undertaken to enhance coordination among publicly assisted housing providers, private healthcare services, governmental health agencies, and service providers.

The Office of Community Care (OCC) provides critical human and social services to residents in all stages of life. Services include WIC program clinics, CDBG-funded Early Childhood/Out of School Time Services, children and youth programs at community centers, rental assistance, food access and other basic needs, and the coordination of Age Friendly work citywide. The Office of Community Care (OCC) in the City of Dallas collaborates with community-based nonprofit organizations and other entities to provide essential services to residents at all life stages. The OCC has established partnerships with various Dallas community-based nonprofit organizations, as well as other entities that provide housing, mental health, childcare, and other quality-of-life assistance to residents.

Partnerships include:

- **Benefits Data Navigation**- A partnership to develop a community-level plan and collaborative approach to tightening the safety net for residents by making it easier to connect with and enroll in various benefits programs for which they may be eligible.
- **Drivers of Poverty** - The program will address the drivers of poverty, with a focus on reducing and/or eliminating barriers to work and childcare, and closing disparity gaps for residents with the greatest need. OCC will enter into partnerships with organizations with programs that specifically target/address these barriers, childcare, and the nine identified drivers of poverty, as follows:
    1. Sharp decline in median income and the declining share of middle-income households
    2. Lack of Affordable Transportation
    3. Lack of Home Ownership/High Rental Percentage/Single-Family Rentals

4. Neighborhoods of Concentrated Poverty
5. High number of Housing Units with Children Living in Poverty
6. Lack of educational attainment
7. High percentage of limited English-proficiency residents
8. High teen birth rates
9. High Poverty Rates for Single Women Heads of Households with Children

- **Making Food Accessible** – OCC partners with organizations that provide programming that enables access to food for target populations. Programs consist of food distribution, food delivery, and contactless grocery pickup for vulnerable populations.
- **Youth Development** - Through partnerships with community-based nonprofit organizations, this program's focus area will support programs that impact youth and teens by focusing on supporting teens to achieve their fullest potential
- **Senior Services Strategic Planning** – OCC is in the process of developing a strategic plan for senior/older adult services citywide to ensure programs best address the needs of older adults, particularly older adults with low-income.
- **American Rescue Plan Act (ARPA) and Aligned Projects** – The City of Dallas allocated significant funding towards various social services programs, including family violence prevention and intervention, food programming, food bank support, nonprofit support, necessity distributions, youth development, and early childhood and out-of-school-time provider assistance programs. ARPA projects are one-time, multi-year federal funds.
- **Re-Entry Services** – Using a combination of City and State funds, OCC partners with several community-based organizations to provide case management, referrals, and other wraparound social services for returning residents and justice-impacted individuals through re-entry service programs.
- **ALN Apartment Finders** - Utilizing specialized software, this partnership offers a listing of affordable housing options, including affordable, senior independent housing.

Additionally, the Office of Community Care supports the City of Dallas Senior Affairs Commission (SAC). This 15-member advisory board meets monthly to address seniors' concerns, strengthen the SAC's influence, identify and develop communication networks, and advocate for a vibrant environment for successful aging in Dallas. Through its five committees, the SAC receives resident input and investigates issues affecting seniors' quality of life related to housing, safety, health, budgeting, and socialization.

Lastly, relating to services for persons living with HIV/AIDS, City of Dallas staff actively participate in the Ryan White Planning Council for the Dallas Area (Planning Council), which facilitates the local continuum of care for HIV services. One City of Dallas staff member serves on the Planning Council in the HOPWA Grantee housing designated seat and on the Planning & Priorities Committee. Staff actively participate in monthly meetings of the Planning Council and its

committees to address the assessment of needs, prioritization of services, and allocation of resources to best serve the needs of persons living with HIV/AIDS. In addition, the City of Dallas annually consults with the Planning Council regarding the use of HOPWA funds. On January 10, 2024, staff presented the upcoming new Consolidated Plan and Annual Action Plan budget for HOPWA funds and obtained feedback from the Planning Council regarding eligible activities and uses of funds.

In May of 2016, the City of Dallas announced the formation of the Dallas Commission on Homelessness. The purpose of this commission was to:

1. Analyze the community's *current (2016) level* of homelessness in Dallas
2. Compare it to best practices in similar communities
3. Deliver a focused set of strategies and recommendations for the city and county to consider going forward

As a result of the commission's findings, the Office of Homeless Solutions, the Dallas Area Partnership, and the Citizens Homeless Commission were established in October 2017.

Dallas Area Partnership to End and Prevent Homelessness

To enhance the coordination of resources to address homelessness, the Dallas City Council, together with the Dallas County Commissioners Court, established the Dallas Area Partnership to prevent and end homelessness in 2017. The Partnership acts on behalf of the City and County to provide a collaborative structure to address and end homelessness from a broader community perspective. The City of Dallas Office of Housing and Community Empowerment (OHCE) coordinates all Board activities.

The Corporation is organized for the purpose of aiding, assisting, and acting on behalf of the City and County to accomplish their governmental purpose; namely to develop strategies, policies, and priorities to address homelessness, and to advise the entities represented by the Board members as well as the TX-600 Dallas City & County/Irving Continuum of Care ("CoC"), and the lead agency of the CoC, which is currently Housing Forward, as to these strategies, policies, and priorities.

As a local government corporation, fifteen members are to include:

- City of Dallas Mayor Nominee
- U.S. Department of Veterans Affairs Representative
- Housing Authority of the City of Dallas Representative
- The Real Estate Council Representative
- Local Philanthropic Representative Nominated by the City of Dallas Mayor
- An Officer of the Current Continuum of Care Lead Agency Board or CoC Board

Citizen Homelessness Commission

The Citizen Homelessness Commission (CHC) is a Mayor- and City Council-appointed advisory body. The Commission helps ensure participation by all stakeholders, including those with past or present experience with homelessness, to develop policy recommendations and align city services with regional services, thereby enhancing the efficiency, quality, and effectiveness of the community-wide response to homelessness.

The fifteen members are to include:

- Two members who must have past or present experience as a homeless person
- One member who must be a representative from a faith-based organization
- The other 12 members must be chosen from the general public

HOUSING FORWARD

The City of Dallas also actively participates in and coordinates with the local homeless Continuum of Care (CoC) for Dallas and Collin Counties (TX-600–Dallas City & County/Irving CoC), which is led and facilitated by Housing Forward.

Park and Recreation Department

The Park and Recreation department enhances coordination among public, private, and governmental service agencies by organizing and providing a range of activities for youth aged 5-12. These activities are available after school and during fall, winter, spring, and summer breaks. The aim is to support youth development, foster community engagement, and ensure a cohesive support system by collaborating with different service agencies.

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

Continuum of Care (CoC) (TX-600 – Dallas City & County/Irving CoC)

In September 2006, the Dallas City Council designated Housing Forward, formerly Metro Dallas Homeless Alliance (MDHA), as the lead authority on regional homeless issues in the Dallas area. Housing Forward is the Lead Agency and local convener for the local Continuum of Care (CoC), as the Collaborative Applicant for HUD funding, and as the Homeless Management Information System (HMIS) Administrator for the local CoC (TX-600 – Dallas City & County/Irving CoC). Housing Forward is the Lead Agency for the CoC through a memorandum of understanding with the Continuum of Care Board (described below).

The local Continuum of Care (CoC) (TX-600 – Dallas City & County/Irving CoC) is a collective of over 140 organizations working in a collaborative and strategic effort to end homelessness in

Dallas and Collin Counties by optimizing the combined strengths and resources of partnering organizations and persons experiencing homelessness. Member organizations represent not only homeless service providers but also hospitals and other health care providers, mental health and substance use recovery providers, local city and county governmental organizations (including the City of Dallas), housing organizations, and philanthropic and other social service organizations.

The City of Dallas is a member of the local CoC General Assembly, and the Executive Director of the Department of Homeless Solutions sits on the CoC Board. The Office of Homeless Solutions works closely with the lead agency and partners with the CoC on various projects, including, but not limited to, the R.E.A.L. Time Rehousing initiative, inclement-weather sheltering, and street outreach. Executive leadership also participates in a monthly workgroup with executive leadership from the CoC lead agency, Dallas County executives and medical professionals, the Dallas Housing Authority, and homeless services consultants, focused on bringing permanent supportive housing online. A summary of the CoC is as follows:

CoC Boards

The Board designates the CoC Lead Agency and HMIS Administrator and engages in annual and long-range planning to end homelessness. The Continuum of Care Board consists of 27 community representatives, including, but not limited to, the Collin and Dallas County Health Authorities, representing city executive leadership, non-profit and faith-based leadership, and veteran affairs leadership, and serves as the lead decision-making body for the CoC.

Lead Agency – Housing Forward

The lead agency of the CoC facilitates the CoC Strategic Workplan; facilitates meetings with Federal, State, and other local sources, funding recipients to recommend housing and service priorities, identified by the CoC, for funding allocation; and develops a comprehensive CoC Program Grant Competition, and reports on efforts and performance of the homeless response system.

General Assembly – All Neighbors Coalition

Members meet monthly, and additional non-member organizations also participate in topic-focused meetings. The Assembly carries out its work primarily through workgroups, which focus on areas such as veterans' homelessness, rapid re-housing, the coordinated access system (CAS), permanent supportive housing, youth homelessness, street outreach, the Homeless Management Information System (HMIS), diversion, families, and landlord engagement.

All-Neighbors Executive Council

The lead agency of the CoC facilitates the CoC Strategic Workplan; facilitates meetings with HUD funding recipients to recommend to HUD the housing and service priorities identified by the CoC for funding allocation; develops a comprehensive CoC Program Grant Competition; and reports on the efforts and performance of the homeless response system.

The Dallas City & County, Irving Continuum of Care (CoC) regularly consults with the Emergency Solutions Grant (ESG) that serves direct grantees of funding from the United States Department of

Housing and Urban Development (HUD) within the CoC jurisdiction to coordinate and collaborate.

The All-Neighbors Coalition is led by an Executive Council, with up to 13 members elected by the Assembly. The Executive Council is a standing Committee of the CoC Board. The Executive Council includes members representing shelters, families, homeless services, domestic violence, government, mental health, special populations, youth, housing, permanent supportive housing, City Leadership, and Dallas and Collin Counties.

Housing Forward and the local Continuum of Care provide several opportunities for individuals with lived experience to participate and share feedback on the homeless response system. These include:

- **Alliance Homeless Forum** meets monthly to explore a different topic and provide critical feedback to make the system work best for those who need it.
- **Youth Action Board (YAB)** meets monthly to prioritize the input of youth with lived experience in planning and decisions affecting not just youth but the entire homeless response system.
- **Lived Experience Coalition (LEC)** meets regularly for people who have experience being unhoused to share their insight and recommendations to improve the local homeless system of care.

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

The City's Office of Homeless Solutions (OHS) coordinates and collaborates with the local Continuum of Care (CoC) and Housing Forward through its participation on the CoC Board, its involvement in the All-Neighbors Coalition and its workgroups, and through frequent meetings with Housing Forward staff regarding the homeless response system.

On January 23, 2024, OHS leadership led a presentation, answered questions, and received feedback from the All-Neighbors Coalition General Assembly on the FY 2024-25 ESG annual budget and the new Five-Year Consolidated Plan. Staff reviewed the eligible activities and how ESG funds were proposed to be used across those activities. Attendees learned how to submit resident comments and input and participate in competitive processes for ESG funding.

Regarding performance standards, the Continuum of Care has implemented minimum ESG performance measurement standards for street outreach, emergency shelter, homeless prevention, and rapid rehousing. These performance standards are measured through HMIS data. At the time of implementation, they were developed in consultation with ESG grantees (including the City of Dallas) and Continuum of Care members. City of Dallas contracts for OHS homeless funding (including ESG contracts) typically require funded projects to attend local CoC meetings, participate in the local HMIS system, and participate in the local Coordinated Access.

System (CAS). The City's ESG Program Manual also includes these requirements and incorporates applicable CoC policies and procedures by reference as applicable.

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

Table 3– Agencies, groups, organizations that participated

1	**Agency / Group/ Organization**	**A Twist of Faith Outreach**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
2	**Agency / Group/ Organization**	**Abounding Prosperity**
	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
3	**Agency / Group/ Organization**	**Access & Information Network (AIN)**
	Agency / Group/ Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy Non-Homeless Special Needs Market Analysis

		HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency. On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
4	**Agency / Group/ Organization**	**Agape Resource & Assistance Center (Plano)**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
5	**Agency / Group/ Organization**	**AIDS Healthcare Foundation (AHF)**
	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
6	**Agency / Group/ Organization**	**AIDS Services of Dallas (ASD)**
	Agency / Group/ Organization Type	Services-Persons with HIV/AIDS

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
7	**Agency / Group/ Organization**	**Austin Street Center**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
8	**Agency / Group/ Organization**	**Baylor Scott & White Health System**
	Agency / Group/ Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
9	**Agency / Group/ Organization**	**Catholic Charities of Dallas**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied youth

		Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
10	**Agency / Group/ Organization**	**City of Frisco**
	Agency / Group/ Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
11	**Agency / Group/ Organization**	**City of Irving**
	Agency / Group/ Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
12	**Agency / Group/ Organization**	**City of McKinney**
	Agency / Group/ Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied youth

		Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
13	**Agency / Group/ Organization**	**CitySquare**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
14	**Agency / Group/ Organization**	**Community Lifeline Center (McKinney)**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
15	**Agency / Group/ Organization**	**Coordinated Care Network (CCN) Pharmacy**
	Agency / Group/ Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the	On January 10, 2024, City staff met with

	Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	Representatives of this organization regarding the HIV service delivery system are addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
16	**Agency / Group/ Organization**	**Dallas County, Health & Human Services Department (Ending the HIV Epidemic Program (EHE) Program, HOPWA Program & Ryan White Grants Program)**
	Agency / Group/ Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
17	**Agency / Group/ Organization**	**Dallas County, Ryan White Planning Council Office of Support**
	Agency / Group/ Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
18	**Agency / Group/ Organization**	**Dallas Hope Charities**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless, healthcare, government, housing, supportive social, education, and other resources to foster well-being and self-sufficiency.

		for persons experiencing homelessness.
19	**Agency / Group/ Organization**	**Dallas Public Library**
	Agency / Group/ Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
20	**Agency / Group/ Organization**	**DFW Housing Initiative**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
21	**Agency / Group/ Organization**	**Downtown Dallas, Inc.**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless, healthcare, government, housing, supportive social, education, and other resources to foster well-being and self-sufficiency.

		for persons experiencing homelessness.
22	**Agency / Group/ Organization**	**Elevate North Texas**
	Agency / Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs Unaccompanied Youth Homelessness Strategy.
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
23	**Agency / Group/ Organization**	**Episcopal Church of the Transfiguration**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
24	**Agency / Group/ Organization**	**Family Promise of Collin County**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government, housing, supportive social services, and education services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
25	**Agency / Group/ Organization**	**Fighting Homelessness**

	Agency / Group/ Organization Type	Other (advocacy)
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
26	**Agency / Group/ Organization**	**Harmony Community Development Corporation**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
27	**Agency / Group/ Organization**	**Health Services of North Texas, Inc. (HSNT)**
	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the Consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
28	**Agency / Group/ Organization**	**Hope Restored Missions**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children

		Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
29	**Agency / Group/ Organization**	**Housing Forward**
	Agency / Group/ Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	City staff met directly and repeatedly with representatives of this organization and obtained input regarding the homeless response system addressed in this plan, with formal consultation on January 23, 2024. Consultation covered all aspects of the housing needs assessment, homelessness strategy, homeless needs, ESG program measures, specific actions being undertaken and implemented by the parties involved, and the five-year plan and first-year budget. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
30	**Agency / Group/ Organization**	**Kind Clinic**
	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
31	**Agency / Group/ Organization**	**Legacy Counseling Center, Inc. dba Legacy Cares**
	Agency / Group/ Organization	Services-Persons with HIV/AIDS

	Type	
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
32	**Agency / Group/ Organization**	**Legal Hospice of Texas**
	Agency / Group/ Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
33	**Agency / Group/ Organization**	**LifePath Systems**
	Agency / Group/ Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
34	**Agency / Group/ Organization**	**Many Helping Hands**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization.	On January 23, 2024, City staff consulted with representatives of this group regarding people experiencing homelessness.

	was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	The response system is addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
35	**Agency / Group/ Organization**	**Mental Health America of Greater Dallas**
	Agency / Group/ Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
36	**Agency / Group/ Organization**	**Metrocare Services**
	Agency / Group/ Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
37	**Agency / Group/ Organization**	**Metrocrest Services (Carrollton)**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization.	On January 23, 2024, City staff consulted with representatives of this group regarding people without housing.

	was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	The response system is addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
38	**Agency / Group/ Organization**	**North Texas Behavioral Health Authority**
	Agency / Group/ Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
39	**Agency / Group/ Organization**	**Parkland Hospital & Health System**
	Agency / Group/ Organization Type	Publicly Funded Institution/System of Care Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
40	**Agency / Group/ Organization**	**Prism Health**
	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
41	**Agency / Group/ Organization**	**Resource Center of Dallas (RCD)**

	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
42	**Agency / Group/ Organization**	**Ryan White Planning Council**
	Agency / Group/ Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
43	**Agency / Group/ Organization**	**Samarian Inn**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
44	**Agency / Group/ Organization**	**S/T Health Group**
	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan.

	anticipated outcomes of the consultation or areas for coordination?	Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
45	**Agency / Group/ Organization**	**Texas Department of State Health Services**
	Agency / Group/ Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation, or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
46	**Agency / Group/ Organization**	**The Afiya Center**
	Agency / Group/ Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation, or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.
47	**Agency / Group/ Organization**	**The Bridge Homeless Recovery Center**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
48	**Agency / Group/ Organization**	**The Salvation Army**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children

		Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
49	**Agency / Group/ Organization**	**The Stewpot**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
50	**Agency / Group/ Organization**	**The Wright Cause Urban Youth Conservation**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare services, government services, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency for persons experiencing homelessness.
51	**Agency / Group/ Organization**	**U.S. Department of Veteran Affairs**
	Agency / Group/ Organization Type	Other government – Federal
	What section of the Plan was addressed by Consultation?	Homeless Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
52	**Agency / Group/ Organization**	**Under 1 Roof**
	Agency / Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs –Chronically homeless Homeless Needs – Families with children Homeless Needs - Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 23, 2024, City staff consulted with representatives of this group regarding the homeless response system addressed in this plan. Anticipated outcomes include improved access to homeless services, healthcare, government services, housing, supportive social services, and educational services, as well as resources to foster well-being and self-sufficiency for persons experiencing homelessness.
53	**Agency / Group/ Organization**	**Your Health Clinic/Callie Clinic**
	Agency / Group/ Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for coordination?	On January 10, 2024, City staff met with representatives of this organization regarding the HIV service delivery system addressed in this plan. Anticipate improved access to healthcare, government services, housing, supportive social services, and resources to improve well-being and self-sufficiency.

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

None were identified.

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

Table 4 – Other local/regional/federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (CoC)	Housing Forward	The local CoC has established three community-wide goals: 1. Effectively end veteran homelessness 2. Significantly reduce chronic unsheltered homelessness 3. Reduce family and youth homelessness. Strategic initiatives underway through the City of Dallas Office of Homeless Solutions support these goals but are broader in scope. Like the local CoC, the City's homeless strategy also focuses on housing, as well as working to enhance shelter and homeless services throughout the city (including inclement weather shelter).
Ryan White Planning Council (RWPC)	Dallas County Health and Human Services	The Dallas Regional Area Integrated HIV Prevention and Care Plan CY 2022-2026 (dated December 8, 2022), reflects the Ryan White Planning Council's strategic goals for HIV prevention and care efforts, including the provision of HIV medical care and support services for persons living with HIV/AIDS. In March 2023, the Ryan White Planning Council released the 2022 Dallas EMA/HSDA Status Neutral Needs Assessment. Both highlight the considerable housing needs of persons living with HIV/AIDS and the importance of housing to access and retention in care and services.

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

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

- City of Frisco
- City of Irving
- City of McKinney
- Dallas County
- Dallas Housing Authority
- Parkland Hospital and Health System
- Texas Department of Housing and Community Affairs (TDHCA)
- U.S. Department of Veteran Affairs (Dallas VA Medical Center)
- Continuum of Care (CoC)
- Ryan White Planning Council (RWPC)
- Dallas County Health & Human Services Department
- Parkland Hospital & Health System
- Texas Department of State Health Services (TDSHS), HIV/STD Program
- Dallas Independent School District (D.I.S.D.)
- Dallas Afterschool

ALL Inside Initiative

The White House and the United States Interagency Council on Homelessness (USICH) selected Dallas and the local CoC to participate in ALL INside, a first-of-its-kind initiative to reduce homelessness nationally by 25% by 2025. The city of Dallas, in partnership with the CoC, has a federally embedded employee (Federal Team Lead) to coordinate and elevate local efforts.

Based on a collective impact model and coordinated community-based solutions, the "ALL Inside." The initiative requires executive leadership to work-shop monthly with peer cities.

Ryan White Planning Council

To address services for persons living with HIV/AIDS, the development of this Plan considered the planning and prioritization processes undertaken by the local Ryan White Planning Council. These included reviewing data from the 2022 Dallas EMA/HSDA Status Neutral Needs Assessment and the Dallas Regional Integrated HIV Prevention and Care Plan CY2022-2026, as well as considering the annual Ryan White Priority Setting Resource Allocation (PRSA) process under which Core Medical and Supportive Services (including housing services) are assessed and prioritized.

Youth Services

The Park and Recreation Department collaborates with various entities, including the Dallas After School organization, the Dallas Independent School District, Community Groups, and Parents, to implement the Consolidated Plan. This cooperation involves:

- Joint Programming: Developing and executing programs that align with the goals of the Consolidated Plan, such as community health initiatives, youth engagement activities, and recreational opportunities.
- Resource Sharing: Leveraging state and local government resources, such as funding, facilities, and expertise, to enhance the scope and impact of recreational and community programs.
- Policy Alignment: Ensuring that park and recreation activities are in sync with state policies and local government strategies, promoting a unified approach to community development and well-being.
- Interagency Communication: Facilitating regular communication and coordination meetings to align goals, share progress, and address any challenges collaboratively.
- Community Outreach: Working together on outreach efforts to inform and engage the community, ensuring widespread awareness and participation in programs that support the Consolidated Plan's objectives.

By fostering these collaborative efforts, the park and recreation department helps to create a cohesive strategy that maximizes resources and enhances the overall effectiveness of the Consolidated Plan.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c), and 91.300(c).

Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize the citizen participation process and how it impacted goal-setting

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

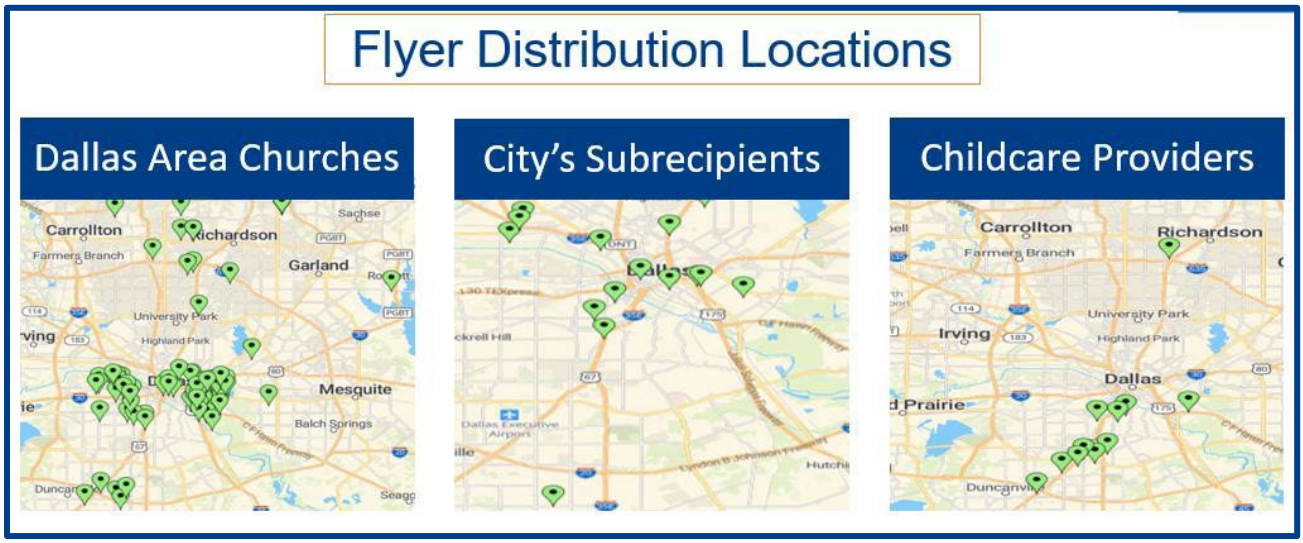
The CDC designates five subcommittees to evaluate, formalize, and make recommendations to the CDC on matters related to the committee's purpose. These committees are Citizen Participation/Policy and Procedures; Economic Development, Housing and HOME Programs; Financial Monitoring and Performance Standards; Public Improvements; and Public Services, HOPWA, and ESG. Each committee schedules and conducts additional meetings as necessary to discuss fund allocation by grant and project, before presenting its recommendations to the full CDC and then the City Council for approval.

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

The City's Citizen Participation Plan requires at least 6 public hearings during the budget development process to address community needs, gather information to inform funding allocation recommendations, and inform residents and stakeholders about funding decisions. In collaboration with numerous City departments and the CDC, City staff held 8 Neighborhood Public Hearings from January 4, 2024, through January 23, 2024. These included 1 hybrid meeting, 1 in-person meeting, 5 virtual meetings, and 1 telephone town hall. One virtual meeting was held specifically to solicit input from residents and service providers on the HOPWA grant, as mandated by federal regulations. It was open to residents within the City of Dallas and those outside Dallas County.

The times and locations of the eight public meetings, along with the written comment period, were published and posted in the Dallas newspaper of general circulation, The Dallas Morning News. Additional efforts included advertisements in several local minority and ethnic periodicals and newspapers. Over 6,000 English- and Spanish-language flyers and posters were distributed. All reading materials and resources were translated into 5 additional languages (Spanish, Korean, Chinese, Amharic, and Vietnamese. A language map was used to determine the predominant languages spoken by residents in each zip code for flyer distribution. Flyers and posters were then strategically distributed by hand to neighborhoods, business districts, churches, subrecipients, childcare providers, public libraries, recreation centers, and the City Secretary's Office. Notices were posted on the City's webpage and on the cable station, and email notifications were sent to homeowners and neighborhood associations. Additionally, information was shared through posts on social media sites, including Facebook, X, YouTube, LinkedIn, and Instagram.

Map 1 - Flyer Distribution Locations: Neighborhood Public Meetings



To ensure coordination and solicit resident participation in the City's budget development process for the FY 2024-25 through FY 2028-29 Five-Year Consolidated Plan and the FY 2024-25 Annual Action Plan, the City of Dallas engaged with a diverse range of residents, stakeholders, and public entities. The City of Dallas consulted with the Dallas County Health Department, Dallas Housing Authority, adjacent jurisdictions, and various public and private agencies that provide health, social, and fair housing services, including those focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. These efforts aimed to enhance coordination between public and private agencies during the development of the proposed Five-Year Consolidated Plan and Annual Action Plan.

Consultation Efforts were fit into four categories:

Affordable Housing

The Department of Housing & Neighborhood Revitalization (Housing) identifies Community Engagement as one of the seven guiding pillars in Dallas Housing Policy 2033 (DHP33). Housing is committed to ongoing engagement and to using feedback from residents and stakeholders to inform departmental investments. Community engagement is integrated throughout all department activities. It supported the development of the current 10-year housing policy (DHP33), the selection of Strategy Target Areas, and now informs the creation of Neighborhood Revitalization Strategy Area (NRSA) proposals for communities in Dallas. Housing uses a variety of media to reach residents and continues to participate in city- and community-led events.

To develop DHP33, both virtual and in-person community meetings were held to gather input on how to strengthen the policy within Housing Programs. More than 10,000 people participated in the development process, and the Dallas City Council adopted DHP33 in April 2023.

To define the ESTA, community meetings became more personalized, allowing residents to provide feedback on geographic areas and housing activities that the department should prioritize. These events were held both in person and virtually, and were available in English and Spanish. Additionally, the department hosted a telephone town hall, one of the most accessible forms of community engagement. This event facilitated over 3,000 connections.

Housing launched a community needs survey to gather resident input on how the department should target resources to better serve communities. The survey asked residents about their perspectives on their neighborhoods. In these areas, housing investments could be supported by other community investments, and locations where housing development could help spur additional community growth. The survey results helped identify the Strategy Target Areas and generated 641 responses. The engagement process for these areas reached 3,943 people through the Telephone Town Hall, the Housing and Community Needs Survey, virtual and in-person meetings, and focus groups. Refer to the table below for additional information.

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Table 5 – Equity Strategy Target Area Engagement Activity

Engagement Activities	People Engaged/ Respondents
Engagement for DHP33 formation In-person meetings, virtual meetings, focus groups, interviews, and consultations with City staff (2,065), social media (7,083), interactions on Housing Equity Story Map (1,847)	10,995
Engagement for Equity Strategy Target Areas Housing and Community Needs Survey (641), virtual and in person meetings (50), focus groups (60), tele-town hall (3,192)	3,943
Upcoming Housing Preference Survey Goal of 100 per City Council District	TBD
Total Reach	**14,938**

Fair Housing

The requirement to affirmatively further fair housing is an essential component of the Five-Year Consolidated Plan. It mandates that each entitlement jurisdiction conduct an Analysis of Impediments to Fair Housing Choice (AI). This analysis identifies barriers to fair housing within the jurisdiction, outlines actions to address them, and maintains records of the analysis and subsequent actions.

The 2021 Interim Final Rule issued by HUD reinstated requirements for program participants to affirmatively further fair housing through certifications in their planning processes. This rule rescinds previous definitions that did not align with the Fair Housing Act's mandate and provides technical assistance and support to participants in voluntary fair housing planning processes. On February 9, 2023, HUD published in the Federal Register a Notice of Proposed Rulemaking (NPRM) entitled "Affirmatively Furthering Fair Housing," indicating ongoing regulatory efforts to refine and strengthen fair housing obligations. During the proposed rulemaking period, the AFFH Interim Final Rule (IFR) remains in effect, ensuring continuity in implementation while new guidelines are considered.

Housing and Community Development, in partnership with WFN Consulting, Inc., recently conducted a comprehensive citizen participation process to enhance Fair Housing initiatives in Dallas. This effort included a series of workshops held both virtually and in-person, engaging residents and community organizations across the city. Through these workshops (3 Virtual, 4 In-Person), residents provided valuable insights into persistent barriers affecting fair housing access. Based on the initial analysis of workshop feedback, the barriers to fair housing listed in 2019 remain. Identified impediments included a lack of education about affordable housing and fair housing enforcement, inadequate notification systems for available affordable housing, and limited transportation options for individuals with disabilities.

disparities in public and private investments across neighborhoods, insufficient affordable housing in high-opportunity areas, and restricted access to supportive housing opportunities. These barriers have continued to hinder residents' ability to secure affordable housing, a crucial factor in their safety and well-being.

To ensure broad participation, a survey was made available on the Fair Housing webpage for residents who could not attend the workshops in person or virtually. Feedback from the survey will guide the Fair Housing division's priorities in developing the Fair Housing Plan and the Analysis of Impediments. In the meantime, the division continues its community outreach efforts, informing residents about their fair housing rights, the complaint process, and connecting them with essential resources. These ongoing efforts highlight OEI's commitment to supporting inclusive communities and addressing the housing challenges in Dallas.

Homelessness and Special Needs

The City actively engaged key groups and organizations focused on homelessness and special-needs populations to gather valuable input for the Consolidated Plan and the Annual Action Plan. On January 10, 2024, City staff consulted with the Ryan White Planning Council stakeholders on the City of Dallas Five-Year Consolidated Plan and First-Year Annual Action Plan budget recommendations and solicited comments, specifically regarding the Housing Opportunities for Persons with AIDS (HOPWA) budget. On January 23, 2024, City staff consulted the Dallas Continuum of Care (CoC) General Assembly on the City of Dallas Five-Year Consolidated Plan and First Year Annual Action Plan budget recommendations and solicited comments, specifically regarding Emergency Solutions Grant (ESG) funds. The City also sought input from public and private agencies that provide health, social, and fair housing services, including agencies focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and people experiencing homelessness. The ongoing coordination and collaboration among the City, the Continuum of Care, the Citizen Homeless Commission, and other housing and health care providers enable the City to assess the needs of homeless individuals and families regularly.

Poverty

The citizen participation process in Dallas has been a collaborative effort involving various city departments and community stakeholders. On May 7, 2018, the Mayor's Task Force presented an update confirming the continued relevance of the nine identified drivers of poverty. Since then, city departments have worked to tackle these challenges comprehensively, building on previous efforts.

Key departments involved include the Parks and Recreation Department, which collaborates closely with Dallas Independent School District (DISD) and Dallas Afterschool to enhance educational and recreational opportunities for youth, the Office of Community Care, which coordinates services and resources that support vulnerable populations, and the Office of Homeless Solutions that combat homelessness and provide essential support services, and the Department of Housing that has integrated childcare assistance into its housing developments, recognizing the critical link between stable housing and childcare accessibility in breaking the cycle

of poverty. These efforts are complemented by the Economic Development Department's partnerships with nonprofits and community organizations, which foster economic opportunities and empowerment initiatives for underserved communities.

Through consultations, workshops, community events, and year-round ongoing engagement with community members, these collaborative efforts have not only identified persistent challenges but also influenced goal-setting within city initiatives. Feedback is received through these varied avenues, ensuring that a wide range of voices are heard and considered. By incorporating diverse perspectives and leveraging partnerships, the City continues to create more inclusive and equitable policies and programs that address the multifaceted aspects of poverty.

Summary of public comments

The neighborhood public hearings and community meetings provided opportunities for the public to participate in identifying community needs, goals, and objectives for the HUD Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29, as well as potential uses of FY 2024-25 HUD funding. Attendees of the public hearings were encouraged to complete the Five-Year Consolidated Plan Community Survey and add comments as needed. Community survey forms were available at all Neighborhood Public Hearing locations, on the City's website, and at City Hall in the Budget and Management Services – Grant Administration Division. Residents were also allowed to provide input in person, online, or by mail by June 11, 2024.

The City of Dallas had 4,448 residents participating in the public hearings, and the City received 438 Five-Year Consolidated Plan Community Surveys for consideration. A summary of the survey results is found in the Citizen Participation Attachment section of this document. Residents and non-profit organizations provided a total of 158 comments on community needs to be considered in developing the Five-Year Consolidated Plan. Comments received are summarized in Table 6.

On May 8, 2024, the Dallas City Council authorized a public hearing and preliminarily adopted the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and the FY 2024-25 HUD Consolidated Plan Budget.

On May 12, 2024, the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and FY 2024-25 Annual Action Plan were advertised in The Dallas Morning News, a publication of general circulation. To meet all statutory deadline requirements, the budget development process began assuming the four grant allocation amounts would remain the same as in the current year.

On May 22, 2024, a hybrid public hearing was held to receive resident comments on the Proposed Five-Year HUD Consolidated Plan for FY 2024-25 through FY 2028-29 and the FY 2024-25 Annual Action Plan. All verbal, electronic, and written comments were considered.

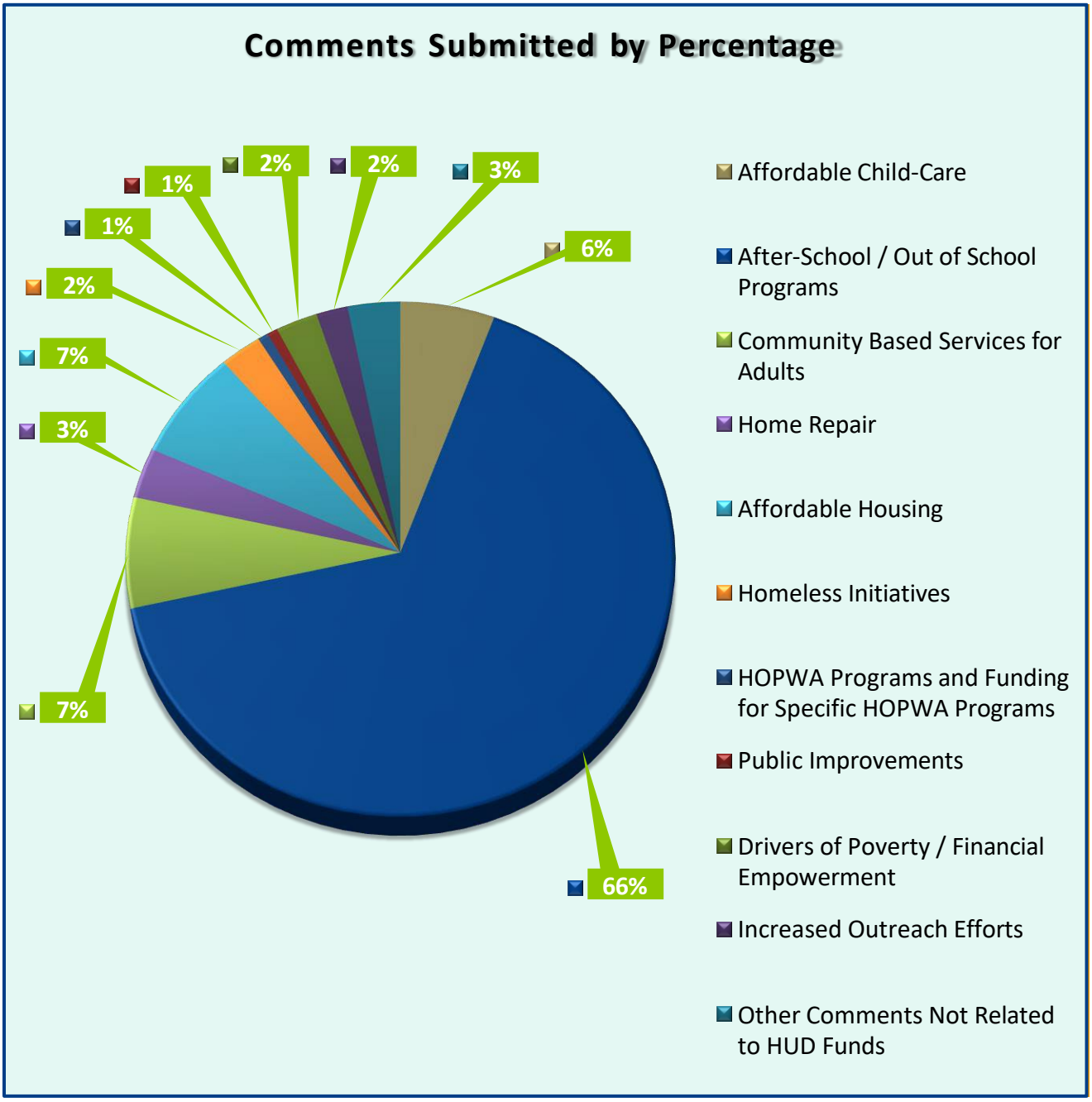
On May 26, 2024, the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and FY 2024-25 Annual Action Plan were re-advertised in The Dallas Morning News. HUD published the actual formula grant allocations, requiring the City Manager to adjust funding to balance the budget with available resources.

On June 12, 2024, after consideration of all surveys and comments received, the City Council adopted the FY 2024-25 through FY 2028-29 Five-Year HUD Consolidated Plan and the FY 2024-25 Annual Action Plan by Resolution No. 24-0873.

Comment Summary

The City received 158 comments on various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments unrelated to HUD funds.

Chart 1 - Citizen Participation Comments Submitted by Percentage



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

All comments received were considered and incorporated into adopted strategies.

Table 6 - Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and Assisted Housing Senior Residents	8 Public Hearings were held throughout Dallas with 4,448 meeting attendees. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs funded by grant funds are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there were 1 comment specific to HOPWA Programs and 5 comments not related to HUD funds.	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	https://dallascityhall.com/departments/budget/community development/Pages/default.aspx
2	Newspaper/ Public Notice	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community	Residents were informed of the Consolidated Planning process and given the resources to submit comments/surveys and/or attend public hearings. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs	No Comments were mailed, emailed, or hand-delivered to Budget and Management Services.	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Residents of public and Assisted Housing Senior Residents	Funded by grant funds, they are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.			
3	Internet Outreach	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and Assisted Housing	Comment forms and surveys were made available online through the City's website. Public Notices were also featured on the City's website. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs funded by grant funds are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there were 1 comment specific to HOPWA Programs and 5 comments not related to HUD funds.	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	https://dallascityhall.com/departments/budget/community development/Pages/default.aspx

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Social Media	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and Assisted Housing	Social media accounts (Facebook, Twitter, Instagram, YouTube, and LinkedIn) consistently encouraged feedback and public hearings. Hashtags were used to promote participation. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs funded by grant funds are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments unrelated to HUD funds.	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	Facebook https://www.facebook.com/dallascommdev/ X https://twitter.com/dallascommdev Instagram https://www.instagram.com/dallascommdev/
5	Social Network	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and	Public Affairs Office (PAO) informed the Community/ Neighbor social website, Nextdoor, and continuously informed residents of public hearings to solicit comments. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	Nextdoor https://nextdoor.com/agency-detail/tx/dallas/city-of-dallas/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Assisted Housing	funded by grant funds They are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.	comments), and Public Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments not related to HUD funds.		
6	Flyer / Posters	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and Assisted Housing Senior Residents	Over 6,000 flyers were strategically distributed citywide, leveraging targeted distribution and language maps. Distribution sites include neighborhoods, churches, recreation centers, City Hall, business districts, public libraries, childcare providers, and subrecipients. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs funded by grant funds are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments unrelated to HUD funds.	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			supportive services to those affected by HIV/AIDS.			
7	Television	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and Assisted Housing Senior Residents	Public hearings were advertised and shown live on the Dallas City Hall News Network Cable Channel. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs funded by grant funds are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments unrelated to HUD funds.	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	Not Applicable
8	Email	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and Assisted Housing	Public Affairs Office (PAO) distributed public hearing notices to neighborhood associations. City staff distributed surveys and public hearing information via email to resident and stakeholder distribution lists. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Senior Residents	Funded by grant funds, they are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.	Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments not related to HUD funds.		
9	Telephone Town Hall Meeting (TTHM) Opt-In and Text Alert	Minorities Non-English speaking Persons with disabilities Non-targeted/ Broad community Residents of public and Assisted Housing Senior Residents	20,000 landlines were dialed, and 20,000 mobile phone users within CDBG eligible Census Tracts. Text alerts were sent to 20,000 residents for the TTHM opt-in option. TTHM was presented in a Spanish simulcast. 596 comments and surveys were submitted (438 surveys, 158 comments). Surveys indicate: 1. After-school/Out-of-School Programs are most important. 2. All housing support programs funded by grant funds are equally important. 3. The City should continue to allocate grant funds for projects that target R/ECAP areas. 4. Funds should be used to address homelessness by supporting shelter operations, street outreach, prevention, and placement programs. 5. Funds should continue to provide supportive services to those affected by HIV/AIDS.	The City received 158 comments regarding various community needs and priorities. The highest number of comments (104) was for After-School and Out-of-School Programs, indicating significant community interest in youth-related programs. Community-Based Services for Adults and Affordable Housing each garnered 11 comments. Affordable Child-Care received 9 comments, highlighting concern for accessible childcare options. Other areas of interest included Home Repair (5 comments), Homeless Initiatives (4 comments), Drivers of Poverty/Financial Empowerment (4 comments), Increased Outreach Efforts (3 comments), and Public Improvements (1 comment). Additionally, there was 1 comment specific to HOPWA Programs and 5 comments unrelated to HUD funds.	All comments were considered. Auxiliary aid or service to fully participate in or attend public hearings is available upon request, as published in the public notice.	Not Applicable

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Dallas-Fort Worth Area (DFW) has continued to experience strong economic growth. According to the Bureau of Economic Analysis, in 2022, the DFW Metropolitan Statistical Area (MSA) saw real Gross Domestic Product (GDP) increase by 5.7%, reflecting its robust economic performance compared to the national average of 2.1%. As the country's fourth-largest Metropolitan Statistical Area (MSA) and the nation's ninth-largest city, Dallas has a booming economy with a downside: housing has become unaffordable. The City's housing needs assessment provides a detailed analysis of the housing challenges faced by Dallas, highlighting the rapid increase in housing unaffordability due to economic shifts and market changes. As of 2023, the city of Dallas had a population of 1.32 million, a slight increase from 2022, when the population was 1.29 million. This growth is largely due to international migration and natural increase, such as births, outweighing domestic migration. However, Dallas still has about 1,500 fewer residents than it did in 2020. The number of households rose by 10% during the same period, intensifying the need for housing production and preservation.

According to 2013-2017 CHAS data, Dallas has 524,505 households, with small-family households comprising 37% of this total. Additionally, 25% of households have at least one person aged 65 or older. The largest income group falls into the >100% HAMFI category, accounting for 37% of households, while the smallest group, the 0-30% HAMFI category, accounts for 18%. Small family households are predominantly in the >100% HAMFI category, whereas large family households are mostly in the >50-80% HAMFI range.

The median income in Dallas was $54,747, with significant income disparities across areas, particularly in the southern sector, where low median-income households are concentrated. Housing affordability is a major issue, with 30% of households being cost-burdened, spending more than 30% of their income on housing. A severe cost burden, in which more than 50% of income is spent on housing, affects 30% of households, especially low- and moderate-income households.

Elderly renters face significant affordability challenges, with 29% of severely cost-burdened renters being seniors, most of whom fall within the 0-30% AMI range. Housing problems, such as substandard housing, overcrowding, and cost burden, are prevalent among renters, particularly those in the 0-30% and >30-50% AMI ranges. Overcrowding is a significant issue, with single-family renter households making up the majority of overcrowded households in the 0-100% AMI range.

In response to these challenges, Dallas adopted the Dallas Housing Policy 2033, which aims to address housing through SMARTIE goals and the Seven Pillars of Housing. These pillars

guide the city's efforts in housing production and preservation, leveraging partnerships to revitalize neighborhoods.

Single-person households, especially renters, are increasingly in need of affordable housing. Approximately one-third of owner-occupied units and 45% of renter households are single-person households. About 31% of these individuals are either unemployed or retired, underscoring the need for affordable housing tailored to single-person households.

The city also faces a significant need for housing assistance for families and individuals affected by domestic violence, dating violence, sexual assault, stalking, and human trafficking. In 2023, Dallas reported 13,857 family violence crimes and 8,860 intimate partner crimes. Additionally, 208 survivors of human trafficking were served by shelters and advocacy groups.

Disabled individuals also represent a significant demographic in need of housing assistance, with 155,006 residents in Dallas having a disability. Many of these individuals live in poverty, necessitating affordable housing options.

The most common housing problems in Dallas are cost burdens and overcrowding, particularly among low-income renters. Substandard housing also affects a portion of the population, with renters in the 0-30% AMI range being more likely to encounter these issues. Addressing these challenges is crucial for improving living conditions for Dallas residents, particularly low-income renters, small families, and older people.

Overall, Dallas' housing needs are characterized by significant affordability challenges, overcrowding, and substandard housing conditions. The city's efforts to address these issues through comprehensive housing policies and targeted strategies aim to ensure equitable access to affordable and suitable housing for all residents.

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

Summary of Housing Needs

As the nation's ninth-largest city, Dallas has abundant land and a booming economy, which have contributed to rapid increases in housing unaffordability. Economic shifts and changes in the housing market have significantly reduced the availability of affordable housing throughout the city. In response, the Department of Housing and Neighborhood Revitalization has overhauled its housing policy based on a comprehensive analysis and current socioeconomic and market data.

Dallas' housing needs are closely tied to its population growth, with a total population of 1,338,840 in 2017, up 6% from 2009. Concurrently, the number of households rose by 10%, underscoring the need for increased housing production and preservation to keep pace with the growing population.

According to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data of the 524,505 total households, over one-third are small-family households (37%, 196,475 households). One-fourth of households include at least one person aged 65 or older, with 17% having at least one person aged 62-74 and 8% having at least one person aged 75 or older. Nearly 10% of households are large families, and over 14% have young children aged 6 years or younger. The largest income group falls into the >100% HAMFI category, with 195,480 households (37% of the total). The smallest income group is the 0-30% HAMFI category with 92,565 households (18% of total).

Family Size

Small family households are predominantly found in the >100% HAMFI category, comprising 80,870 households, or 41% of all small family households. In contrast, 28,045 small family households, or 30% of those in the 0-30% HAMFI category, represent the lower-income segment. Overall, small family households are relatively evenly distributed across other income categories. Large family households, on the other hand, range from 4,885 in the >80-100% HAMFI category to 12,525 in the >50-80% HAMFI category. The largest proportion of large family households, at 28%, falls under the >50-80% HAMFI category, while the smallest proportion, at 11%, is in the >80-100% HAMFI category. Both small and large family households are equally affected by the need for affordable housing, as they are both prevalent in the lower- to middle-income HAMFI categories. This highlights the critical need for affordable housing options that accommodate families of varying sizes.

Median Family Income

The median income in Dallas was $54,747, but housing problems and needs vary across income levels (0% to 100% AMFI) and by household composition. The Median Household Income by Census Tract Map shows significant concentrations of low-income households in the southern sector of Dallas. This income distribution, especially within the 0-50% HAMFI range, indicates significant demand for affordable housing. Analyses of housing problems and cost-burden data further evidence this need.

Cost Burdened

Cost burden is an indicator of housing affordability in a community. When residents spend more than 30% of their income on housing, particularly among low- and moderate-income households, they often have to sacrifice other essential needs, such as food and medical care. This issue is exacerbated in severely cost-burdened households, where more than 50% of income is spent on housing, significantly impacting their overall financial stability and quality of life.

Out of all households, 30% are severely cost-burdened (greater than 50% of income on housing) or cost-burdened (greater than 30% of income on housing) renters or homeowners. This statistic, especially among low-and moderate-income households, points to the need for affordable housing in Dallas.

Among severely cost-burdened renters, older adults account for 29%, highlighting ongoing affordability issues for renters aged 65 and over in Dallas. Most of these seniors (68%) are in the 0-30% AMI range. Additionally, "other" types of households also make up a significant portion (60%) of this cost-burdened group. Severe cost burden among owners is most acute among elderly individuals with extremely low incomes (36%) and those in the 30-50% AMI range (13%).

Housing Problems:

Housing problems are identified as households experiencing at least one of the following issues: substandard housing (lacking complete plumbing or kitchen), severe overcrowding, housing cost burden (spending more than 50% or 30% of income on housing), and having zero or negative income (without experiencing other problems).

Households facing at least one housing problem are predominantly renters in the 0-30% and 30-50% AMI ranges. Of the severely cost-burdened renter households paying more than 50% of their income on housing, 70% are in the 0-30% AMI range. Similarly, 61% of severely cost-burdened owner-occupied units fall into this income bracket. For severely cost-burdened renters, nearly all (93%) are in the 0 to 50% AMI range, while 83% of severely cost- burdened owner households are in the same income range. This underscores that low-income households are the most affected by one or more housing problems.

Overcrowding

Another measure of housing problems is overcrowding, defined as having more than one person per room per household. For renter households with 0 to 100% AMI, single-family renter households comprise the majority (86%) of overcrowded households. Similarly, among owner-occupied households, 61% of overcrowded homes are single-family. This comparison with multiple unrelated households or other non-family households shows that most overcrowded housing involves family members living together. In response to this population growth and ongoing housing issues, the City of Dallas has re-envisioned its housing policy, focusing on housing production and preservation goals to meet affordable housing needs.

Dallas Housing Policy

The new Dallas Housing Policy 2033 establishes annual goals for the City. On April 13, 2023, the Dallas City Council adopted the Dallas Housing Policy 2033 (DHP33), replacing the Comprehensive Housing Policy (CHP). DHP33 is built on a foundation of fairness and incorporates SMARTIE (Specific, Measurable, Achievable, Relevant, Time-bound, Inclusive, Equitable) goals to track progress. The plan is guided by seven core principles that direct the Department of Housing & Neighborhood Revitalization's efforts, support collaboration with internal and external partners, and advance neighborhood revitalization through housing development.

The seven core principles are:

1. Strategy Target Areas
2. Citywide Production
3. Citywide Preservation
4. Infrastructure
5. Collaboration and Coordination
6. Engagement
7. Education

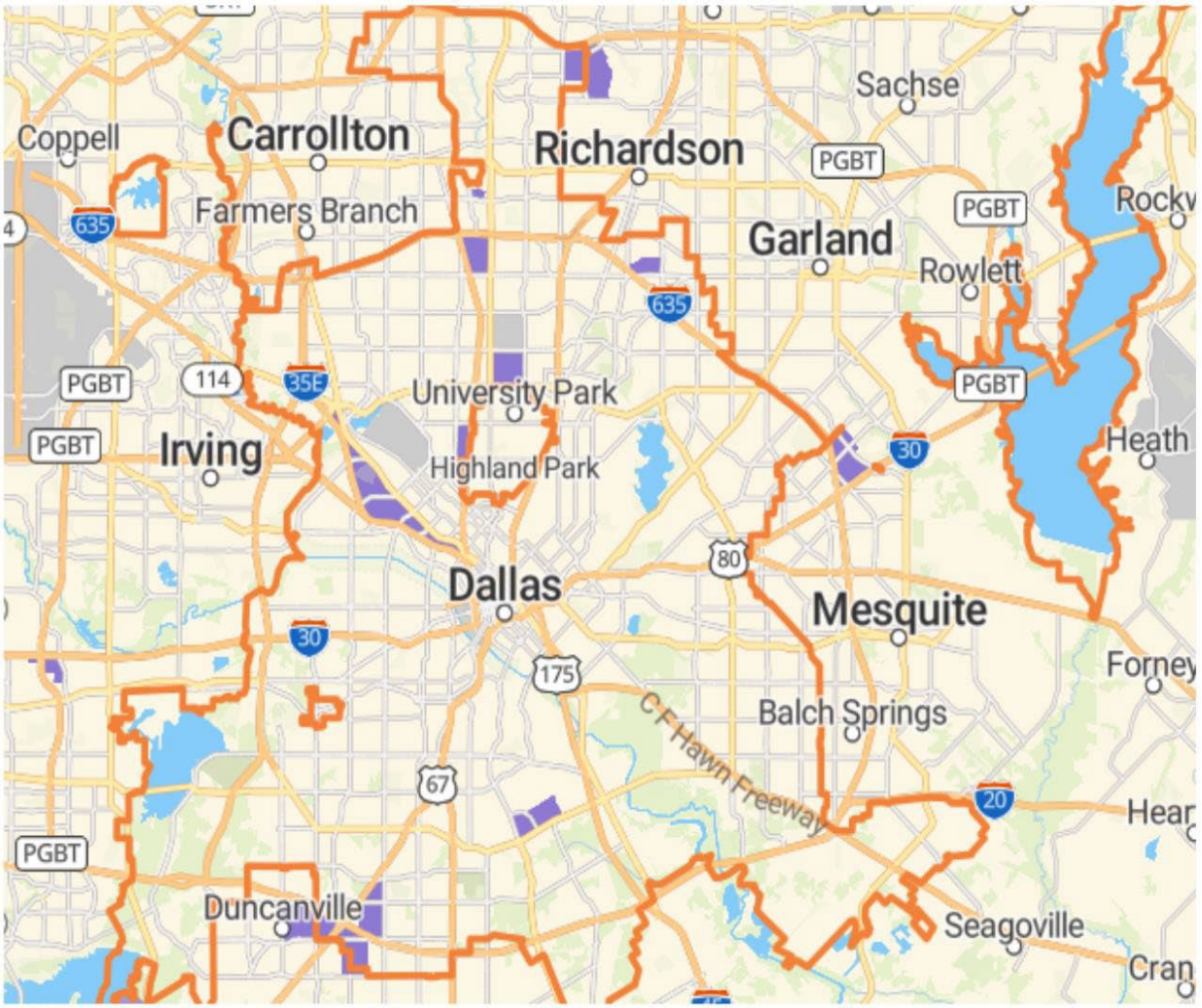
To implement Pillar 1, Housing identified three Target Areas (TAs) with assistance from TDA Consulting, using a combined analysis of the Market Value Analysis 2023, the City of Dallas Office of Housing and Community Development Impact Assessment Tool, and information on city investments and partnerships. The three TAs, designated Areas A, B, and C, each include targeted strategies and goals to support neighborhood-focused housing initiatives.

Housing Needs					
Affordable Housing	Housing Availability	Homeownership Opportunities	Equitable Opportunities	Housing Quality	Special Needs Opportunities

Describe the number and type of single-person households in need of housing assistance.

In Dallas, there is a growing need for smaller, more affordable housing units to accommodate the growing number of single-person households. According to the 2018-2022 ACS 5-year data, of 521,147 occupied housing units, approximately one-third of owner-occupied units are owned by single-person householders, while single-person householders occupy 45% of renter households. Renters are more likely to be single-person households compared to those with two or more people. Similarly, owners are more likely to be single-person households than those with larger household sizes. A significant portion of these single-person households, about 31%, do not work, indicating that they are either out of work or retired. This demographic trend underscores the need for housing assistance tailored to single-person households, particularly those on fixed incomes or without employment, to ensure they have access to affordable, suitable living arrangements.

Map 2 - Severely Cost Burdened Single Person Households (Potential Areas)



Single Person Households Needing Housing Assistance by Census

Potential Areas

Disclaimer: This product is for informational purposes and may not have been prepared or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Percent 1-Person HHs
Source: Census

34% 100%

Year: 2018-2022

Shaded by: Census Tract, 2022

Percent of Renters who are Severely Burdened
Source: Census

40% 100%

Year: 2018-2022

Shaded by: Census Tract, 2022

Budget & Management Services
Grants Administration
Map Created using PolicyMap web portal:
https://www.policymap.com/

POLICYMAP

CITY OF DALLAS

Map 3 - Concentration of Single Person Households by Census Tract

Concentration of Single Person Households by Census Tract

Disclaimer: This product is for informational purposes and may not have been prepared or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Percent Single-Headed Households Living Alone

Source: Census

Year: 2018-2022

- Insufficient Data
- 33.99% or less
- 34.00% - 67.99%
- 68.00% or greater

Shaded by: Census Tract, 2022

CITY OF DALLAS

Budget & Management Services
Grants Administration
Map Created using PolicyMap web portal:
https://www.policymap.com/

POLICYMAP

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

The City of Dallas Mayor's Domestic Violence and Human Trafficking Advisory Council (formed through the Mayor's Task Force on Domestic Violence), working together with the Dallas Police Department (DPD) Family Violence Unit, focuses on the prevention of family violence and support for survivors. According to the Dallas Domestic Violence Crimes dashboard, there were 13,857 family violence crimes and 8,860 intimate partner crimes, with 14 deaths, in the City of Dallas in 2023. Relating specifically to human trafficking, data from the City of Dallas Human Trafficking Awareness Dashboard indicates that, from January 1, 2023, through June 30, 2024, 216 human trafficking crimes were recorded in the City of Dallas – involving adults and youth. In addition, 208 survivors of human trafficking were served by shelters and advocacy groups in Dallas during that period. Shelter and housing are significant needs for individuals and families experiencing domestic violence, dating violence, sexual assault, stalking, and human trafficking.

The 2022 American Community Survey (1-Year Estimates) estimates that there are 155,006 residents in Dallas with a disability – 13,093 under age 18 (8.4%), 90,306 ages 18 to 64 (58.3%), and 51,607 age 65 and older (33.3%). U.S. Census estimates for 2022 show that 17.5% of Dallas residents are living in poverty. Although poverty would certainly be more prevalent among persons with a disability, many of whom are living solely on disability benefits, this does not mean that at least 27,126 disabled persons in Dallas are living in poverty (with income at or below $1,255 per month). Most, if not all, housing would not be affordable to them without a subsidy.

What are the most common housing problems?

In Dallas, the most prevalent housing problems are cost burdens and overcrowding. Cost burdens affect a significant share of households, particularly low-income renters, who often spend more than 50% of their income on housing. This issue is also prominent among homeowners in the same income bracket, though slightly less severe. The impact of the cost burden diminishes in higher-income brackets but remains a concern for many in lower-income brackets. Overcrowding is especially severe among renters in the 0-30% AMI range, with many households living in conditions where more than one person shares a room. Although overcrowding is less severe among homeowners, it still affects low-income households.

Substandard housing is another issue, though it affects a smaller percentage of the population compared to cost burdens and overcrowding. Renters in the 0-30% AMI range are more likely to encounter substandard conditions, such as a lack of complete plumbing or kitchen facilities. The prevalence of substandard housing is lower than that of other housing problems, but it contributes to the broader spectrum of housing challenges. The City will focus its efforts on alleviating financial pressures and improving living conditions for the most affected populations.

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

In Dallas, certain populations and household types face greater housing challenges than others. Particularly affected are low-income renters, especially those in the 0 to 30% AMI bracket, who

experience severe cost burdens, often spending more than half of their income on housing. Small families and elderly households are especially vulnerable; small families make up a significant share of cost-burdened renters, while elderly households are significantly affected by both high housing costs and overcrowding. Additionally, severe cost burdens are widespread among very low-income households, particularly for older people who either rent or own their homes. Overcrowding is a common and significant issue for low-income renters in single-family households. These trends highlight the need to focus on the housing needs of low-income renters, small families, and older people to address Dallas's housing challenges effectively.

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

Several characteristics associated with housing instability put individuals or families at risk of homelessness, as described below. However, single women and mothers between the ages of 24 and 54 are among the populations that are most at imminent risk of being or becoming unsheltered. Many stay temporarily in a series of other people's homes, make improvised sleeping arrangements, or live in cars. They are circumstantially homeless or poor, and many do not qualify for resources because they do not have addictions, mental illnesses, or other disabling conditions.

Affordable housing options are extremely limited; many units, if available, are in areas impacted by crime or other hazardous conditions. As a result, people who have low or fixed incomes are forced to sacrifice their health and safety to live in a home they can afford. People who need accessible units usually wait longer than others. Waiting times can range from 2 to 5 years for people applying for housing vouchers, low-income housing, or subsidized housing.

There is a need for more transitional housing, financial assistance, affordable childcare, and other supportive services, especially during the first 6 months to 1 year after a person leaves a shelter. Additional barriers for housing include:

- Poor credit
- Recent criminal history
- Poor rental history, including prior eviction and money owed to property managers
- Active substance use disorder
- Lack of availability of subsidized housing
- Aging housing stock being converted to higher-end homes
- Rents continuing to rise faster than incomes

Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance may not be at greater risk of homelessness if, during the period of their assistance, they have been able to increase their income to a living wage (e.g.,

through workforce development and training. Otherwise, those households are likely to experience a housing crisis and risk becoming homeless again at some point (though perhaps not immediately).

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

The City of Dallas has not estimated the number of at-risk persons. However, as many as 142,739 of the 524,505 households in Dallas (27.2%) may be at risk of becoming homeless. This is based on the Housing Problems Data Table, which reflects the number of very low- or extremely low-income households experiencing housing problems due to substandard housing, overcrowding, or housing cost burden. These households have a propensity to be on the brink of homelessness and in need of finding other housing arrangements.

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

Households are considered cost-burdened when their housing costs exceed 30 percent of their gross income, and severely cost-burdened when they exceed 50 percent. The Cost Burden > 30% table indicates that 162,309 low-income households in Dallas (30.9%), primarily renters, are cost burdened, paying more than 30% of their monthly income toward housing. Table 10, Cost Burden >10%, shows that 57,058 households (10.9%) are severely cost-burdened, paying more than 50% of their monthly income toward rent. Increased costs (due to inflation) or unexpected costs for food, transportation, healthcare, utilities, and other expenditures potentially make these households vulnerable to eviction and homelessness. The same outcome is possible if their income is suddenly reduced for any reason or if they incur an unexpected expense (e.g., a medical emergency or a major car repair).

Discussion

There are several characteristics often associated with housing instability, which put individuals or families at risk of becoming homeless. These include:

- Households with incomes less than 30 percent or 50 percent of the area median income
- Cost-burdened households and severely cost-burdened households
- Residing in substandard housing that could result in displacement at any time
- Overcrowding, including low-income families with a large family size
- Elderly, frail, or other individuals living on a fixed income, incapable of absorbing increased housing costs
- Persons leaving institutions (e.g., behavioral health facilities, prisons)
- High unemployment rates with a resulting loss of income available for housing

- Single-parent households who are unemployed or underemployed with lower-paying jobs, seasonal work, or erratic work histories
- Those persons and/or families fleeing domestic violence situations
- Lack of assets available for emergencies or for relocation costs (like deposits)
- Young adults aging out of the foster care system
- Long waiting lists for both public housing units and Section 8 vouchers
- Homeowners facing foreclosure or renters facing eviction
- Persons with behavioral health issues (mental health, substance use, or dual disorders), potentially causing homelessness due to a lack of wrap-around supportive services
- Special needs populations, such as persons living with HIV/AIDS and/or other disabilities

Based on the above characteristics of housing instability, on November 11, 2020 (for regular ESG funds), the Dallas City Council approved an expansion of ESG homeless prevention eligibility by adding additional risk conditions for those living in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the City's approved Consolidated Plan, to include:

- Cost-burdened households (paying more than 30% of income toward housing) and severely cost-burdened households (paying more than 50% of income toward housing)
- Elderly (age 62 and above), frail (with impairment of at least three activities of daily living), or other households living on a fixed income
- Households experiencing unemployment resulting in a loss of income available for housing
- Households with a lack of assets for emergencies

Map 4 - Median Household Income by Census Tract

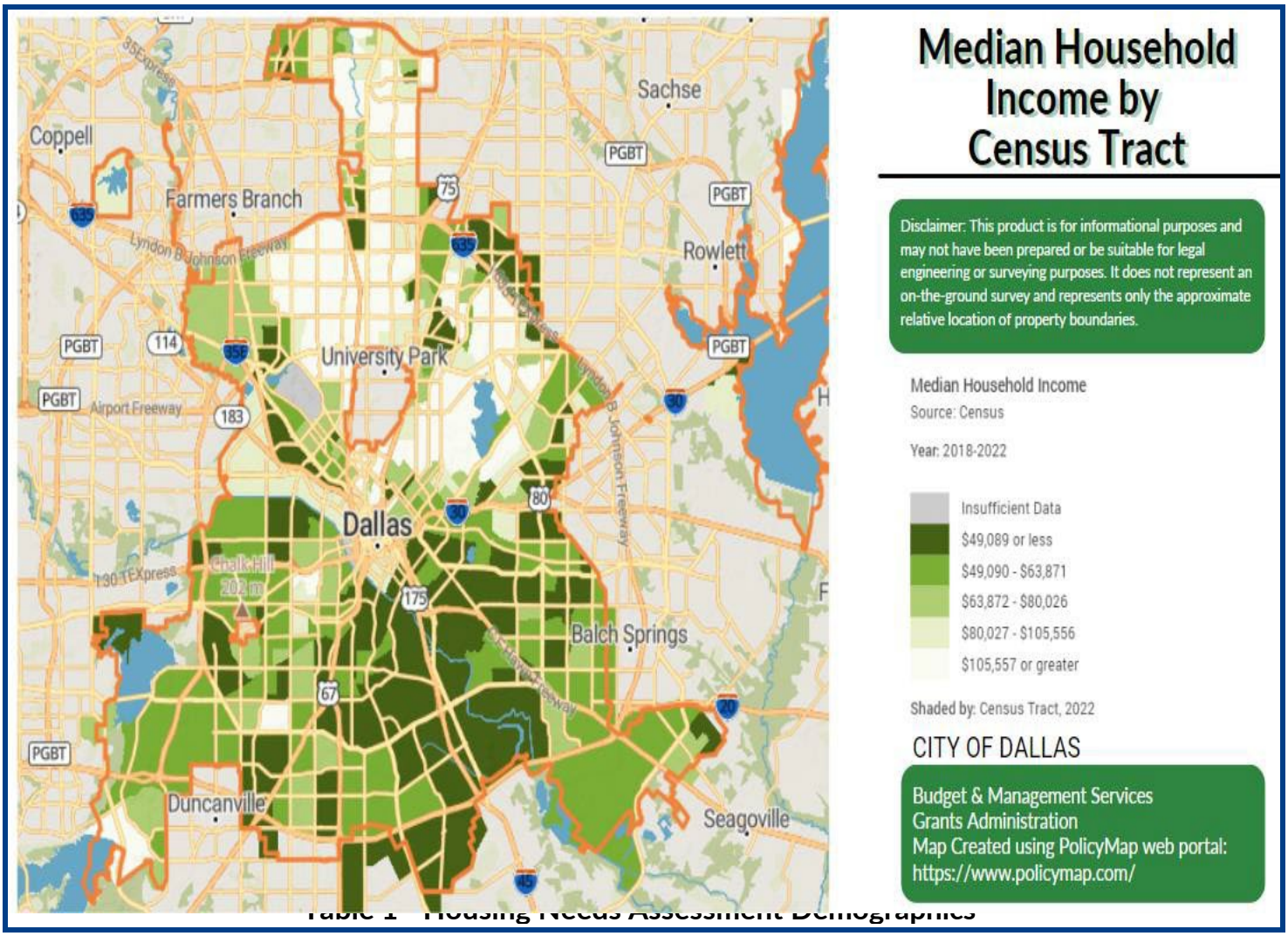
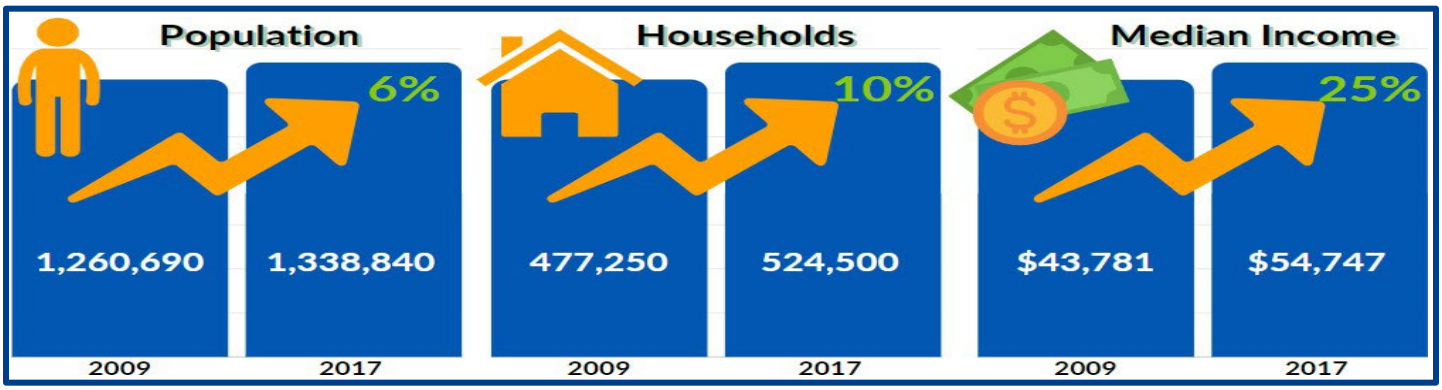


Table 1 – Housing Needs Assessment Demographics

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	1,260,690	1,338,840	6%
Households	477,250	524,500	10%
Median Income	$43,781.00	$54,747.00	25%

Data Source: **2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)**



Number of Households Table

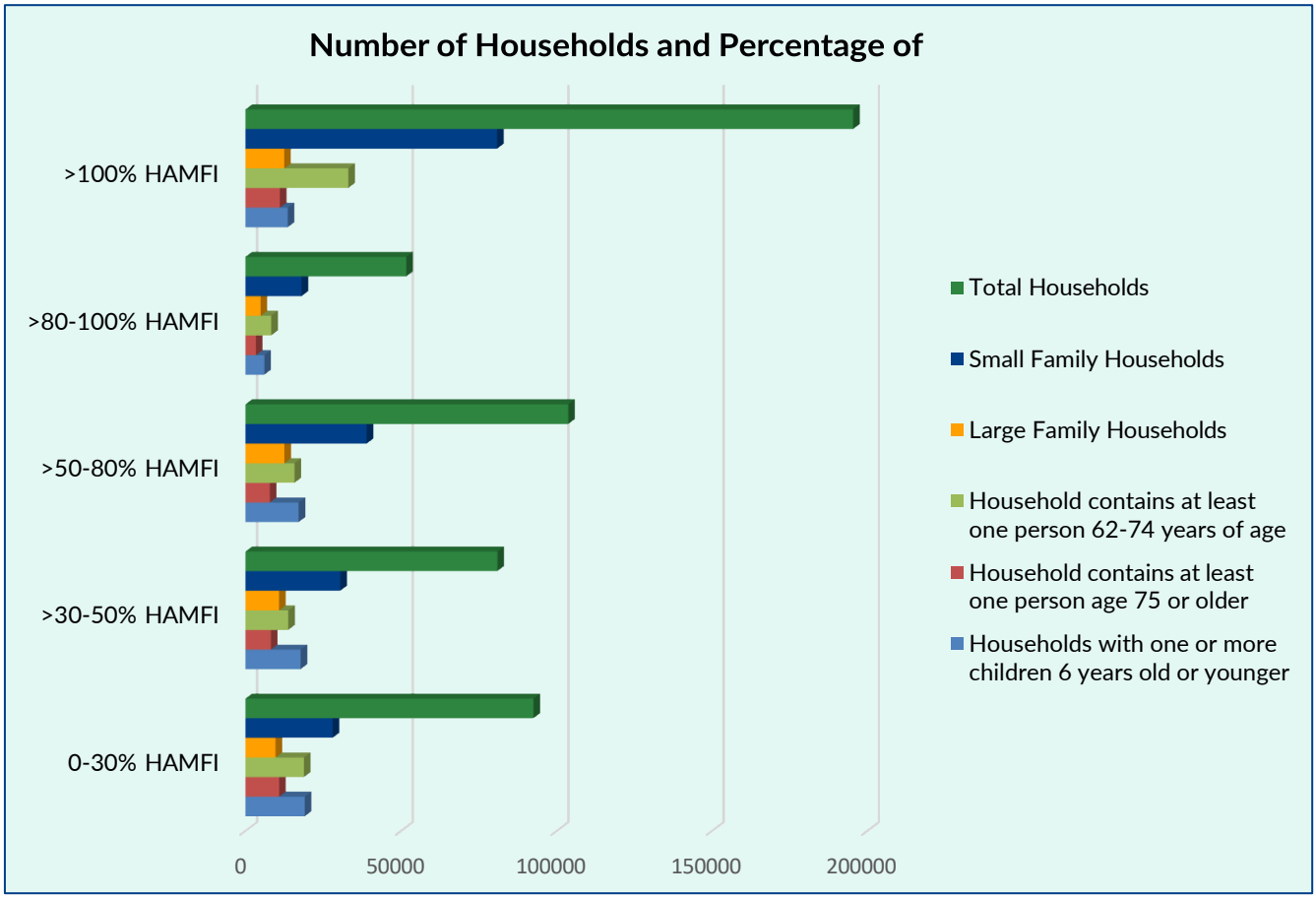
Table 7 presents the number and types of households by HUD-Adjusted Median Family Income (HAMFI).

Table 7 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	92,565	81,010	103,760	51,690	195,480
Small Family Households	28,045	30,505	38,980	18,075	80,870
Large Family Households	9,670	10,815	12,525	4,885	12,500
A household contains at least one person 62-74 years of age	18,830	13,780	15,785	8,305	33,070
A household contains at least one person age 75 or older	10,835	8,190	7,845	3,384	11,080
Households with one or more children 6 years old or younger	19,079	17,765	17,099	6,100	13,624

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

Chart 2 - Total Households



Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data [Table 7]

Housing Needs Summary Tables

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

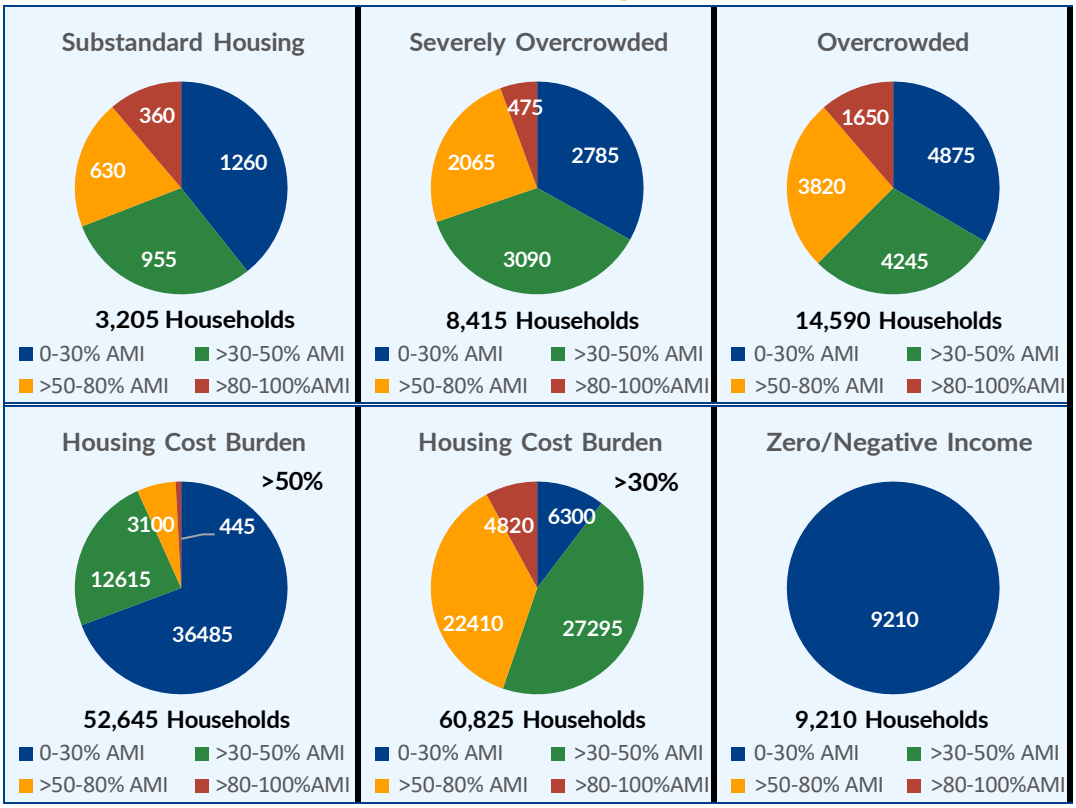
Table 8 displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI). Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Table 8 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing Lacking complete plumbing or a kitchen facilities	1,260	955	630	360	3,205	370	220	164	70	824
Severely Overcrowded With >1.51 people per room (and complete kitchen and plumbing)	2,785	3,090	2,065	475	8,415	205	255	595	190	1,245
Overcrowded With 1.01-1.5 people per room (and none of the above problems)	4,875	4,245	3,820	1,650	14,590	1,105	1,475	1,555	930	5,065
Housing Cost Burden greater than 50% of income (and none of the above problems)	36,485	12,615	3,100	445	52,645	12,630	4,540	2,700	875	20,745
Housing Cost Burden greater than 30% of income (and none of the above problems)	6,300	27,295	22,410	4,820	60,825	3,710	6,750	8,040	2,420	20,920
Zero/Negative Income (and none of the above problems)	9,210	0	0	0	9,210	2,364	0	0	0	2,364

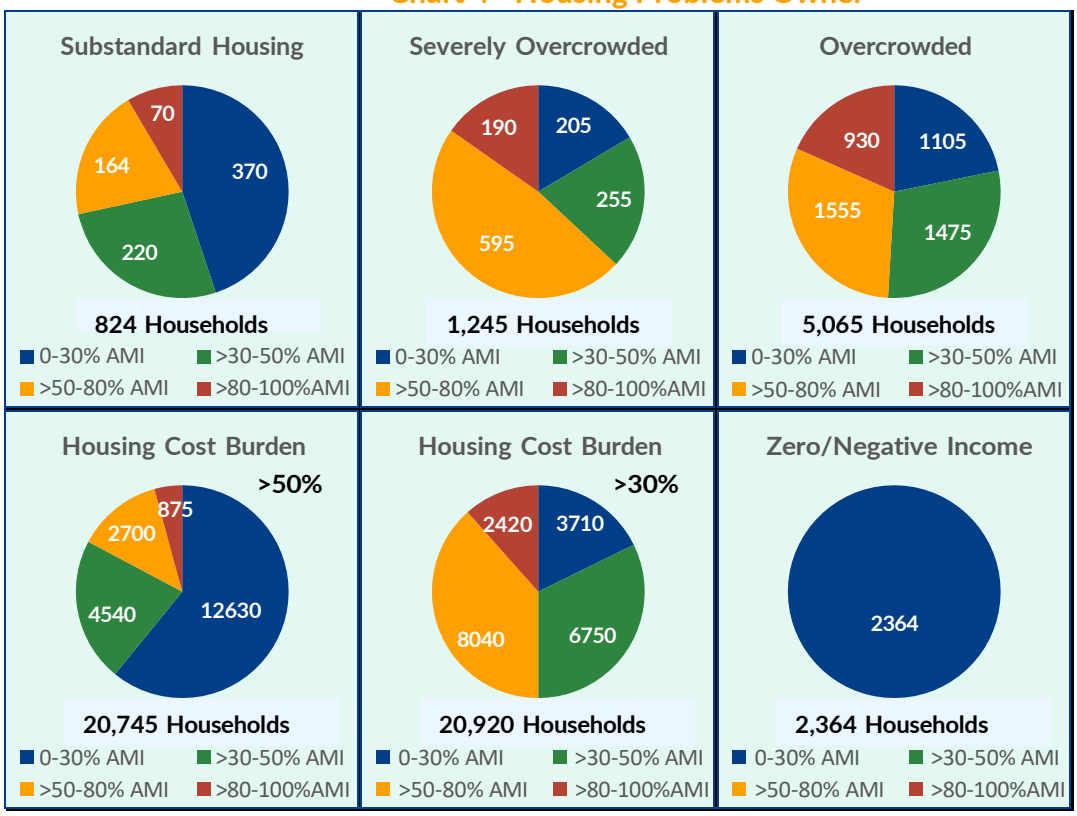
Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

Chart 3 – Housing Problems Renter



Data Source: Table 8

Chart 4 - Housing Problems Owner

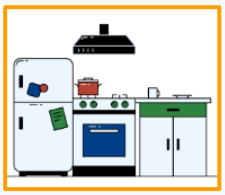


Data Source Table 8

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

Table 9 displays the number of households with no housing problems, one or more of the four housing problems, and negative income by tenure and HUD-Adjusted Median Family Income (HAMFI). Data Source: 2013- 2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Severe Housing Problems



Incomplete Kitchen Facilities

Incomplete Plumbing Facilities

More Than One Person Per Room

Cost Burden Greater than 50%

Table 9 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of the four housing problems	45,405	20,905	9,610	2,930	78,850	14,310	6,490	5,025	2,070	27,895
Having none of the four housing problems	21,135	34,710	57,560	28,610	142,015	11,715	18,905	31,570	18,080	80,270
The household has a negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

Chart 5 – Housing Problems 2: Renter

Data source: Table 8

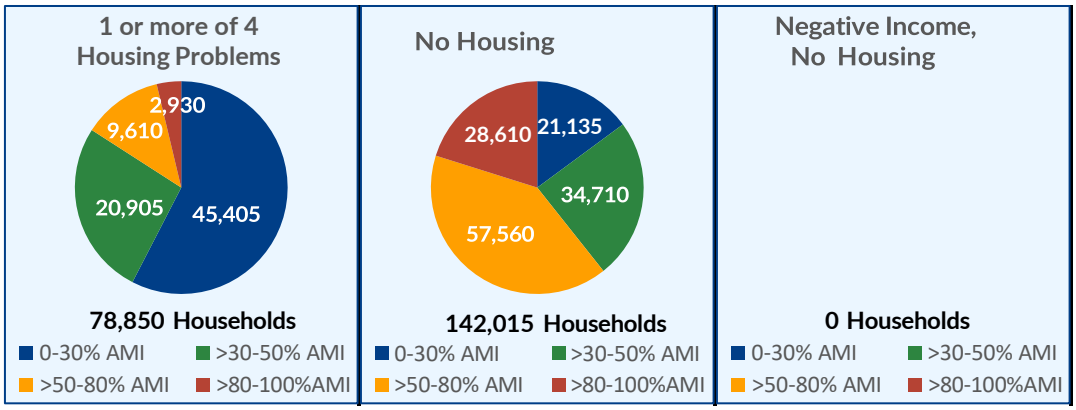


Chart 6 – Housing Problems 2: Owner

Data source: Table 9

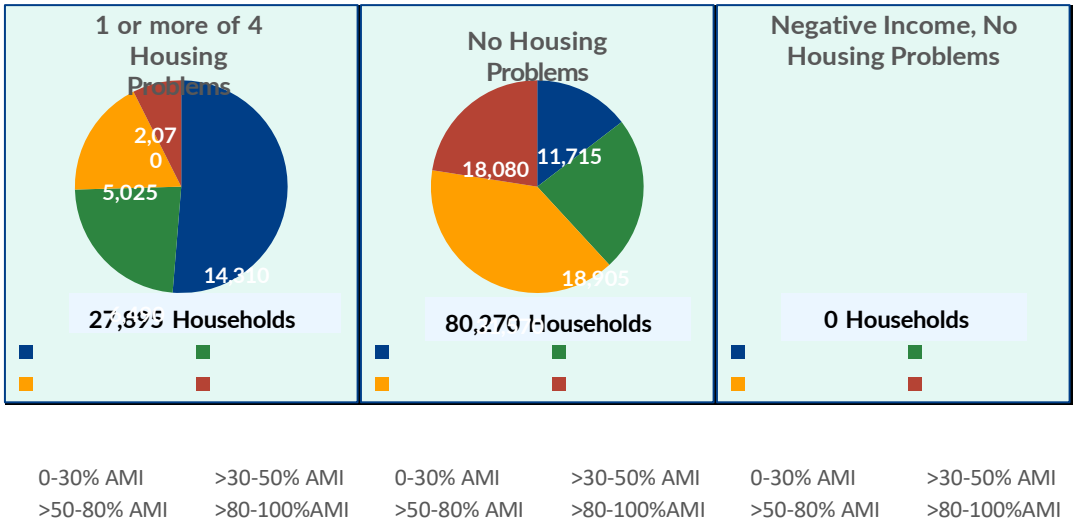


Chart 7 – Housing Problems: Renter vs Owner

Data source: Table 9

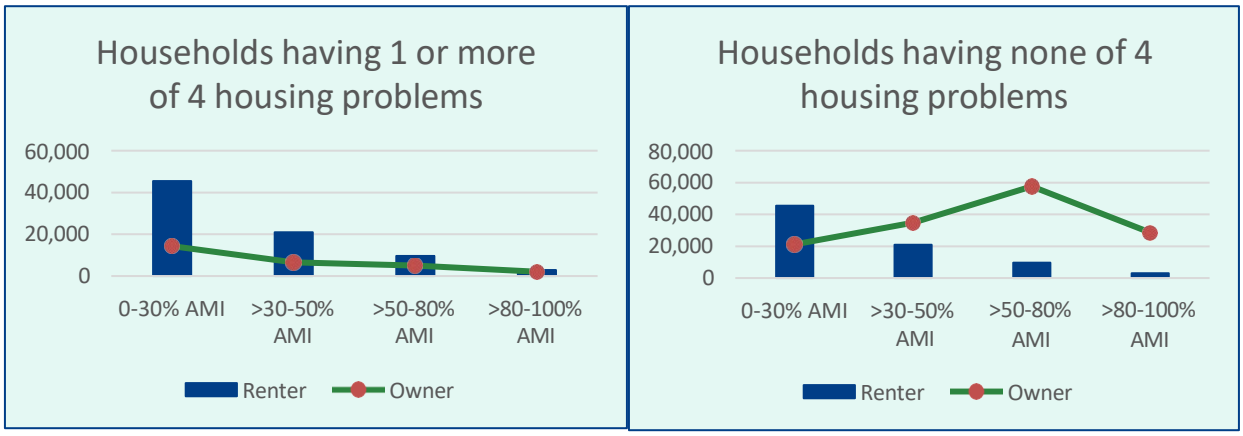


Table 10 – Cost Burden > 30%

Table 10 displays the number of households with housing cost burdens exceeding 30%, by household type, tenancy, and household income (expressed as a percentage of Area Median Income (AMI)).
Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	17,830	17,755	7,810	43,395	3,749	3,610	3,695	11,054
Large Related	5,895	4,055	585	10,535	1,640	1,934	1,340	4,914
Elderly	9,365	6,160	2,645	18,170	9,110	4,725	3,644	17,479
Other	17,579	16,980	15,300	49,859	2,934	1,619	2,350	6,903
Total need by income	50,669	44,950	26,340	121,959	17,433	11,888	11,029	40,350

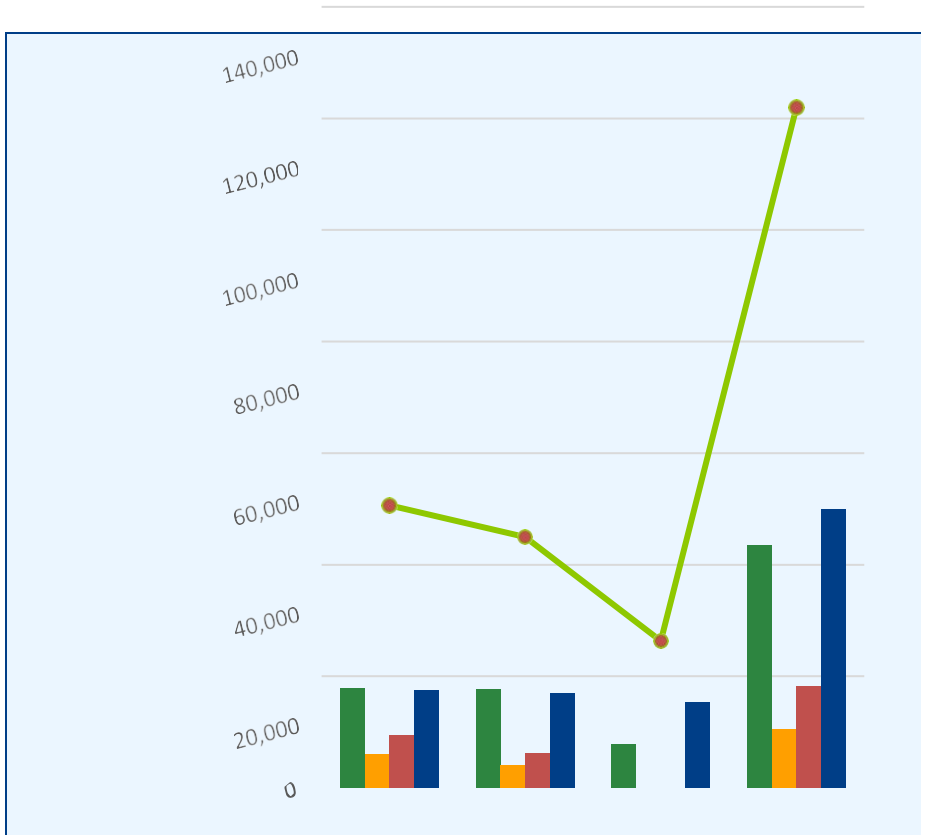
Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

The chart above indicates that renter households in Dallas, totaling 121,959, significantly outnumber owner households, totaling 40,350, with the highest need observed in the 0-30% AMI (Area Median Income) bracket across all household types. Among renters, the "Other" households group is the largest at 49,859, while among owners, elderly households are the largest group at 17,479.

Number of Households by Percentage of AMI with Cost Burden Greater than 30% of AMI (Renter)

Chart 8 – Cost Burdened Households by AMI > 30 (Renter)

Data Source: Table 10

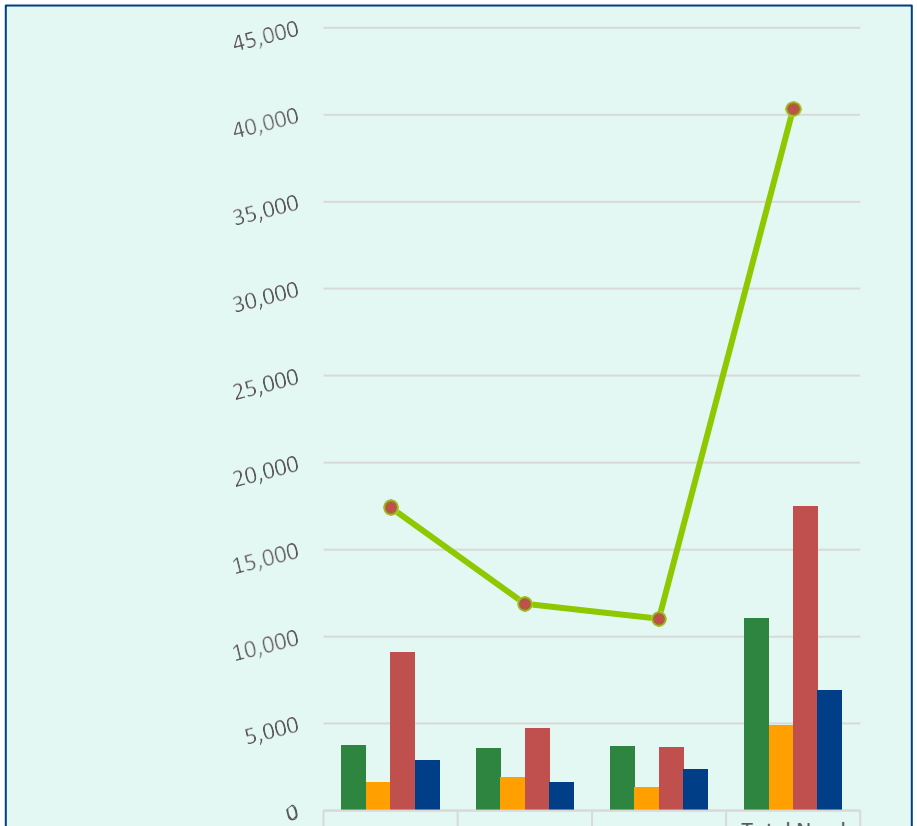


Renter	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Need by Category
Small Related	17,830	17,755	7,810	43,395
Large Related	5,895	4,055	585	10,535
Elderly	9,365	6,160	2,645	18,170
Other	17,579	16,980	15,300	49,859
Total Need by Income	50,669	44,950	26,340	121,959

Number of Households by Percentage of AMI with Cost Burden Greater than 30% of AMI (Owner)

Chart 9 – Cost Burdened Households by AMI > 30 (Owner)

Data Source: Table 10



Owner	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Need by Category
Small Related	3,749	3,610	3,695	11,054
Large Related	1,640	1,934	1,340	4,914
Elderly	9,110	4,725	3,644	17,479
Other	2,934	1,619	2,350	6,903
Total Need by Income	17,433	11,888	11,029	40,350

Table 11 – Cost Burden > 50%

Table 11 displays the number of households with housing cost burdens exceeding 50%, by household type, tenancy, and household income (expressed as a percentage of Area Median Income (AMI)).
Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

4. Cost Burden > 50%

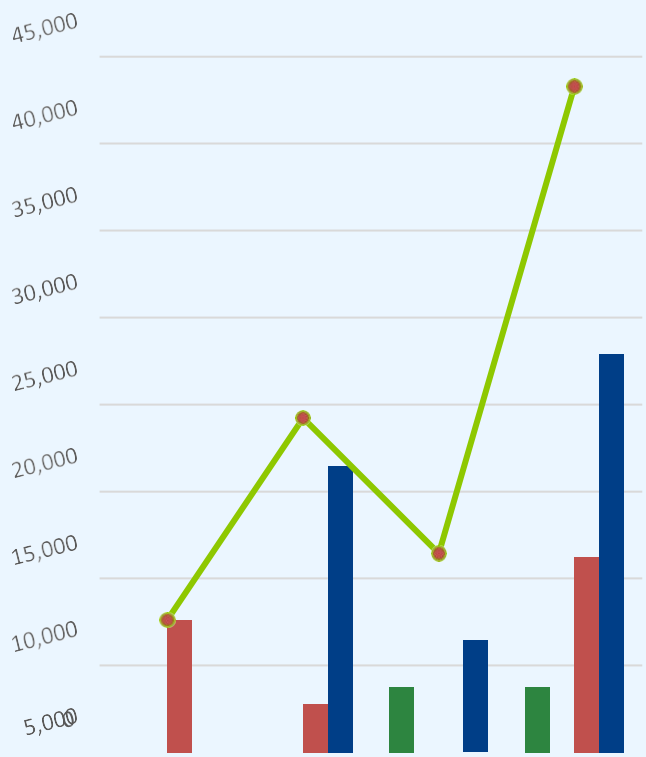
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	3,785	3,785	2,955	1,215	0	4,170
Large Related	0	0	370	370	1,110	454	255	1,819
Elderly	7,630	2,785	850	11,265	6,720	2,360	1,195	10,275
Other	0	16,440	6,440	22,880	2,494	0	0	2,494
Total need by income	7,630	19,225	11,445	38,300	13,279	4,029	1,450	18,758

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

The chart reveals that 38,300 renter households and 18,758 owner households in Dallas are severely cost-burdened, paying more than 50% of their income on housing, with the highest concentration of cost burden among renters in the >30-50% AMI bracket and among owners in the 0-30% AMI bracket. Notably, "Other" renter households represent the largest group of those severely cost-burdened, totaling 22,880 households, while elderly owner households are the most affected group among owners, totaling 10,275 households.

Chart 10 – Cost Burdened Households >50% (Renter)

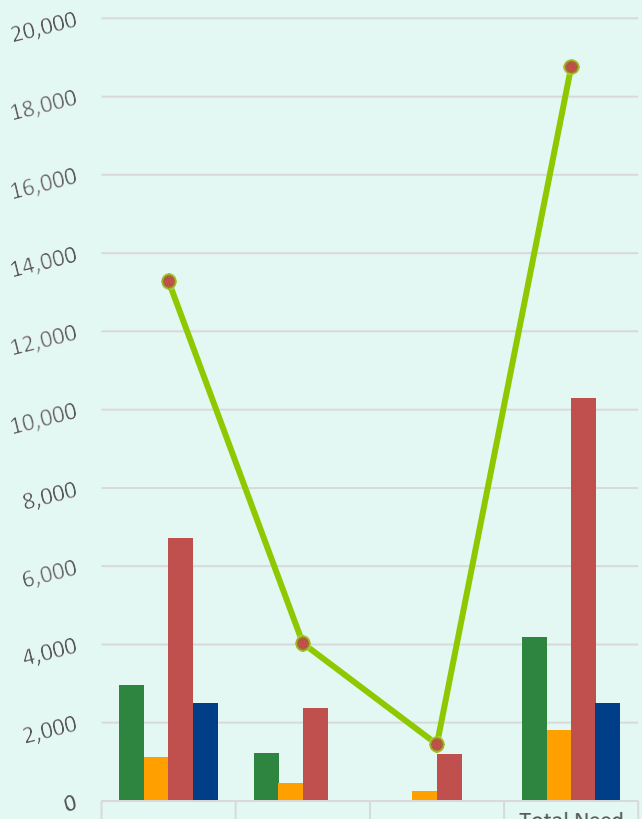
Data Source: Table 11



Renter	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Need by Category
Small Related	0	0	3,785	3,785
Large Related	0	0	370	370
Elderly	7,630	2,785	850	11,265
Other	0	16,440	6,440	22,880
Total Need by Income	7,630	19,225	11,445	38,300

Chart 11 – Cost Burdened Households >50% (Owner)

Data Source: Table 11



Owner	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Need by Category
Small Related	2,955	1,215	0	4,170
Large Related	1,110	454	255	1,819
Elderly	6,720	2,360	1,195	10,275
Other	2,494	0	0	2,494
Total Need by Income	13,279	4,029	1,450	18,758

Table 12 – Crowding Information

Table 12 displays the number of overcrowded households, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenancy, and household income (expressed as a percentage of Area Median Income (AMI). Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD

5. Crowding (More than one person per room)

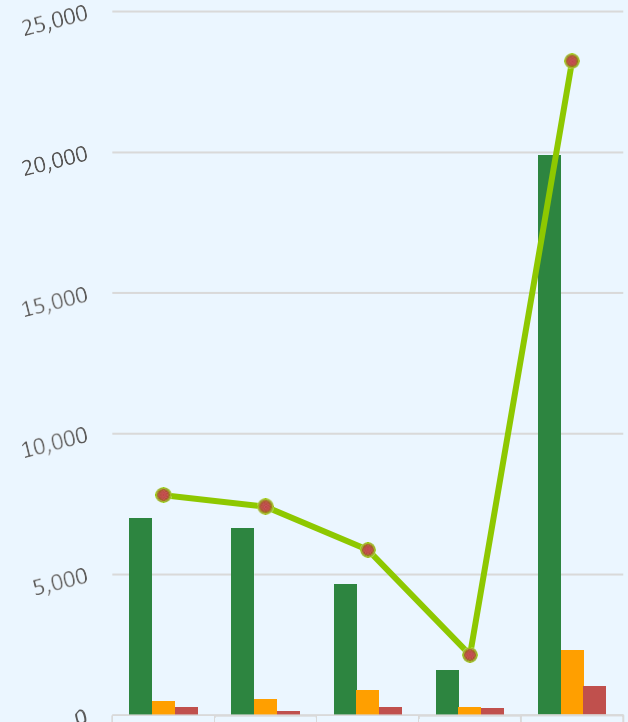
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	6,990	6,660	4,670	1,595	19,915	944	1,125	1,315	515	3,899
Multiple, unrelated family households	519	585	910	300	2,314	365	615	835	610	2,425
Other, non-family households	308	165	294	255	1,022	8	0	0	10	18
Total need by income	7,817	7,410	5,874	2,150	23,251	1,317	1,740	2,150	1,135	6,342

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

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

Chart 12 – Crowded Households by AMI Percentage (Renter)

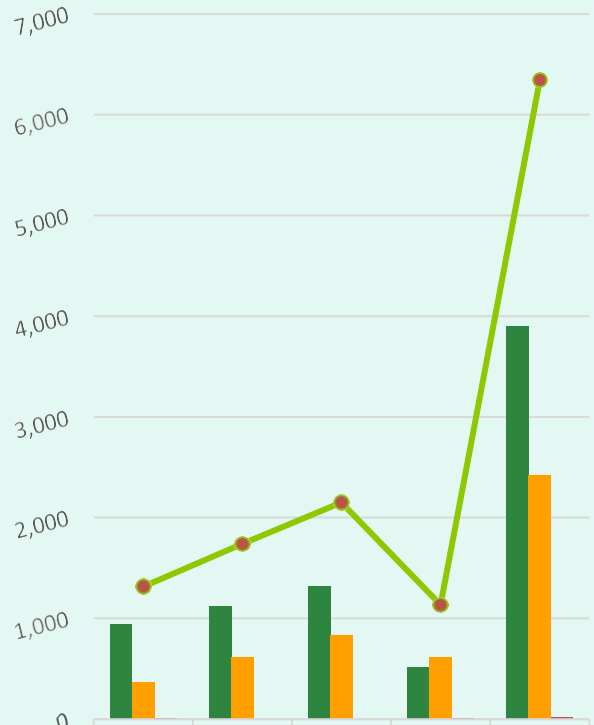
Data Source: Table 12



Renter	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Need by Category
Single Family Households	6,990	6,660	4,670	1,595	19,915
Multiple, Unrelated Family Households	519	585	910	300	2,314
Other, Non-Family Households	308	165	294	255	1,022
Total Need by Income	7,817	7,410	5,874	2,150	23,251

Chart 13– Crowded Households by AMI Percentage (Owner)

Data Source: Table 12



Owner	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Need by Category
Single Family Households					
Multiple, Unrelated Family Households	944	1,125	1,315	515	3,899
Other, Non-Family Households	365	615	835	610	2,425
Total Need by Income	8	0	0	10	18

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

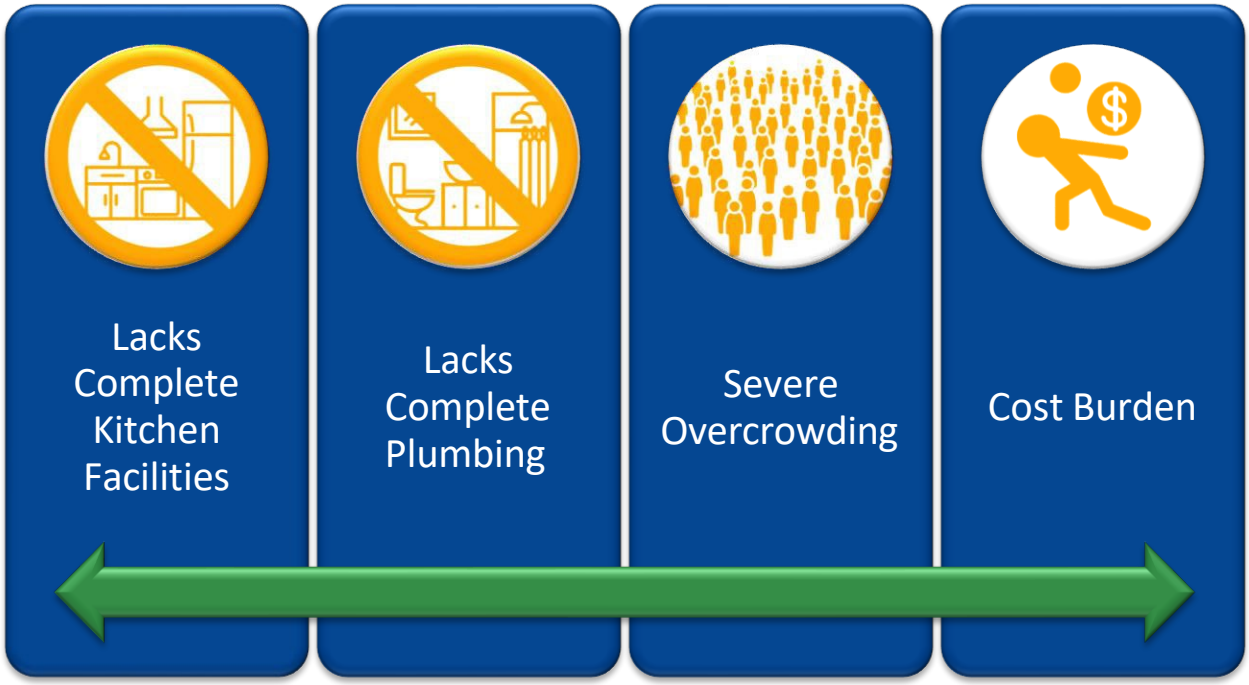
Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10 percent more than those who experience housing problems as a whole. The overall racial and ethnic composition of the population in Dallas is 42 percent of residents who identify as Hispanic or Latino, 29 percent White, 24 percent African American, 3 percent Asian, and 2 percent Other (American Indian, Alaska Native, Asian, Native Hawaiian, Other Pacific Islander, some other race, and two or more races). The 2013-2017 CHAS data tables provided in this section summarize the percentage of each racial and ethnic group experiencing housing problems by HUD Adjusted Median Income (AMI) levels.

Housing problems include:

- Housing units lacking complete kitchen facilities
- Housing units lacking complete plumbing
- Severe overcrowding (more than one person per room)
- Cost burden (housing cost greater than 30 percent of income)
- Severely Cost Burden (housing cost greater than 50% of income)



Tables 8 to 12 present statistics on households with housing problems, categorized by income and race/ethnicity. They illustrate the disproportionate needs of extremely low-income and low-income individuals and families compared with those who have none of the four primary housing problems referenced above. As is the case for all households in Dallas, the most common housing problem is cost burden. As discussed later in the needs assessment section NA-25, this cost burden results from insufficient income combined with a low inventory of affordable housing units.

Housing problems are most prevalent among households earning between 0% and 30% of the area median income (72,790 households). Of the 183,355 households with at least one of the four housing problems, 131,765 (nearly 72 percent) have incomes below 50 % of the area median income.

Overall, for households between 0-100% of the area median income, there is a disproportionate need in African American and Hispanic households. Overall, nearly 33% (60,449 households) of African American households and 38% percent of Hispanic households (69,234 households) comprise households with one or more housing problems. White households make up 24% (43,720 households) of households with one or more housing problems.

Data indicate that together, Hispanics and African Americans (129,683 households) have a disproportionate number of housing units with one or more of the four housing problems, comprising over 71% of the "Housing Problem" total. Analysis of the 2010 Census shows that Dallas ranked as the 7th-largest Hispanic urban area and the 9th-largest African American urban area (from "The New Metro Minority Map: Regional Shifts in Hispanics, Asians, and Blacks" by The Brookings Institution).

Of those between 30 – 50% AMI, and living with housing problems, Hispanics disproportionately represent the highest percentage of the category. Over 45 percent of Hispanic households lack complete kitchen and plumbing facilities. For households between 50 – 80% AMI with one or more housing problems, Hispanics again are the largest represented at 36% (14,634 households).

In the 80 – 100% AMI category, White households have a greater need for housing that has one to four housing problems. The data reflect that over 45% of White households have one or more of four housing problems. Almost one-third (over 29%) of Hispanic households also have one or more of these housing problems.

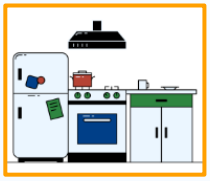
Table 13 – Disproportionally Greater Need 0 - 30% AMI

0%-30% of Area Median Income

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems.
Jurisdiction as a whole	72,790	9,690	10,930
White	13,825	1,890	2,485
Black / African American	30,580	4,840	5,420
Asian	2,235	244	839
American Indian, Alaska Native	135	4	4
Pacific Islander	24	0	0
Hispanic	24,500	2,640	2,115

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%


Lacks Complete Kitchen Facilities

Lacks Complete Plumbing Facilities

More Than One Person Per Room

Cost Burden Greater than 30%

Table 14 - Disproportionally Greater Need 30 - 50% AMI

30%-50% of Area Median Income

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems.
Jurisdiction as a whole	58,975	19,534	0
White	11,765	3,685	0
Black / African American	17,730	6,975	0
Asian	1,540	355	0
American Indian, Alaska Native	64	85	0
Pacific Islander	0	0	0
Hispanic	26,745	8,349	0

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Lacks Complete Kitchen Facilities

Lacks Complete Plumbing Facilities

More Than One Person Per Room

Cost Burden Greater than 30%

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems.
Jurisdiction as a whole	40,165	54,400	0
White	13,045	12,390	0
Black / African American	10,139	17,865	0
Asian	1,505	1,075	0
American Indian, Alaska Native	49	114	0
Pacific Islander	30	25	0
Hispanic	14,634	22,054	0

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Lacks Complete Kitchen Facilities

Lacks Complete Plumbing Facilities

More Than One Person Per Room

Cost Burden Greater than 30%

Table 16 - Disproportionally Greater Need 80 - 100% AMI

80%-100% of Area Median Income

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems.
Jurisdiction as a whole	11,425	35,545	0
White	5,085	10,965	0
Black / African American	2,000	10,125	0
Asian	639	949	0
American Indian, Alaska Native	0	74	0
Pacific Islander	4	10	0
Hispanic	3,355	12,630	0

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Lacks Complete Kitchen Facilities

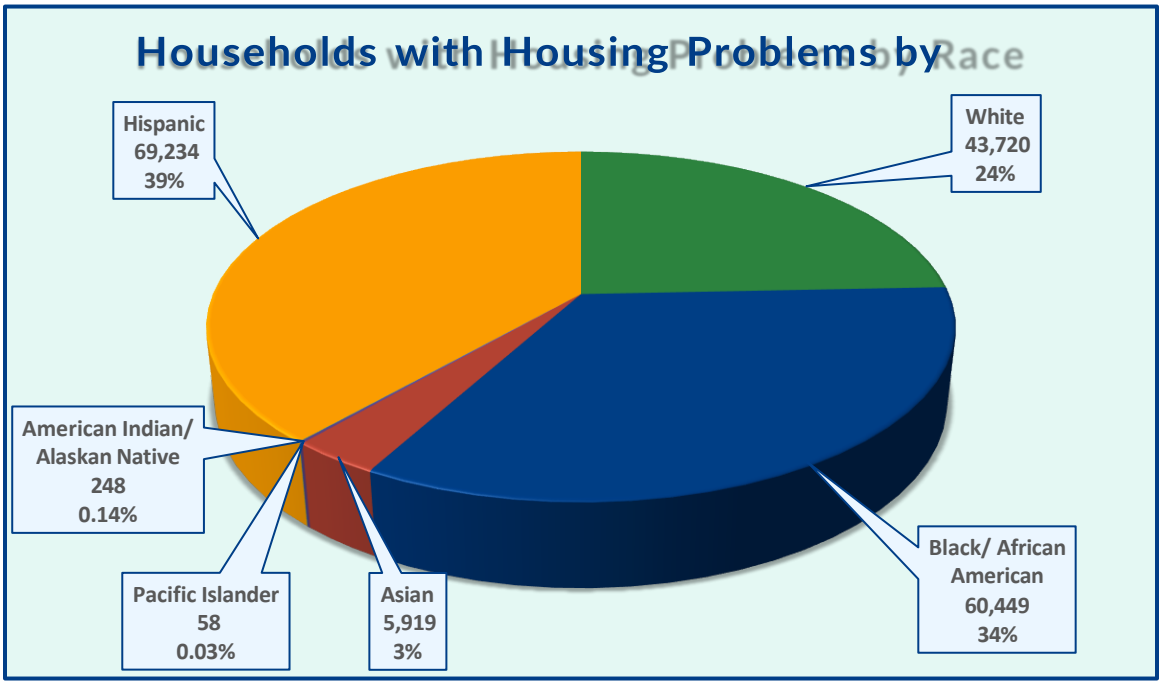
Lacks Complete Plumbing Facilities

More Than One Person Per Room

Cost Burden Greater than 30%

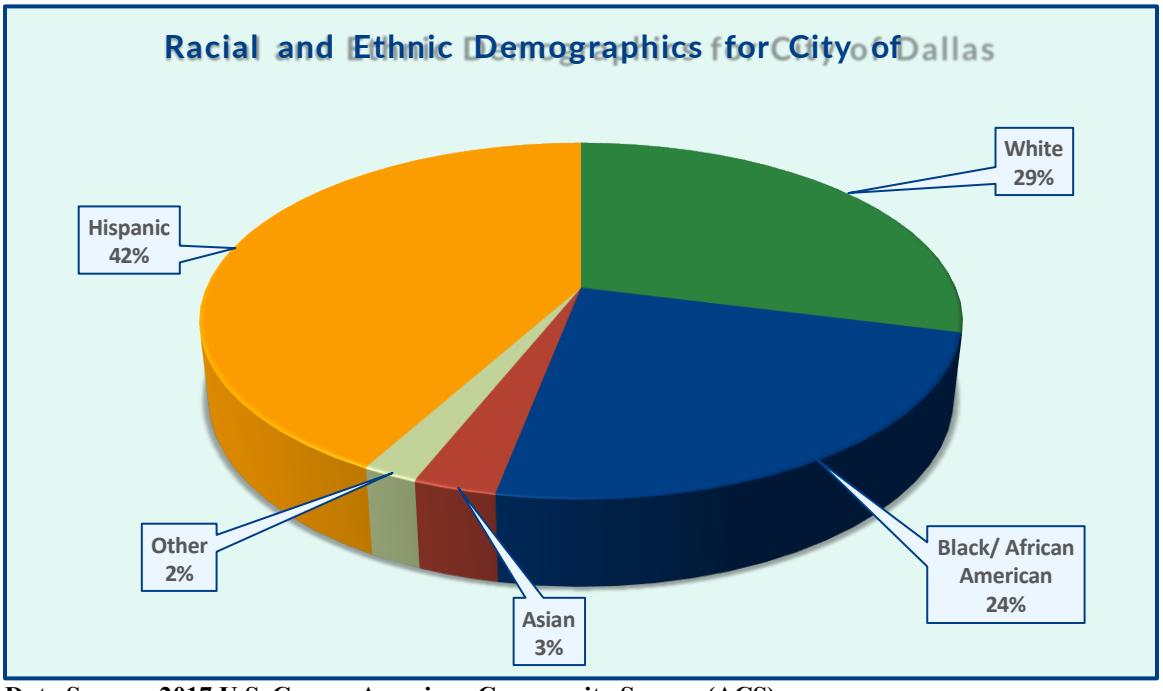
Chart 14 - Disproportionally Greater Need 0-100% AMI

The chart below shows a disproportionately greater need for housing assistance among households with incomes between 0-100% of AMI who have one or more housing problems, broken down by race.



Data Source: Compiled Table 13, 14, 15, 16 [Has one or more of four housing problems]

Chart 15 - Racial and Ethnic Demographics for City of Dallas



Data Source: 2017 U.S. Census American Community Survey (ACS)

Discussion

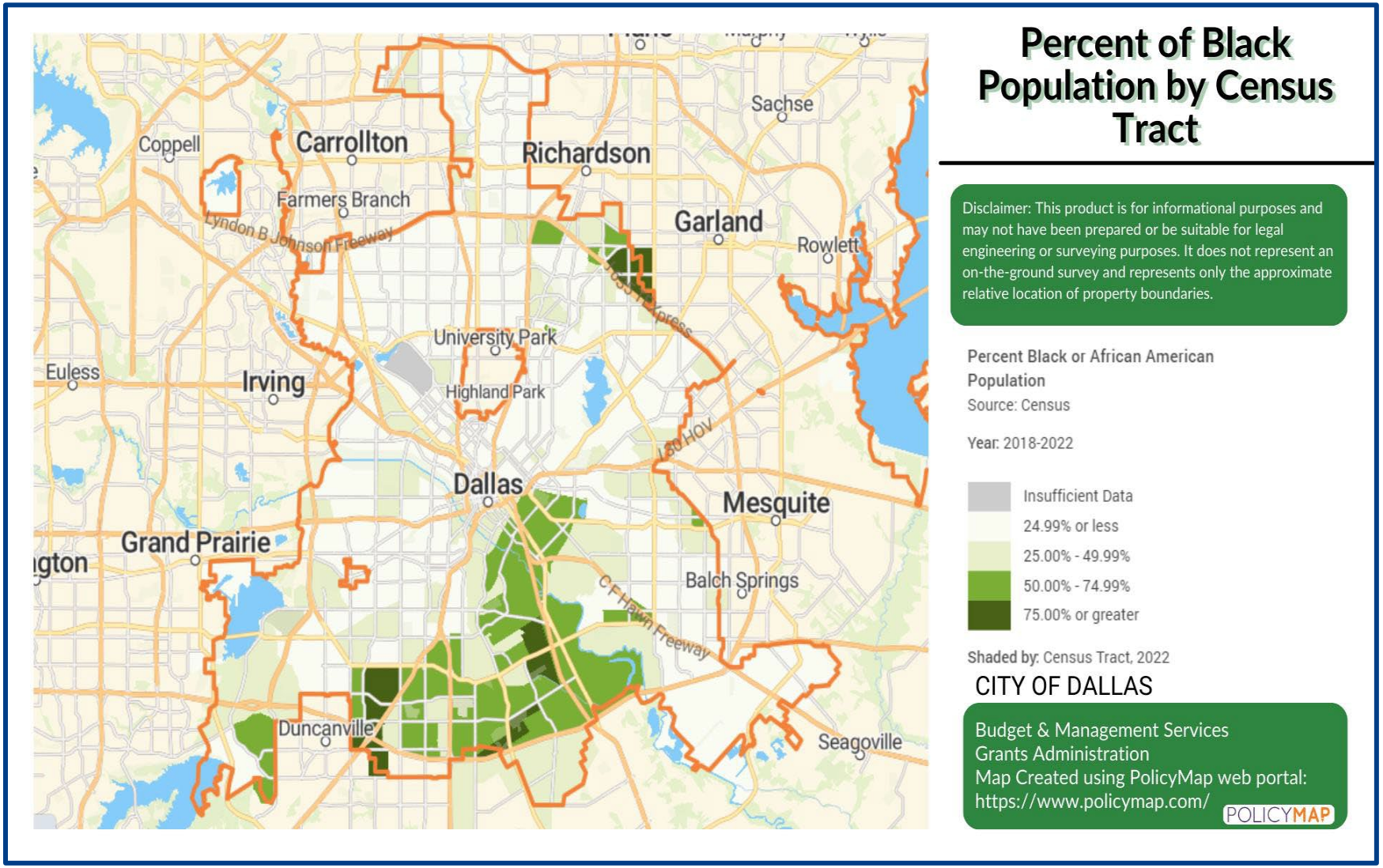
The estimated demographic percentage for the population in Dallas according to the 2017 U.S. Census American Community Survey (ACS) is 42% Hispanic or Latino, 29% White, 24% African American, 3% Asian, and 2% Other (American Indian, Alaska Native, Asian, Native Hawaiian, Other Pacific Islander, some other race, and two or more races).

Dallas is a minority-majority city, a trend that has remained largely consistent since the 2010 Census. The 2017 demographic data shows only a slight shift, with the African American population increasing from 23% in 2015 to 24% in 2017.

The city faces significant housing challenges that disproportionately impact racial and ethnic minority groups. Minority households as a whole experience disproportionately greater needs when compared to their white counterparts. Many minority households live in substandard housing conditions with issues such as incomplete kitchen facilities, incomplete plumbing, severe overcrowding, and severe housing cost burdens. Contributing factors include systemic inequalities and historical discrimination, which have resulted in disparities in housing quality and access.

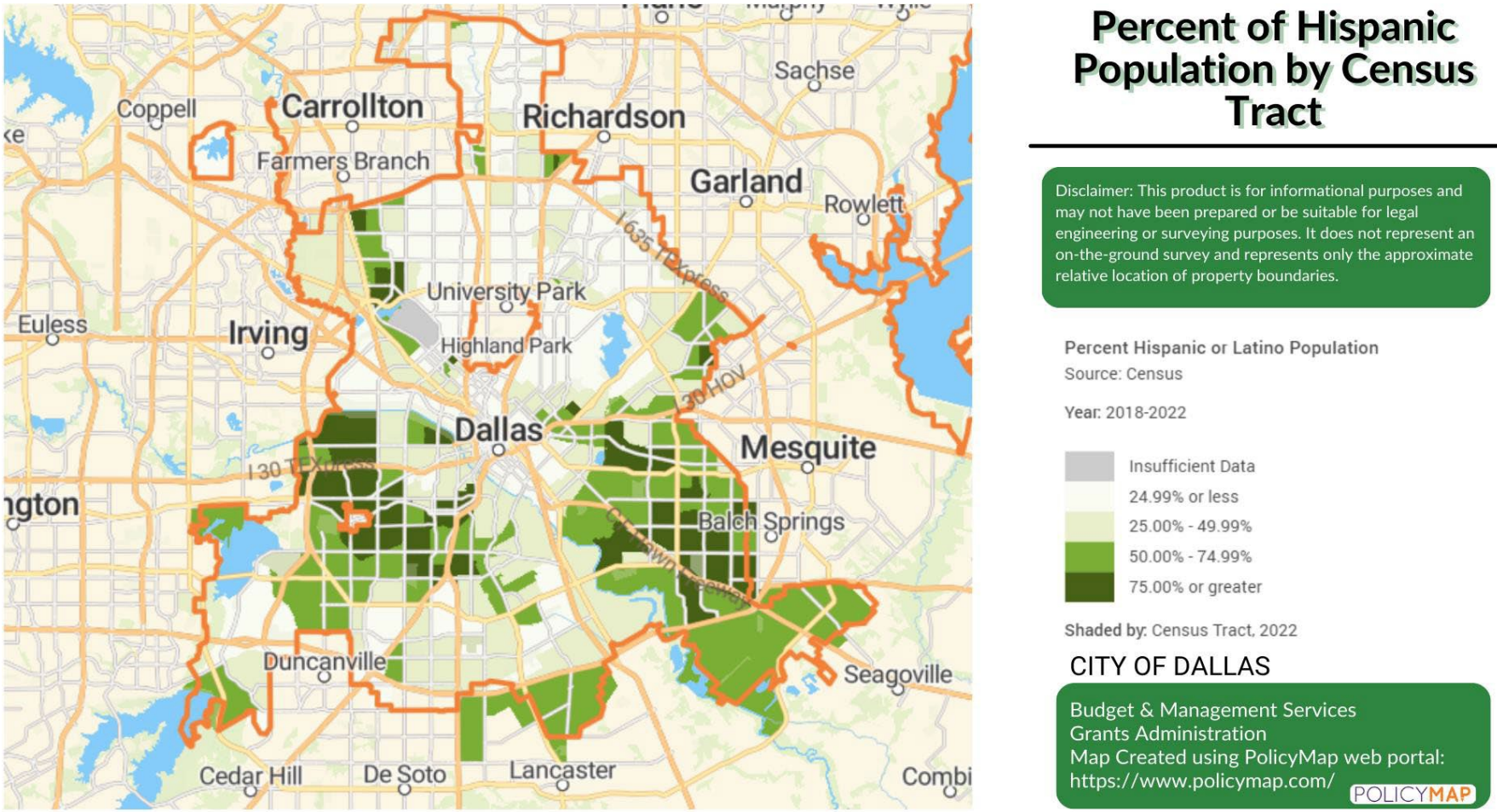
Additionally, within these groups, many individuals and families face additional challenges such as limited language skills, lower education levels, or disabilities, which can restrict their ability to advocate for themselves. These factors often correlate with lower incomes, leading them to spend a disproportionately large share of their earnings on housing, healthcare, and food. As a result, they are more likely to live in substandard, overcrowded housing.

Map 5 - Percent of Black Population by Census Tract



Hispanics and African Americans: Hispanics and African Americans (129,683) have a disproportionate number of housing units with one or more of the four housing problems, comprising over 70 percent of the “Housing Problem” total.

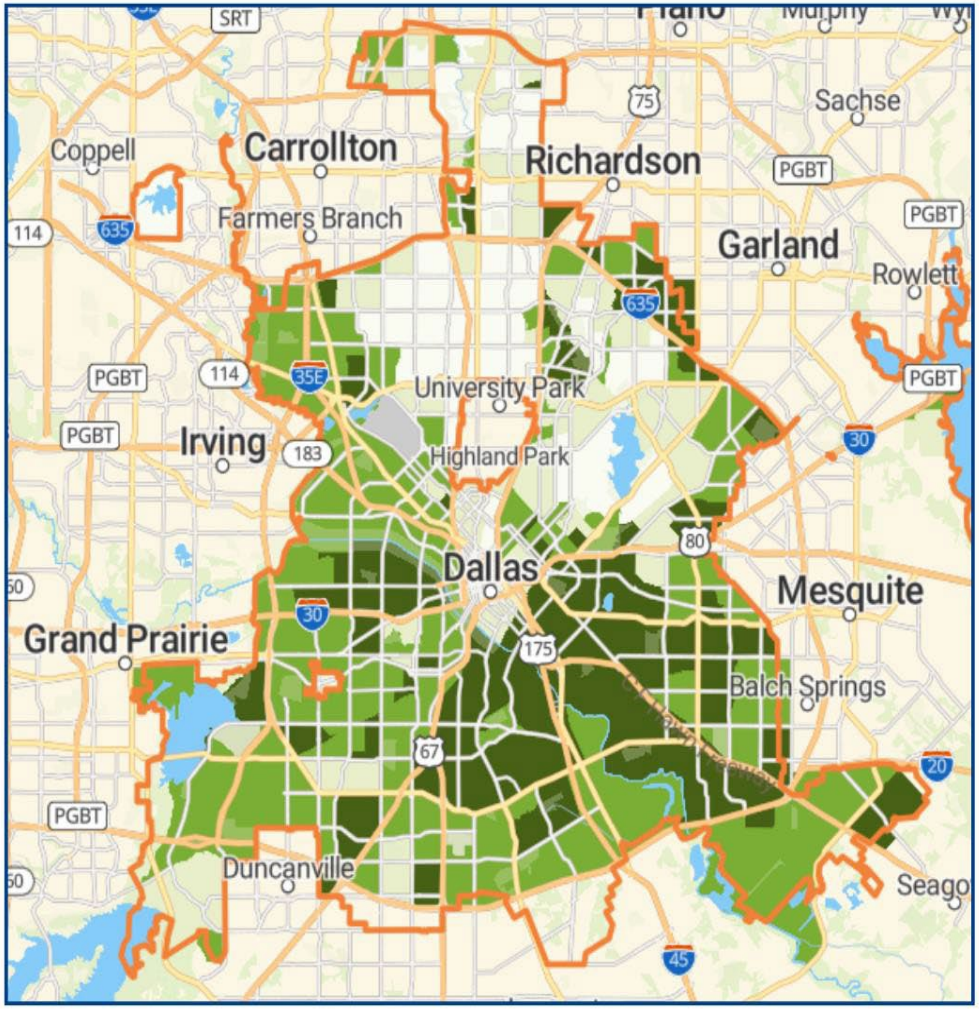
Map 6 - Percent of Hispanic Population by Census Tract



Hispanics (30 to 50 percent AMI): Hispanics disproportionately represent the highest percentage of the category, with over 45 percent of Hispanic households lacking complete kitchen and plumbing facilities.

Hispanics (50 to 80 percent AMI): Hispanics are again the largest represented at 37 percent, compared to White households having 32 percent and African Americans having 25 percent.

Map 7 - Low- and Moderate-Income Households by Census Tract



Percent of Low and Moderate Income Persons<=80% AMI by Census Tract

Disclaimer: This product is for informational purposes and may not have been prepared or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Percent of Low Mod Income Persons

Source: HUD

Year: 2019

- Insufficient Data
- 24.9% or less
- 25.0% - 50.9%
- 51.0% - 74.9%
- 75.0% or greater

Shaded by: Census Tract, 2010

CITY OF DALLAS

Budget & Management Services
Grants Administration
Map Created using PolicyMap web portal:
https://www.policymap.com/

POLICYMAP

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

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

Introduction

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

The ACS-based HUD CHAS data points to the fact that housing problems related to overcrowding, severe cost burden, lack of kitchen facilities, and lack of complete plumbing are borne by those who are poor and working poor. Hispanics and African Americans are more likely to live in such housing, while elderly persons are also a substantial portion of those suffering from severe housing problems. An assessment of severe housing problems across various income brackets reveals significant disparities among racial and ethnic groups. According to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data, the percentage of individuals experiencing severe housing problems is notably higher among Black/African American and Hispanic households when compared to the jurisdiction as a whole.

For households earning 0%-30% of the Area Median Income (AMI), 40% of Black/African American and 30% of Hispanic individuals face severe housing problems. This indicates a disproportionately greater need for these groups, with their percentage of severe housing problems being at least 10 percentage points higher than that of whites (20%). This pattern persists across higher-income brackets, though the severity and number of affected individuals decrease.

Tables 17 to 20 capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). Data Source: 2013 -2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Table 17 – Severe Housing Problems 0 - 30% AMI

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	61,875	20,615	10,930
White	12,370	3,355	2,485
Black / African American	24,880	10,545	5,420
Asian	2,035	444	839
American Indian, Alaska Native	104	30	4
Pacific Islander	14	10	0
Hispanic	21,170	5,965	2,115

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 18 – Severe Housing Problems 30 - 50% AMI

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,420	51,090	0
White	6,525	8,920	0
Black / African American	6,485	18,220	0
Asian	810	1,079	0
American Indian, Alaska Native	29	120	0
Pacific Islander	0	0	0
Hispanic	12,865	22,219	0

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 19 – Severe Housing Problems 50 - 80% AMI

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,230	79,340	0
White	4,585	20,845	0
Black / African American	1,934	26,055	0
Asian	625	1,945	0
American Indian, Alaska Native	4	154	0
Pacific Islander	10	45	0
Hispanic	7,904	28,789	0

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 20 – Severe Housing Problems 80 - 100% AMI

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	The household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,800	42,165	0
White	1,515	14,545	0
Black / African American	580	11,540	0
Asian	320	1,290	0
American Indian, Alaska Native	0	74	0
Pacific Islander	0	14	0
Hispanic	2,345	13,625	0

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

An analysis of severe housing problems across various income brackets and racial/ethnic groups reveals distinct patterns of disparity. Across all income brackets, Hispanic and Black or African American households consistently experience a disproportionately greater need for housing assistance compared to the jurisdiction as a whole. This trend highlights persistent disparities and underscores the need for targeted interventions to address the specific housing challenges these groups face. The data suggest that despite improvements at higher income levels, racial and ethnic minorities remain disproportionately affected by severe housing problems, emphasizing the importance of equitable solutions.

The city as a whole (0-100% AMI) has 109,325 households with severe housing problems. The breakdown by race is as follows:

- **Hispanic** 44,284 Households (40.5%)
- **Black / African American** 33,879 Households (31%)
- **White** 24,995 Households (22.9%)
- **American Indian, Alaskan Native** 137 Households (0.1%)
- **Pacific Islander** 24 Households (0.02%)

0%-30% AMI

Within this lowest income bracket, 61,875 households face severe housing problems. Black or African American households are most affected, with 24,880 households facing severe housing problems, representing approximately 40% of the total in this income bracket. Hispanic households also experience significant issues, with 21,170 households, or about 34%.

Among households with no or negative income but no housing problems, African Americans represent the largest proportion at 50% of the total jurisdiction.

30%-50% AMI

In this income range, 27,420 households report severe housing problems. The total number of affected individuals is lower compared to the 0%-30% bracket, reflecting a decrease in severity as income increases.

Hispanic households are disproportionately affected, with 12,865 households experiencing severe housing problems, or approximately 47% of the total for this bracket. Black or African American households also face significant issues, with 6,485 households, representing about 24%. Approximately 24% (6,525) of white households also face housing problems.

50%-80% AMI

For households earning 50%-80% of AMI, 15,230 households report severe housing problems. This represents a further decrease in the number of affected individuals as income levels rise.

Hispanic households are again the most affected, with 7,904 households facing severe housing problems, making up about 52% of the total in this income bracket. Black or African American households report fewer issues, with 1,934 households (13%), but white households are the second most affected, with 4,585 households or 30%.

80%-100% AMI

In the highest lower-income bracket, 4,800 households experience severe housing problems, reflecting a continued decrease with increasing income.

Hispanic households again show the highest numbers, with 2,345 individuals affected, representing about 49% of those experiencing severe problems in this bracket. Black or African American households number 580 (12%), still significant but lower than other brackets. White households are the second most affected, with 1,515 households (32%) experiencing housing problems.

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

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

Introduction:

HUD defines a disproportionate number of housing cost burdens as occurring when a racial or ethnic group at an income level experiences housing cost burdens at a rate greater than 10 percent, compared with the income level as a whole.

HUD defines cost-burdened households as those that spend more than 30% of their income on housing-related costs, including rent or mortgage payments, utilities, and other housing expenses. Households that spend more than 50% of their income on housing are considered severely cost-burdened.

The Greater Need: Housing Cost Burdens table presents the distribution of housing cost burden across different racial/ethnic groups within the jurisdiction as a whole. The data is segmented into four categories: households spending less than or equal to 30% of their income on housing (not cost burdened), those spending 30-50% (cost burdened), those spending more than 50% (severely cost burdened), and those with no or negative income (not computed).

Table 21 displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The data in the table were developed by HUD.

Table 21 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	309,465	93,745	82,735	11,685
White	134,520	27,305	24,165	2,525
Black / African American	68,160	28,470	29,759	5,805
Asian	11,765	2,705	2,845	904
American Indian, Alaska Native	485	124	144	4
Pacific Islander	135	39	24	0
Hispanic	88,565	33,255	23,809	2,360

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

Discussion:

An analysis of housing cost burdens in the City reveals significant disparities among racial and ethnic groups, highlighting the varying degrees of financial strain experienced by different communities.

Not Cost Burdened (<=30%)

The majority of households (309,465) fall into this category, indicating they are not cost-burdened. White households (134,520 households, 43%) and Hispanic households (88,565 households, 29%) represent the largest segments. The largest group is White households, indicating they are less likely to be cost-burdened relative to other racial groups.

Cost Burdened (30-50%)

Approximately 93,745 households experience moderate cost burdens in the City. Hispanic households (33,255 households, 35%) and Black/African American households (28,470 households, 30%) are notably affected. Hispanic and Black/ African American households exhibit a higher burden in this range. White households are cost-burdened at a rate of 29% (27,305 households).

Severely Cost Burdened (>50%)

Approximately 82,735 households face severe cost burdens. Black/African American households (29,759 households, 36%) have the highest numbers, followed by White (24,165 households, 29%) and Hispanic (23,809 households, 29%) groups. Black/African American households are the most severely cost-burdened, indicating significant housing affordability issues. When combined, Black/ African Americans and Hispanics make up approximately 65% of those who are severely cost-burdened.

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

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

The income levels of various ethnic groups in Dallas exhibit significant disparities compared to those in Texas and the U.S. While the overall household median income for Texas ($59,206) is close to the U.S. median ($60,336), the City of Dallas' median household income ($50,627) is 19% below the national level. The Median Household Income Comparison by Race and Ethnicity Chart below visually represents the earning capacities of different racial and ethnic groups.

The disaggregated household median income data for Dallas reveal that White households have an Area Median Family Income (AMFI) of $77,362 annually. African American households in Dallas have an AMFI of $33,009, which is significantly lower than the statewide AMFI of approximately $45,092. Hispanic households in Dallas also earn less than state and national averages, with an AMFI of $44,702. American Indian/Native Alaskan households in Dallas have a median income of $41,882, and $41,319. Asian households in Dallas earn an AMFI of $70,748, which, while lower than their statewide and national medians, is still substantially higher than that of other minority groups.

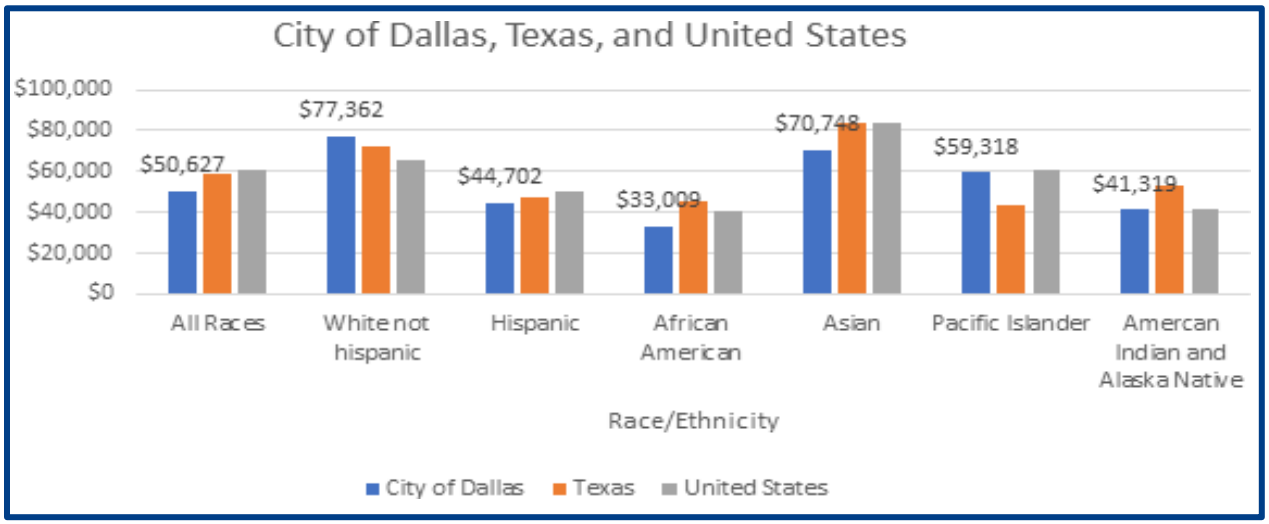
The analysis of Disproportionately Greater Need in Dallas reveals significant disparities in housing needs across different racial and ethnic groups, particularly concerning severe housing problems and housing cost burdens. Data from the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) indicates that Black/African American and Hispanic households experience a disproportionately greater need for housing assistance compared to the overall population. For instance, in the lowest income bracket (0%-30% AMI), 40% of Black/African American and 30% of Hispanic households face severe housing problems, compared to 20% of white households. This trend persists across higher income brackets, though the impact lessens as income increases. Specifically, Hispanic households consistently report the highest numbers affected by severe housing problems and cost burdens, reflecting significant disparities in housing stability.

In terms of housing cost burdens, Black/African American households are the most severely affected, with 36% of them experiencing severe cost burdens (more than 50% of income), compared to 29% of white and Hispanic households. The City of Dallas' demographic composition shows that minority groups, particularly Hispanics and African Americans, are more likely to face challenges compared to their white counterparts.

Regarding low-income individuals and families, especially those at imminent risk of homelessness or those receiving rapid re-housing assistance, the most common issues include inadequate affordable housing options, poor credit histories, recent criminal records, and the high cost of living. Single women and mothers between the ages of 24 and 54 are particularly vulnerable, often facing a precarious housing situation. The lack of available transitional housing, financial assistance, and affordable childcare further exacerbates these challenges.

Chart 16 displays median income comparisons for racial and ethnic groups across the nation, state, and city levels.

Chart 16 – City of Dallas Median Income Comparisons



Data Source: 2017 American Community Survey (ACS) data

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

The City has identified additional needs that disproportionately affect low-income populations and communities that have historically experienced limited access to resources and opportunities. The following needs have been documented for further consideration:

Environmental Problem: In Dallas, pollution disproportionately affects historically disadvantaged communities, contributing to poorer health and the development of chronic illnesses such as asthma.

Generational Wealth Problem: Systemic barriers to home and property ownership have significantly impeded the accumulation of generational wealth in historically disadvantaged communities.

Digital Divide Problem: Households without reliable broadband service face barriers in accessing telehealth, applying to jobs, and completing online homework assignments.

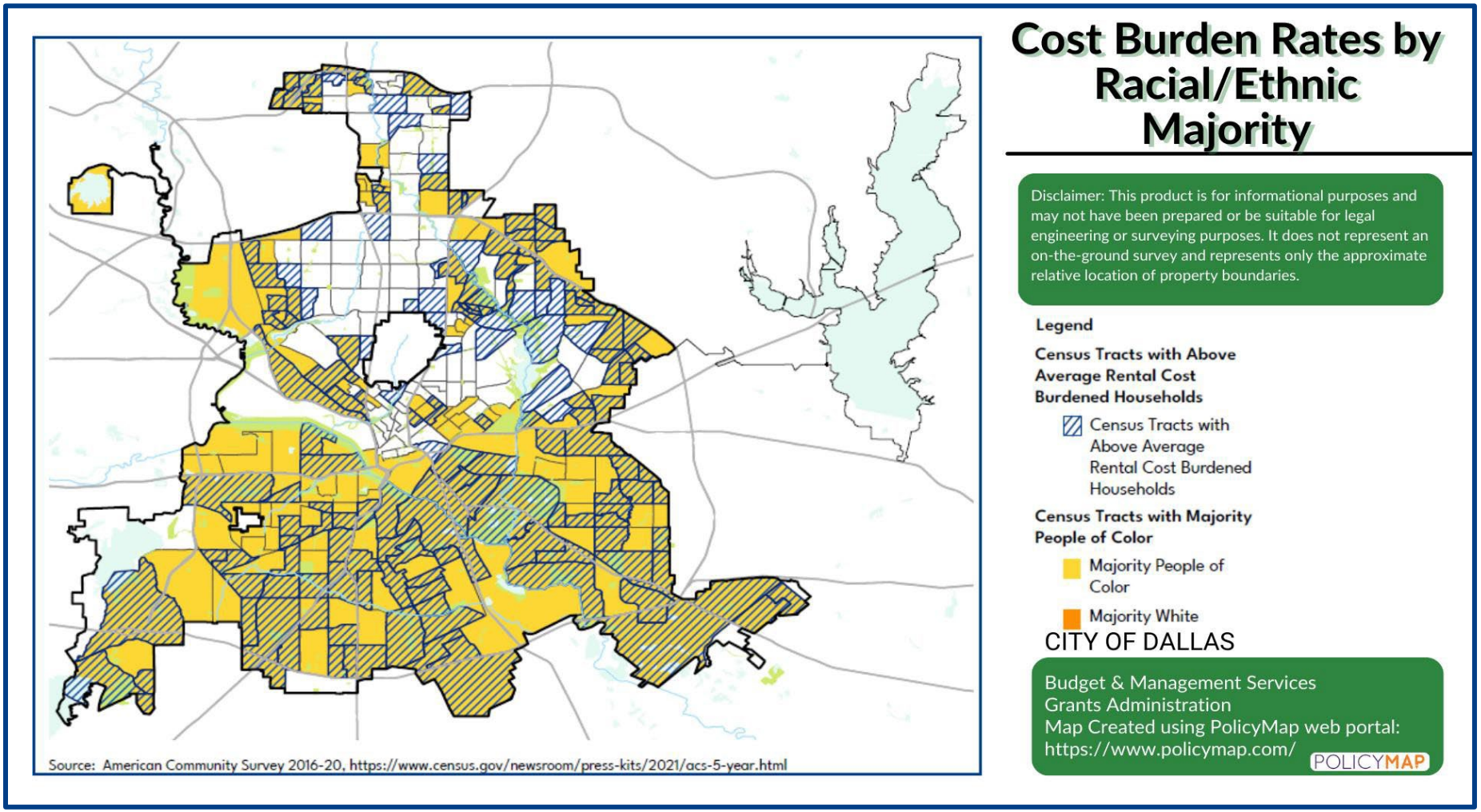
Infrastructure Challenges Problem: Historically disadvantaged communities in Dallas are 3.5 times more likely to have severe infrastructure challenges, making it much more difficult to initiate housing or business developments. There is also an aging housing stock within these areas.

Fair Chance Problem: Even minor nonviolent crimes can affect applications and background checks for employment, housing, or educational opportunities, all of which directly impact socioeconomic mobility.

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

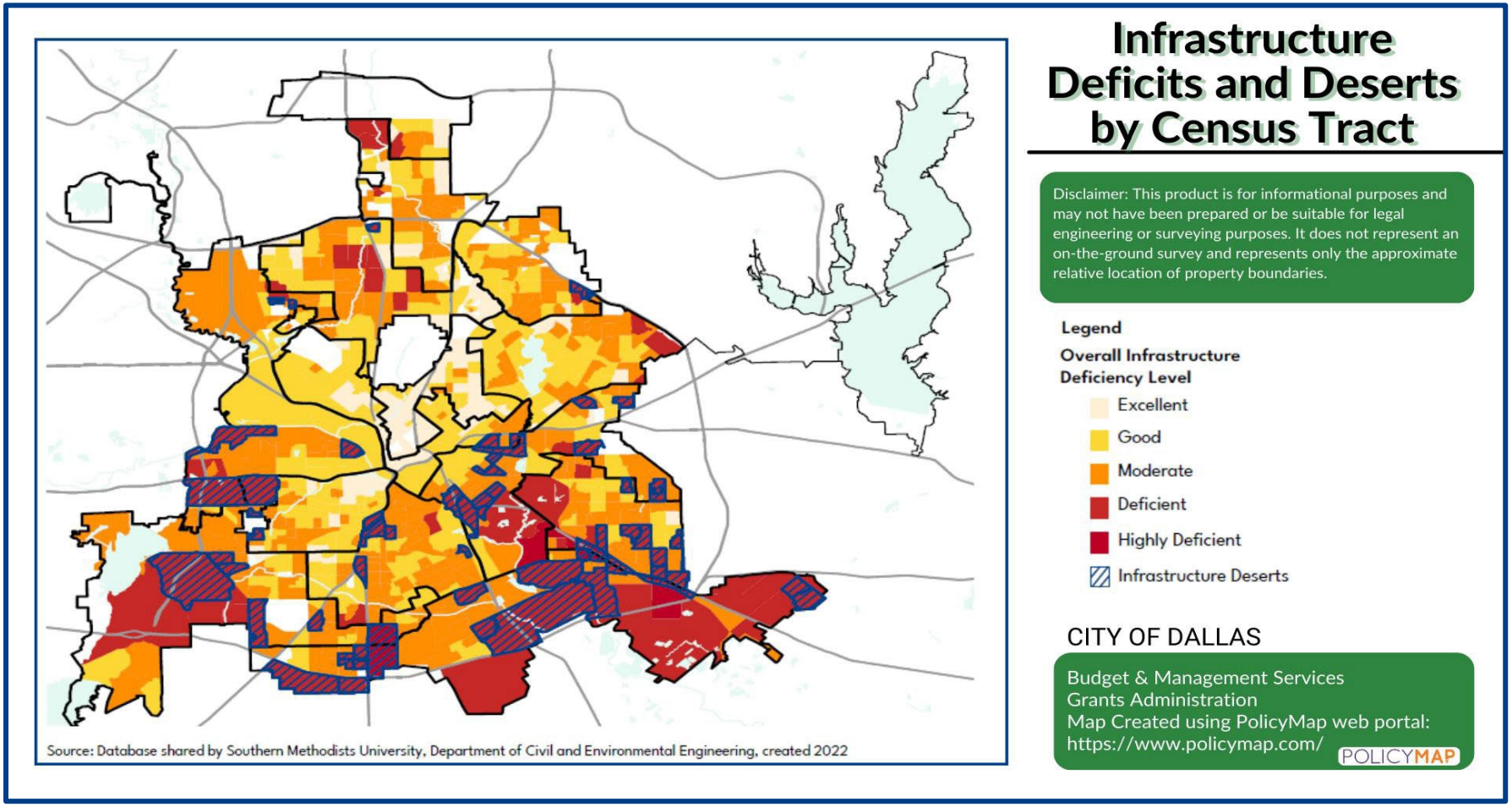
Cullum Clark, Director of the George W. Bush Institute-SMU Economic Growth at Southern Methodist University, provides insight into the Dallas Housing Policy 2033 on the distribution of racial and ethnic groups within the city. Southern Dallas, encompassing areas south of Interstate 30 and West Dallas between I-30 and the Trinity River, is a significantly underinvested urban expanse. This region, larger than Atlanta and home to approximately 600,000 people or 45% of Dallas's population, represents less than 15% of the city's assessed property value and has fewer housing units and jobs compared to the early 21st century. According to the 2010 Census, over 80% of Southern Dallas's population is Black and Hispanic. The combined Black and Hispanic population of Southern Dallas exceeds the total population of cities like Washington, Boston, or Seattle. Decades of redlining and policies promoting northward development have resulted in highways and infrastructure cutting through historically Black and Hispanic neighborhoods, exacerbating economic challenges. These areas face significant limitations in access to essential services, including grocery stores, transportation options, and retail food venues. Census tracts where 75.0% or more of the population is low- and moderate-income are predominantly found in the southern and western sections of Dallas. These areas align with the previously identified locations where African American and Hispanic populations are concentrated.

Map 8 – Cost Burden Rates by Racial/Ethnic Majority



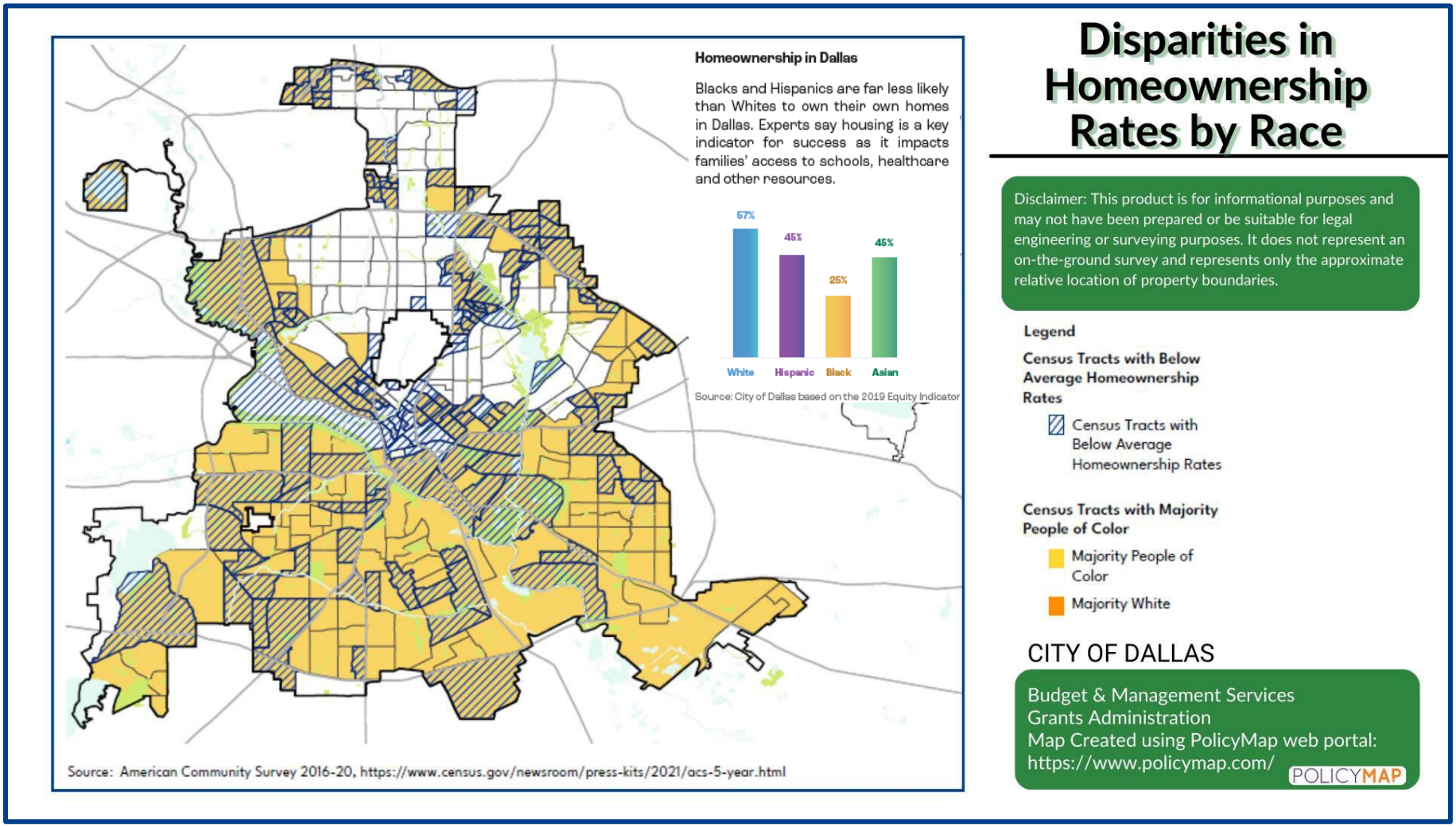
Census tracts with housing cost burden rates above the citywide average are cross-hatched. Census tracts in which the majority of residents are non-Hispanic/Latinx White have a white background, and all other census tracts (labeled as "Majority People of Color") have a dark yellow background. The map shows a higher tendency for the "Majority People of Color" tracts to have above-average housing cost burden rates.

Map 9 – Infrastructure Deficits and Deserts by Census Tract



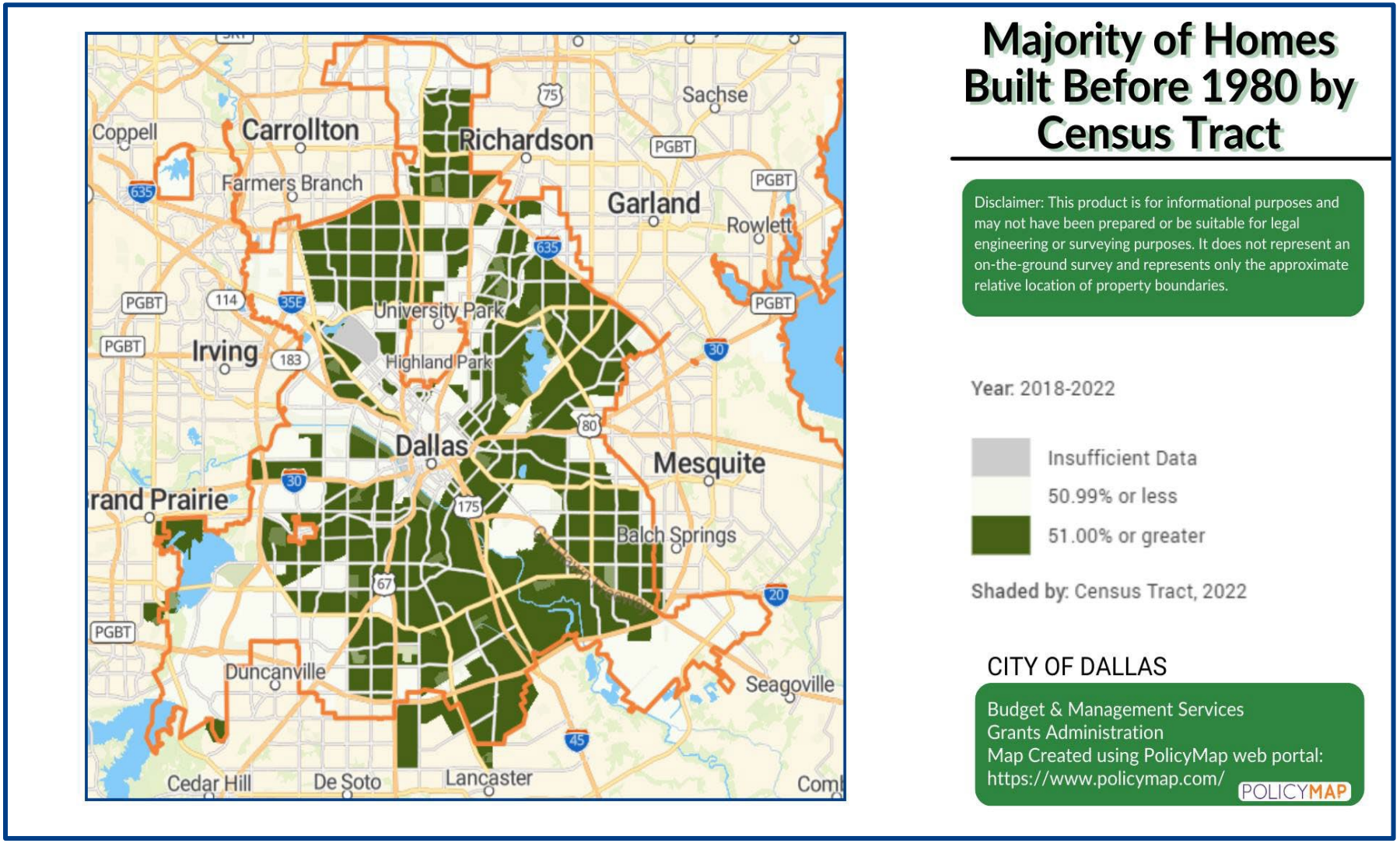
The map shows the geography of disparities in infrastructure that negatively impact housing opportunities. The different colors represent varying levels of infrastructure deficiencies across census tracts, according to a recent study by Southern Methodist University. The infrastructure types used by the study to determine the level of deficiency are pavement, noise walls, crosswalks, sidewalks, internet service, street tree canopy, residents' access to food, bike and pedestrian trails, public transportation, gathering places, medical services, and banks. The cross-hatched census tracts in the map are those the study labeled as "infrastructure deserts." According to an SMU report on the study's findings: "The researchers…[were able] to identify 62 Dallas neighborhoods as infrastructure deserts: low-income areas highly deficient in infrastructure that create a safe, functional, and economically viable area in which to live. Known as infrastructure deserts, most of the neighborhoods are located in the southern part of the city and are home to primarily low-income, Black, and Hispanic residents."

Map 10 – Disparities in Homeownership Rates by Race



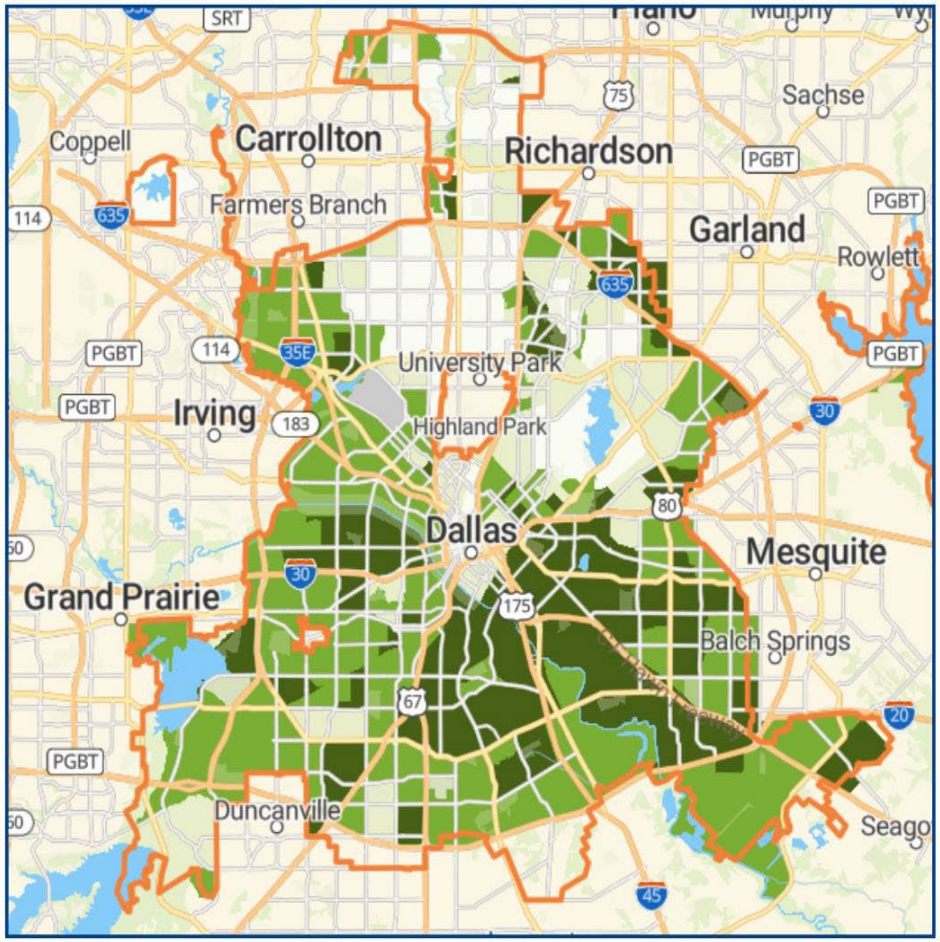
The map shows the geography of disparities in homeownership rates. Census tracts with homeownership rates below the citywide average are cross-hatched. Census tracts in which the majority of residents are non-Hispanic/Latinx White have a white background, and all other census tracts (labeled as "Majority People of Color") have a dark yellow background. The map shows the much higher tendency for the "Majority People of Color" tracts to have below-average homeownership rates.

Map 11 – Majority of Homes Built Before 1980 by Census Tract



Homes built before 1980 often contain lead-based paint, posing significant health risks, particularly to children. These older homes frequently face additional housing problems, including structural issues and the need for extensive repairs.

Map 12 - Percent of Low- and Moderate-Income Persons by Census Tract



Percent of Low and Moderate Income Persons<=80% AMI by Census Tract

Disclaimer: This product is for informational purposes and may not have been prepared or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Percent of Low Mod Income Persons
Source: HUD
Year: 2019

- Insufficient Data
- 24.9% or less
- 25.0% - 50.9%
- 51.0% - 74.9%
- 75.0% or greater

Shaded by: Census Tract, 2010

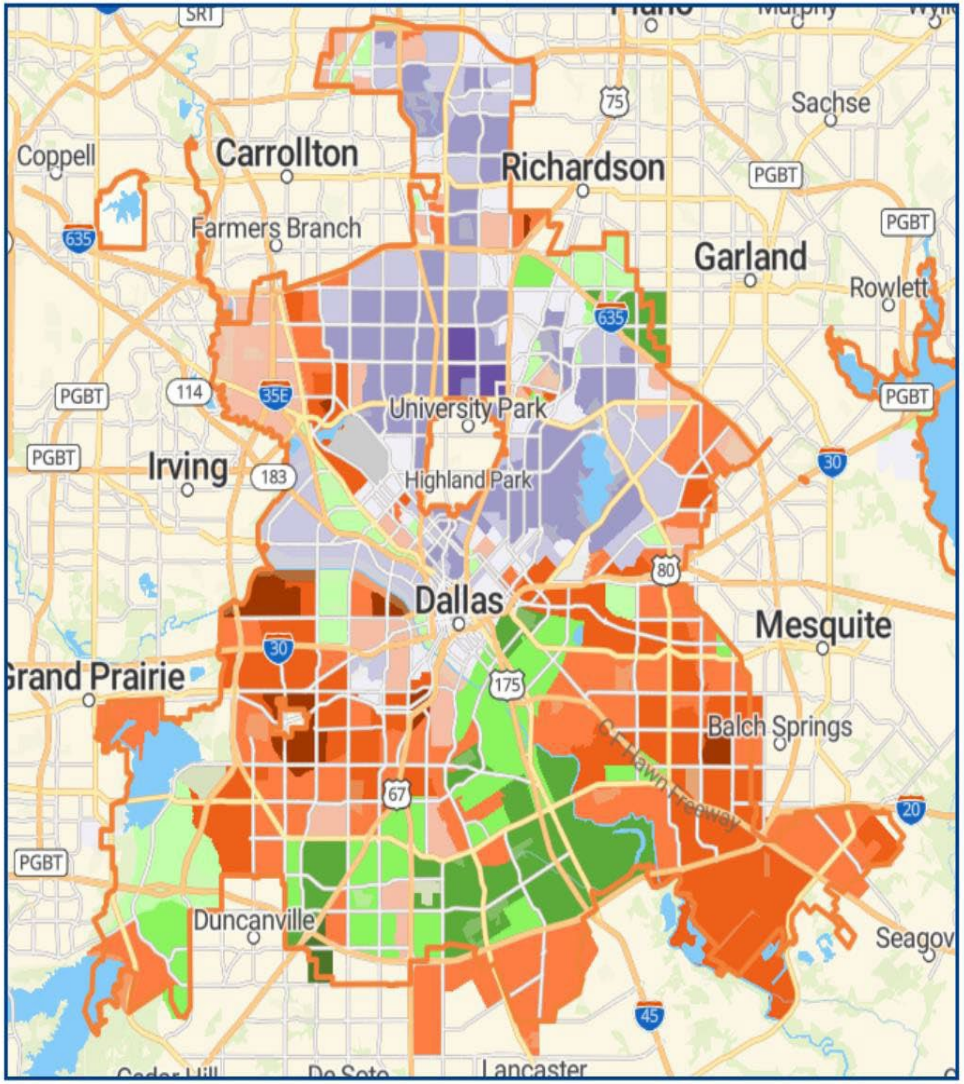
CITY OF DALLAS

Budget & Management Services
Grants Administration
Map Created using PolicyMap web portal:
https://www.policymap.com/

POLICYMAP

The darkest green areas, representing census tracts where 75.0% or more of the population is low and moderate-income, are predominantly found in the southern and western sections of Dallas. These areas align with the previously identified locations where African American and Hispanic populations are concentrated.

Map 13 - Predominant Racial or Ethnic Groups by Census Tract



Predominant Racial or Ethnic Groups by Census Tract

Predominant Racial or Ethnic Group
Source: Census & PolicyMap
Year: 2018-2022

COLORS

- Insufficient Data
- White (Non-Hispanic): >90%
- White (Non-Hispanic): 70-90%
- White (Non-Hispanic): 50-70%
- White (Non-Hispanic): <50%
- Black (Non-Hispanic): >90%
- Black (Non-Hispanic): 70-90%
- Black (Non-Hispanic): 50-70%
- Black (Non-Hispanic): <50%
- Hispanic: >90%
- Hispanic: 70-90%
- Hispanic: 50-70%
- Hispanic: <50%
- Asian (Non-Hispanic): >90%
- Asian (Non-Hispanic): 70-90%
- Asian (Non-Hispanic): 50-70%
- Asian (Non-Hispanic): <50%
- Native American/Alaska Native (Non-Hispanic): >90%
- Native American/Alaska Native (Non-Hispanic): 70-90%
- Native American/Alaska Native (Non-Hispanic): 50-70%
- Native American/Alaska Native (Non-Hispanic): <50%
- Native Hawaiian/Pacific Islander (Non-Hispanic): 50-70%
- Native Hawaiian/Pacific Islander (Non-Hispanic): <50%
- Other (Non-Hispanic): >90%
- Other (Non-Hispanic): 70-90%
- Other (Non-Hispanic): 50-70%
- Other (Non-Hispanic): <50%
- Two Or More (Non-Hispanic): >90%
- Two Or More (Non-Hispanic): 70-90%
- Two Or More (Non-Hispanic): 50-70%
- Two Or More (Non-Hispanic): <50%
- Tie Between Categories

Shaded by: Census Tract, 2022

CITY OF DALLAS

Disclaimer: This product is for informational purposes and may not have been prepared or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Budget & Management Services
Grants Administration
Map Created using PolicyMap web portal:
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NA-35 Public Housing – 91.205(b)

Introduction

Dallas Housing Authority Housing Solutions for North Texas provides several housing opportunities for families and seniors throughout its seven-county jurisdiction, including Public Housing, Housing Choice Vouchers (HCV), Veterans Affairs Supportive Housing (VASH), Project-Based Vouchers, affordable rental units, market rental units, and homeownership opportunities. In addition to providing housing opportunities, DHA also provides a range of services to assist its program participants to become self-sufficient and to enhance residents' quality of life.

Created in 1937, DHA's programs are overseen by a five-member Board of Commissioners appointed by the Mayor of the City of Dallas. It currently operates 3,196 public housing units and receives funding for 20,344 housing choice vouchers. Through DHA's programs, approximately 55,700 people are housed each day; 4,300 former homeless persons have received housing; 15,540 seniors and persons with disabilities receive housing assistance; 692 veterans are housed; and approximately 16,000 households (40,000 people) are provided rental housing assistance in the private market through the Housing Choice Voucher Program. Approximately $26.12 million is contributed monthly to the local economy, primarily through payments to landlords in the HCV program.

DHA is committed to assisting families to become economically self-sufficient and offers the Family Self-Sufficiency (FSS) Program to its Housing Choice Voucher (HCV) participants. Through this five-year program, families are connected to services that assist them in meeting education and employment goals on their journey to self-sufficiency. During this time, a portion of their rent payment is placed in an escrow account to assist them in achieving their self-sufficiency goals. Following successful completion of the program, families are given the funds saved in their escrow accounts. Many of these families use the funds to help with the down payment on the purchase of a home. DHA has Resident Opportunities for Self-Sufficiency (ROSS) grant programs at several of its public housing sites. Through the ROSS program, DHA employs coordinators who assist families with becoming economically self-sufficient. In both programs, DHA provides access to a large variety of programs and services, including education programs for all ages, job training, job search assistance, and support services such as transportation, health services, and childcare.

DHA's program activities, policies, and planned capital improvements are included in its Five-Year Agency Plan, Annual PHA Plan, and Five-Year Capital Plan Budgets. These plans are developed with DHA's Resident Advisory Board (RAB) and are published for public comment before approval by DHA's Board of Commissioners and HUD.

Table 22 - Public Housing by Program Type

Totals in Use

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	61	3,196	20,344	1,764	17,090	736	182	527

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

Data Source: PIC (PIH Information Center) and DHA YARDI

Table 23 – Characteristics of Public Housing Residents by Program Type

Characteristics of Residents

	Program Type							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,744	14,619	18,155	8,872	12,383	17,124	13,927
Average length of stay	0	5	5	8	0	8	0	0
Average Household size	0	1	2.3	2.6	1	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	9	652	4,357	326	2,554	391	8
# of Disabled Families	0	26	655	3,521	263	3,711	279	3
# of Families requesting accessibility features	0	54	3,008	16,697	900	15,409	283	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center) and DHA YARDI

Table 24 – Race of Public Housing Residents by Program Type

Race of Residents

Program Type									
				Vouchers					
							Special Purpose Voucher		
Race	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	28	309	1,484	115	1,295	63	23	0
Black/African American	0	22	2,633	14,449	706	13,454	217	73	0
Asian	0	2	25	624	55	552	0	1	0
American Indian/Alaska Native	0	1	8	20	2	15	3	0	0
Pacific Islander	0	1	33	120	22	93	0	0	0
Other	0	0	0	0	0	0	0	2	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center) and DHA YARDI

Table 25 – Ethnicity of Public Housing Residents by Program Type

Ethnicity of Residents

Program Type									
				Vouchers					
							Special Purpose Voucher		
Ethnicity	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	5	309	778	93	671	9	0	0
Not Hispanic	0	49	2,699	15,919	807	14,738	274	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center) and DHA YARDI

Section 504 Needs Assessment

Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

DHA ensures that its facilities, programs, and program activities are accessible and usable by any public housing tenant or applicant on the waiting list, in accordance with Federal regulations. At least once every five years, DHA engages a third-party contractor to conduct a physical needs assessment (PNA) for each of its housing facilities. This assessment includes an assessment of the accessibility of these facilities. The most recent assessment was conducted in 2022. DHA is in compliance with UFAS/ADA requirements and Section 504 of the Rehabilitation Act of 1973, which require that a minimum of five percent of housing units in each development be fully accessible to persons with mobility impairments, and an additional two percent be accessible to persons with visual or hearing impairments.

Recent improvements at DHA's properties include the following:

- Replaced HVAC at several sites
- Replaced roofs at several sites
- Replaced elevators at senior sites
- Concrete and sidewalk repairs at several sites
- Exterior paint and gutters at several sites
- Interior renovation at one site
- Installation of security cameras at several sites

DHA also addresses the needs of public housing tenants and applicants through reasonable accommodation requests. When a request is made, it is submitted to DHA's 504 ADA Coordinator for approval. Once it has been approved, the tenant is placed on the transfer waiting list for the next available accessible unit, unless modifications can be made to the current unit. The process is slightly different for an applicant. When an applicant is approved, and an accessible unit request is made, DHA assigns a specific code to ensure they are provided options among the available accessible units. If necessary, a family currently residing in an accessible unit that does not require its features may be asked to relocate so the family requiring those features can move into the unit.

What are the number and type of families on the waiting lists for public housing and Section 8tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?

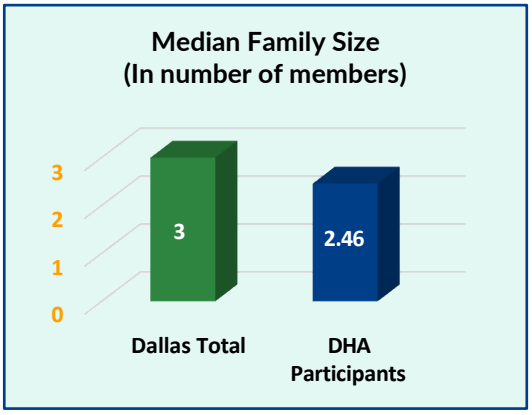
Accessible Units: As of June 2023, there were approximately 77,000 families on DHA's public housing waiting lists and 56,000 families on the Housing Choice Voucher (HCV) waiting list. Approximately 20 percent of applicants on public housing waiting lists indicate that the Head of Household is Elderly, Elderly/Disabled, or Disabled. For the HCV program, 26 percent of applicants indicate the Head of Household is Elderly, Elderly/Disabled, or Disabled. Although this

Information is collected at the application stage, until a request for an accessible unit is made, DHA cannot determine how many of these applicants will need an accessible unit.

Services: DHA continues to move toward a more service-oriented agency. In the past four years, many of its housing administrative tasks, such as applications and annual and interim recertifications, have been moved to online processes. Families can complete applications and provide information for recertifications through online systems at home or at computer kiosks at DHA's offices and management facilities. DHA staff are also available to assist persons who need help with the online processes. Moving to the online system is helping free DHA staff to better serve clients with service needs. DHA provides a Family Self-Sufficiency (FSS) Program for HCV participants and provides service referral and assistance through the ROSS program at many of its public housing sites. Residents continue to note their highest needs are for the following:

- Employment
- Employment training
- Additional education, including high school diploma or equivalent, as well as college or trade school
- Access to transportation
- Access to affordable grocery stores and retail shopping areas
- Access to quality, affordable childcare

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



Participants and applicants in DHA's programs have many of the same needs as the general population. They need access to affordable housing, employment opportunities, education and employment training, childcare, grocery stores, and other retail shopping. DHA's population, however, has some significant differences. Families participating in DHA's programs are slightly larger than the City of Dallas population at large, with an average of three (3) persons per family in DHA's programs and 2.46 persons per family for the City at large. More significantly is the income difference. The median household income for the City of Dallas is $63,985, while the median household income for DHA participants is $16,496. Additionally, the Census Bureau reports that approximately eight percent (8%) of the population of the City of Dallas under the age of 65 has a disability. At the same time, DHA's records show that approximately 20% of DHA's families have a person with a disability.

Discussion

DHA *Housing Solutions for North Texas* continues to work to meet the needs of families in the seven-county North Texas area in which it operates. In Dallas, DHA provides approximately 3,200 public housing units. Newer public housing units are provided in mixed-income settings. In the past ten years, DHA has developed 252 new public housing developments in four communities. These communities include 435 non-public housing units, both affordable and market rental. DHA is also planning the redevelopment of three other public housing sites at this time.

DHA operates the fifth-largest Housing Choice Voucher (HCV) Program in the Country, providing housing assistance to over 16,000 households in the private rental market. DHA's voucher area extends to seven North Texas counties, providing participants with many housing options throughout the area.

In addition to housing opportunities, through the FSS Program in the HCV Program and the ROSS Program in public housing, DHA is able to assist families in meeting their economic and self-sufficiency goals.

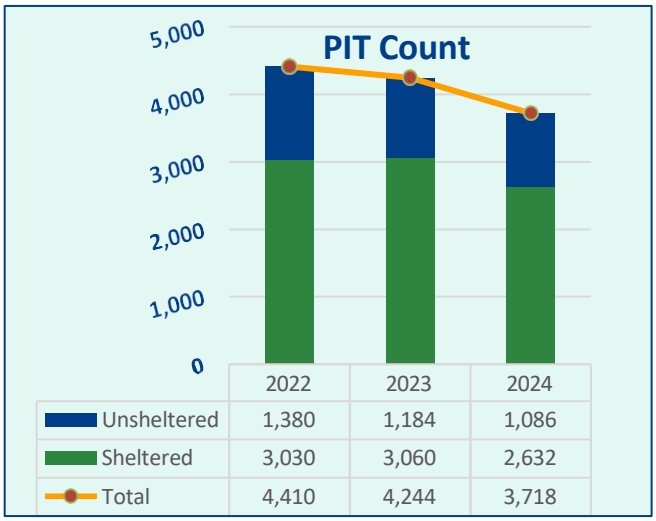
NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Each year, Housing Forward (formerly Metro Dallas Homeless Alliance, or MDHA) conducts the Annual Homeless Point-In-Time Count (PIT Count) to count the number of homeless persons on a given night in January. The PIT Count covers all places where homeless persons may reasonably be found, including, but not limited to, outdoors on the streets, in encampments, in shelters, at transitional housing project sites, in legacy haven projects, and other places. The PIT Count covers the service area of the local Continuum of Care (TX-600 - Dallas City & County/Irving CoC), which covers all of Dallas and Collin Counties. The PIT Count is conducted in accordance with guidelines established by the U.S. Department of Housing and Urban Development (HUD). It is a comprehensive community endeavor that draws on the resources of local service providers, volunteers, local government agencies, and private businesses. Shelter and transitional housing counts are gathered from HMIS and provider-level surveys. Unsheltered counts are conducted by a team of volunteers, who record survey and observation counts via the Counting Us mobile app. Following the annual PIT Count in January, Housing Forward shares the results in its annual State of the Homelessness Address and submits them to HUD for its report to Congress.

A summary of PIT Count results for the last three years in Dallas and Collin Counties shows a clear trend - homelessness in the area is decreasing:

- The **2024 PIT Count**, conducted on January 25, 2024, indicates that there were 3,718 homeless persons on that night, with 1,086 unsheltered and 2,632 sheltered. This represents a 12.4% *decrease* in overall homelessness and an 8.2% *decrease* in unsheltered homelessness from 2023. This was the lowest count in nearly a decade.
- The **2023 PIT Count**, conducted on January 26, 2023, produced a count of 4,244 homeless persons, with 1,184 unsheltered and 3,060 sheltered. This represented 3.8% *decrease* in overall homelessness and a 14.2% *decrease* in unsheltered homelessness from 2022.
- The **2022 PIT Count**, conducted over February 24 to March 5, 2022, due to the COVID-19 pandemic, reflected a count of 4,410 homeless persons, with 1,380 unsheltered and 3,030 sheltered. This reflected a 3.5% *decrease* in overall homelessness and a 3.6% decrease in unsheltered homelessness from 2021.



This year (2024) was the third consecutive year of reductions in Dallas – reflecting an 18.6% reduction in overall homelessness and a 24.1% decrease in unsheltered homelessness since 2021, with the transformation of the Continuum of Care and the launch of the REAL Time Rehousing initiative. This is in sharp contrast to national data showing increases in homelessness across the country. HUD's 2023 Annual Homelessness Assessment Report indicates that nationally, overall homelessness increased by 12% from 2022 to 2023, and unsheltered homelessness increased by 9.7%.

In 2023, the Mayor of the City of Dallas appointed a Task Force on Homelessness, Organizations, Policies, and Encampments (HOPE Task Force), comprising 10 members representing diverse backgrounds who consulted a range of resources for data, insights, and expertise on homelessness in the area. The Mayor charged the HOPE Task Force with answering 12 specific questions regarding homelessness in Dallas. In June 2023, the HOPE Task Force issued its report and recommendations. The key finding from the HOPE Task Force is summed up: "Homelessness is the result of a multitude of factors and many interrelated problems, but the one common characteristic of every person experiencing homelessness is that they lack housing. In addition, lack of housing exacerbates any other issues an individual or family may be facing. Dallas does not have enough housing available to accommodate people making 0%-50% of Area Median Income (AMI), which is the income level that most people have when they are in jeopardy of falling into homelessness or trying to climb out of homelessness." As part of its report, the HOPE Task Force identified several additional risk factors contributing to homelessness in Dallas, including poverty, inequitable access to housing and employment, mental illness, substance use, domestic violence, mass incarceration, and youth aging out of foster care without stable placement.

Table 26 - Homeless Needs Assessment

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night.		Estimate the # experiencing homelessness each year.	Estimate the # becoming homeless each year.	Estimate the # exiting homelessness each year.	Estimate the # of days people experience homelessness.
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	18	787	3,000	3,000	3,000	103
Persons in Households with Only Children	0	17	65	65	65	26
Persons in Households with Only Adults	1,043	1,818	7,000	4,000	4,000	127
Chronically Homeless Individuals	348	298	1,000	350	350	Over 1 Year
Chronically Homeless Families	4	2	<10	2	2	Over 1 Year
Veterans	52	234	850	850	850	165
Unaccompanied Youth	0	17	450	430	430	85
Persons with HIV	22	55	288	120	71	418

Data Source: **TX-600 2023 Longitudinal Systems Analysis data numbers adjusted to account for people who are not reflected in the CoC's HMIS data.**
HUD category 1 of HMIS participating projects for 2023.

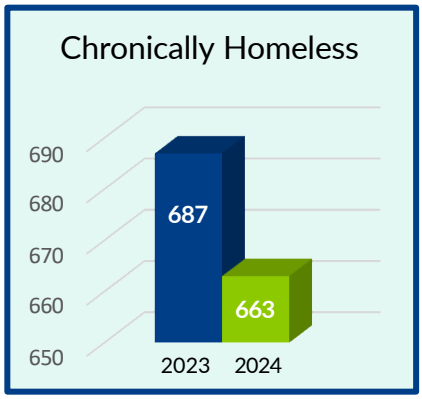
****Estimate the # of days persons experience homelessness is the average length of time homeless, combining all ES, SH, TH, and "pre-housing" enrollments (days) per HUD's specifications.**

Indicate if the homeless population is rural

The City of Dallas does not have a rural homeless population.

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

Chronically Homeless Individuals and Families



The 2024 PIT Count includes 663 chronically homeless persons (646 individuals and 17 in families), representing 17.4% of the total homeless population. Of the 646 chronically homeless individuals, 348 are unsheltered and 298 are sheltered. Of the 17 chronically homeless persons in families, 12 are unsheltered and 5 are sheltered. The number of chronically homeless persons in the Dallas area decreased by 3.9% (from 687 in 2023 to 663 in 2024), as HUD programs focus on housing chronically homeless individuals and families. However, chronic homelessness has not yet been eliminated in the area.

Relating to mental health and substance use among those experiencing homelessness in Dallas, especially the chronically homeless, the HOPE Task Force reports that: "Poverty, poor mental health, substance use, and homelessness are interwoven challenges. According to the Meadows Mental Health Policy Institute, data on adults experiencing homelessness in Dallas County reveals that 40% suffer from severe mental illness (SMI), 32% have a substance use disorder (SUD), and approximately 14% experience both a severe mental illness and substance use disorder simultaneously. These statistics highlight that in the Dallas region, the occurrence of SMI among homeless adults is eight times higher than in the general adult population. At the same time, SUD rates are nearly twice as high. The timing of the development of SMI and SUD in relation to the onset of homelessness is unknown. What is important to acknowledge is that individuals have varied needs, spanning from minimal assistance to intensive behavioral health services necessary for attaining and sustaining stability, and that homelessness worsens both mental and physical health." The HOPE Task Force recommends an expansion of behavioral health services overall for those experiencing homelessness, but in particular, more availability of treatment beds and facilities for individuals with SUD or co-occurring disorders requiring intensive substance use treatment.

Families with Children

The 2024 PIT Count reports 242 families with children who were homeless on the night of the count. Of those, 236 families were sheltered, but six families were unsheltered. Homeless families include 805 persons, consisting of 282 adults and 523 children, of which 62.6 are female, 37.1% are male, and 0.3% with multiple genders. This represents a 14.9% decrease in family homelessness from 2023 to 2024. Unfortunately, Black families are disproportionately impacted by family homelessness, representing 72.3% of all homeless families, where 13.9% are Hispanic, 7.0% White, and 6.8% other or multiple races. In its quarterly update to the City Council's Housing and Homelessness Solutions Committee in March 2024, Housing Forward reported that 1,246

families were diverted away from homelessness (streets or shelter) through diversion or housing problem-solving activities (like mediation with landlords, short-term rental or utility assistance, relocation support to stay with friends or families, and connection with mainstream resources or benefits) implemented by homeless providers serving families, and that 88% of those do not return to the homeless response system seeking help.

Veterans

While the 2024 PIT Count data no longer provides separate counts for veterans, Housing Forward still captures those counts. Based on the 2024 PIT Count data, there were
287 homeless veterans in the Dallas area, a 21.4% decrease from 2023. While veteran homelessness does still exist in Dallas, in its quarterly update to the City Council's Housing and Homelessness Solutions Committee in March 2024, Housing Forward reported that there is no chronic homelessness among veterans in Dallas and that the Continuum of Care has achieved its benchmark for reaching an effective end to veteran homelessness in that the homeless response system has the capacity to rehouse homeless veterans within 90 days.

Unaccompanied Youth

As with veterans, the 2024 PIT Count data no longer provides separate reported numbers for unaccompanied youth ages 24 and under. However, Housing Forward does still capture those counts. Based on the 2024 PIT Count data, there were 130 homeless youth in the Dallas area, a 22.0% decrease from 2023. The local Continuum of Care is actively working to address youth homelessness through new funding under the Youth Homelessness Demonstration Program (YHDP). Elevate North Texas, a local youth shelter, identifies three main reasons why youth experience homelessness: they are no longer welcome at home, someone at home is hurting them, or the home no longer exists. One particularly vulnerable group is youth aging out of foster care. Unaccompanied youth experiencing homelessness have immediate needs for safety, shelter, food, and other necessities. However, Elevate North Texas reports that there are few emergency shelters for youth, and that youth feel safer on the street than in an adult emergency shelter.

Nature and Extent of Homelessness: (Optional)

Table 27 - Homelessness by Race

Race:	Sheltered:	Unsheltered (optional)
White	790	603
Black	1,676	441
Asian	44	7
American Indian	24	16
Pacific Islander	10	0
Multiple Races	88	19
TOTAL	2,632	1,086

Data Source: Housing Forward Point-In-Time Count 2024

Table 28 - Homelessness by Ethnicity

Ethnicity:	Sheltered:	Unsheltered (optional)
Non-Hispanic	2,302	869
Hispanic	330	217
TOTAL	2,632	1,086

Data Source: Housing Forward Point-In-Time Count 2024

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

According to the 2024 PIT Count, a total of 242 families with adults and children (805 people) were homeless (six unsheltered and 236 sheltered) – compared to 297 families (946 persons) in 2023, an 18.5% decrease. As described by the HOPE Task Force, this includes "families affected by economic hardships, eviction, or domestic violence, comprising single-parent families, couples with children, or extended family units."

Based on the 2024 PIT Count data, there were 287 homeless veterans in the Dallas area, compared to 363 in 2023. Together, this represents a total of 529 homeless families and veterans in need of assistance to exit homelessness. These families may need housing assistance for short-term or extended periods, depending on their circumstances.

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

The 2024 PIT Count shows homeless persons represented by the **racial groups** as follows:

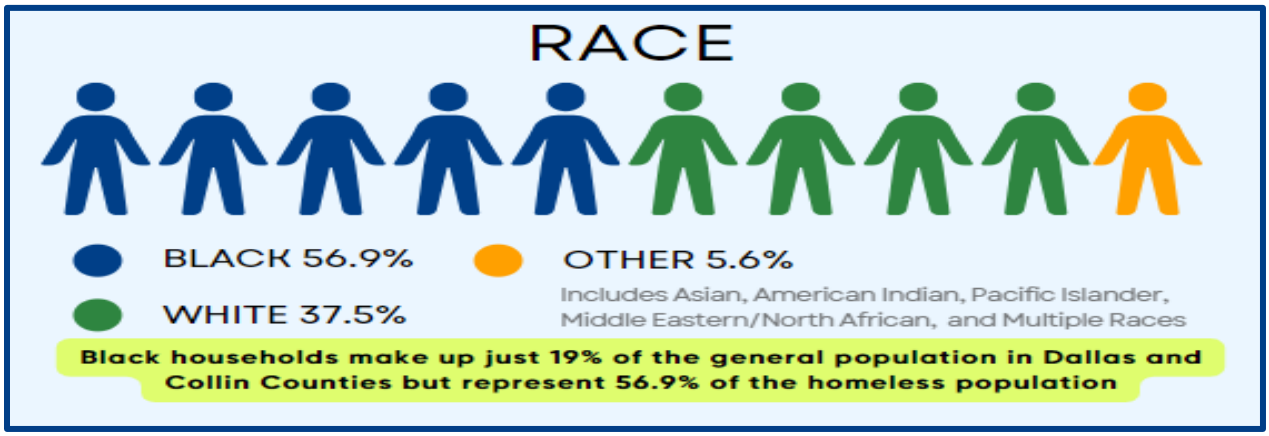
- 2,117 Black/African Americans homeless persons (1,676 sheltered and 441 unsheltered), representing 56.9% of the overall homeless population and 40.6% of the unsheltered population.
- 1,393 White homeless persons (790 sheltered and 603 unsheltered) (with those reporting as Hispanic only), representing 37.5% of the overall homeless population and 55.5% of the unsheltered population
- 208 Other homeless persons (168 sheltered and 42 unsheltered), representing 5.6% of the overall homeless population and 3.9% of the unsheltered population

The count also shows homeless persons represented by **ethnic groups** as:

- 3,171 Non-Hispanic (2,302 sheltered and 1,086 unsheltered), representing 85.3% of the overall homeless population and 80.0% of the unsheltered population
- 547 Hispanic (330 sheltered and 217 unsheltered) representing 14.7% of the overall homeless population and 20.0% of the unsheltered population.

This data indicates that Black/African American residents in the Dallas area are significantly over-represented in the homeless population. In 2023, Black/African Americans represented 20.1% of the general population in Dallas and Collin Counties, but made up 56.9% of the homeless population. Persons of Hispanic ethnicity seem to be underrepresented in the homeless population. In 2023, Hispanic persons represented 33.5% of the general population in Dallas and Collin Counties, but comprised only 14.7% of the homeless population.

The Dallas Continuum of Care has a long history of examining system-level disparities and improving service delivery for people experiencing homelessness, including its participation in the Supporting Partnerships for Communities (SPARC) initiative in 2018, a research and action effort led by the Center for Social Innovation to evaluate barriers within homelessness systems. The CoC has adopted an All-Neighbors Statement to guide its work and established a new workgroup to coordinate with existing committees on system-wide improvements. In March 2024, Housing Forward convened a communitywide planning session to assess gaps in the local homelessness response system, identify metrics to track progress, and establish priority strategies to address systemic barriers. This work is ongoing. The City of Dallas supports Housing Forward and other community partners in efforts to enhance the effectiveness and accessibility of services for people experiencing homelessness.



Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

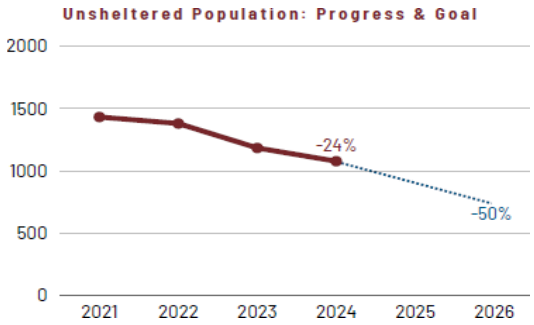
Unsheltered and sheltered homelessness are represented in the PIT Count for the last three years as follows:

Table 29 - 2021-2024 Point-In-Time Count

Year	Unsheltered Homeless	% Change	Sheltered Homeless	% Change	Total Homeless	% Change
2024	1,086	(8.28%)	2,632	(13.99%)	3,718	(12.39%)
2023	1,184	(14.20%)	3,060	0.99%	4,244	(3.76%)
2022	1,380	(3.63%)	3,030	(3.44%)	4,410	(3.50%)
2021	1,432	-	3,138	-	4,570	-

Data Source: Housing Forward Point-In-Time Count 2021-2024

As shown in the chart, overall homelessness has decreased over the last three consecutive years. From 2021 to 2024, homelessness decreased by 18.6% overall, with unsheltered homelessness decreasing by 24.1% and sheltered homelessness by 16.1%. As noted earlier, this is due in large part to the 2021 transformation of the Continuum of Care and how it operates, and the launch of the REAL Time Rehousing initiative that same year.

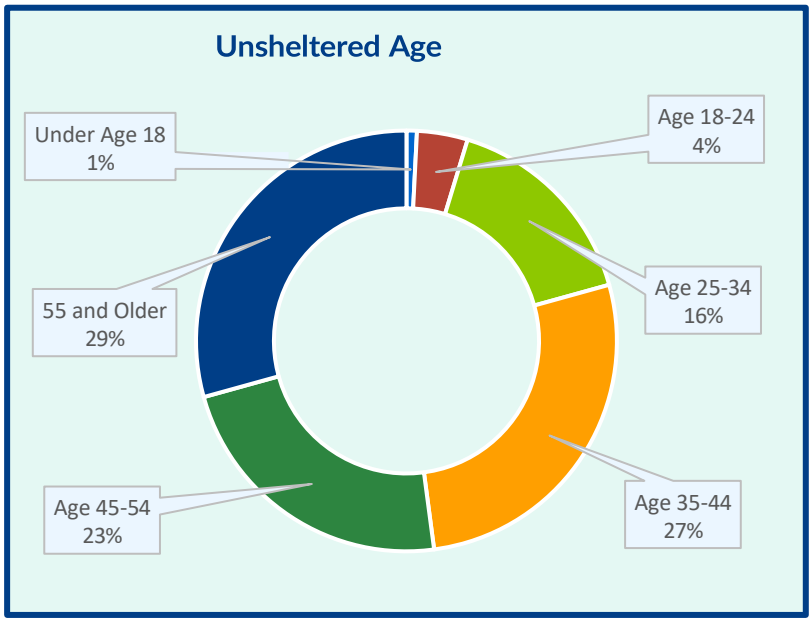


Per the 2024 PIT Count, the unsheltered homeless population (comprised of 1,086 persons within 1,049 households) is reflected in the following characteristics:

- 40.6% Black, 37.4% White, 18.1% reporting Hispanic only, and 3.9% other
- 73.2% male, 25.8% female, and 1.0% other
- 80.0% Non-Hispanic and 20.0% Hispanic

Ages:

- 0.8% under age 18
- 3.9% ages 18-24
- 16.0% ages 25-34
- 27.2% ages 35-44
- 22.8% ages 45-54
- 29.3% age 55 and older



Other sheltered and unsheltered homeless subpopulations may include:

- 40% of homeless persons with serious mental illness (434 unsheltered and 1,052 sheltered) based on data from The Meadows Mental Health Policy Institute, as reported by the HOPE Task Force.
- 32% of homeless persons with a substance use disorder (347 unsheltered and 842 sheltered) – based on data from The Meadows Mental Health Policy Institute, as reported by the HOPE Task Force.
- 706 homeless persons living with HIV/AIDS (or 18.1% of the total homeless) – based on data from the Ryan White Needs Assessment.

Data from the Continuum of Care's 2021 System Performance Measures Report to HUD indicates:

- The average length of time that people remain homeless in Dallas (in shelter or traditional housing) is 100 days (slightly more than 3 months).
- The percent of persons who exit homelessness (for all projects) to permanent housing destinations and return to homelessness within 6 months is 14%, within 12 months is 19% (including 6 months), and within 24 months is 22% (including 6 and 12 months).
- The percent of persons who became homeless for the first time (across all projects) was 80.4%.
- The percent of exits from representing successful placement or retention in temporary or permanent housing:
- Exits from Street Outreach - 24%
- Exits from Emergency Shelter, Transitional Housing, Safe Haven, and Rapid Re-Housing (combined) – 30%
- Exits from Permanent Housing or Retained in Permanent Housing for 6 months – 97%

Discussion:

Overall, total homelessness continues to decrease in the local Continuum of Care service area of Dallas and Collin County, decreasing from 4,244 in 2023 to 3,718 in 2024. This represents more than a 12.4% decrease in overall homelessness in a single year. A positive trend - this is the third consecutive year that homelessness has decreased in the Dallas area.

Absolute counts of people experiencing homelessness in Dallas and Collin Counties (as shown above) reflect the size of the homeless population, and help the City to quantify overall need, compared to available housing and services. Specifically, the unsheltered count helps quantify unmet need. In contrast, the prevalence (or rate) of homelessness helps to quantify the extent of homelessness in our area and allows us to compare our local numbers with those of other communities. The National Alliance to End Homelessness State of Homelessness Report, compiled from the 2022 PIT Count data, shows rates of homelessness as follows:

Regional Homelessness

Table 30 - 2022 Regional Homelessness

Area	Number of Homeless (2022)	Rate of Homelessness (2022)
Houston Continuum of Care	3,124	5.0 homeless people for every 10,000 people
Fort Worth Continuum of Care	1,665	7.3 homeless people for every 10,000 people
State of Texas	24,432	8.1 homeless people for every 10,000 people
Dallas Continuum of Care	**4,410**	**11.9 homeless people for every 10,000 people**
San Antonio Continuum of Care	2,995	14.8 homeless people for every 10,000 people
United States	582,462	18.0 homeless people for every 10,000 people
Austin Continuum of Care	3,157	24.2 homeless people for every 10,000 people

In 2022, the rate of homelessness in the Dallas area was 11.9 homeless individuals per 10,000 individuals in the general population. The Dallas rate was higher than Texas (8.1), as well as Fort Worth (7.3) and Houston (5.0). However, the Dallas rate is significantly lower than the rest of the country (18.0), as well as Austin (24.2) and San Antonio (14.8).

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

Introduction:

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the Dallas community experience. Still, they also experience the added challenges associated with special needs. These populations include:

- Persons Living with HIV/AIDS
- Elderly and Frail Elderly
- Persons with Physical and/or Developmental Disabilities
- Persons with Mental Health Disabilities
- Victims of Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Human Trafficking
- Persons in Families with Children Living in Poverty

As shown in the Current HIV Surveillance Table below, surveillance data (obtained from the Texas Department of State Health Services, HIV/STD/HCV Epidemiology & Surveillance Unit) shows that, as of December 31, 2022, 26,681 people were living with HIV in the seven counties that comprise the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA), including Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall Counties.

HOPWA

Table 31- Current HOPWA Formula Use

Current HOPWA Formula Use:	
Cumulative cases of AIDS reported	Not applicable – due to HOPWA formula change
Area incidence of AIDS	Not applicable – due to HOPWA formula change
Rate per population	Not applicable – due to HOPWA formula change
Number of new cases prior year (3 years of data)	Not applicable – due to HOPWA formula change
Rate per population (3 years of data)	Not applicable – due to HOPWA formula change

Data Source: CDC HIV Surveillance

Table 32 – Current HIV Surveillance Data

Current HIV Surveillance Data:	
Number of Persons living with HIC (PLWH)	26,681
Area Prevalence (PLWH per population)	488 per 100,000
Number of new HIV cases reported last year	1,114

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Table 33 - HIV Housing Need

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant-based rental assistance	2,500
Short-term Rent, Mortgage, and Utility	855
Facility-Based Housing (Permanent, short-term, or transitional)	1,231

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

As shown in the table above, the Unmet HIV Housing Needs in the Dallas EMSA are estimated as follows: 2,500 persons living with HIV and their families needing TBRA assistance; 855 needing STRMU assistance, and 1,231 needing facility-based housing assistance. This estimation was based on data from consumer surveys provided through the local 2019 Ryan White Comprehensive Needs Assessment regarding consumers' living situation and the percent of monthly income spent on housing, and applying that data to the portion of persons living with HIV in the Dallas EMSA served through Ryan White in 2023 (10,906 persons living with HIV), since they are most likely to access HOPWA assistance.

- The portion of consumers reported as living in homeless situations or residing with someone else temporarily was fully counted as unmet need and apportioned to TBRA and Facility-Based Housing since they would be eligible for either type of assistance.
- The portion of consumers reporting as living in other possible unstable situations and spending 50% or more on their housing costs was counted as unmet need and again apportioned to TBRA and Facility-Based Housing.
- The portion of consumers reported as living in apartments or houses in their own name without a subsidy but spending 50% or more on their housing costs was counted as unmet need and apportioned to STRMU, since those consumers are most likely to access STRMU assistance.
- While these numbers are estimates only, consumer data in the 2019 Ryan White Comprehensive Needs Assessment (and subsequent assessments in 2021 and 2022) confirm that housing is one of the most prevalent unmet needs for persons living with HIV in the Dallas EMSA.

Describe the characteristics of special needs populations in your community:

Non-homeless special needs populations reflect many of the same characteristics as other low-income populations in Dallas, but they are often those in the community with the greatest need, having extremely-low or very-low income and who are at greatest risk of becoming homeless. Characteristics of non-homeless special needs populations include people who:

- Live on fixed income, limited income, or no income

- Lack of available affordable housing
- Wait on long waiting lists for subsidized housing
- Lack housing with supportive services
- Lack credit history, have negative credit or rental history, have criminal backgrounds, or other factors that affect their ability to find a willing landlord
- Have health or disability-related challenges, including substance use
- Lack job opportunities or are unable to work
- Lack affordable childcare
- Lack dependable transportation and/or food
- Lack of technology supports
- Justice impacted
- Housing instabilities

There has been an increase in the number of working families living in extended-stay hotels and motels due to rising rent. Many of these families cannot afford the relocation fees and try to find organizations with programs that provide assistance with these costs. In short, non-homeless special needs populations represent the most vulnerable residents in the community.

Persons with HIV/ADS and Their Families

Based on an analysis of data from the 2019 Comprehensive HIV/AIDS Needs Assessment dated February 2020 (as supplemented by 2022 Dallas EMA/HSDA Status Neutral Needs Assessment dated March 2023) (collectively referred to as the Ryan White Needs Assessment), as many as 4,586 of the 26,681 persons living with HIV/AIDS in the Dallas area have an unmet housing need – for either emergency assistance with rent, mortgage, or utilities; long-term rental voucher assistance; or facility-based housing. The Needs Assessment indicates that over 49 percent of consumers spend at or above 50 percent of their monthly income on housing, living in unaffordable housing, and putting them at risk of becoming homeless. The Needs Assessment also indicates that almost 8 percent are already homeless, living on the streets or in a shelter. Another 23 percent depend on family or friends for housing. Stable housing is critical for HIV positive persons to maintain their health and achieve viral suppression. Housing helps keep HIV positive persons in medical care and adherent to HIV medications.

Almost every priority population surveyed in the Needs Assessment (including Black Women, Hispanic, Transgender, and Seniors) repeatedly identified housing, housing instability, and financial instability as issues. This was reported as an issue, particularly for undocumented persons living with HIV in fear because of their immigration status. Lack of stable housing poses significant barriers for HIV positive persons in maintaining or improving their health. The 2022 HIV Treatment Cascade for the Dallas area showed that only 71% for persons living with HIV are retained in care, and only 59% have achieved viral suppression. Consumers surveyed indicated several housing barriers to receiving HIV medical care, including having no money for rent (12%),

no private place to live (11%), fear of others knowing HIV status (11%), not having enough to eat (7%), and not having a secure place to store medications (5%). While homelessness can result from economic reasons, persons living with HIV also face homelessness due to the stigma associated with HIV. Despite the improvements in treatment and awareness, stigma persists and can result in the loss of stable housing with family, friends, or other situations.

Elderly and Frail Elderly

According to 2022 American Community Survey (1-Year Estimates) data, the senior population, those 60 years and older, in the City of Dallas includes 217,781 residents (or 16.8% of all residents) with varying needs and degrees of vulnerability, with frail elderly individuals being the most vulnerable due to slow declines or terminal illnesses. Seniors are typically living on a fixed income (retirement and/or Social Security), which puts them at financial risk when unexpected or high expenses arise. Table 10, Cost Burden >30%, shows that 35,649 elderly households (age 62 and over) in Dallas are paying more than 30% of their income toward housing. Of those, 21,540 are considered severely cost-burdened, paying more than 50% of their income toward costs, according to Table 11 (Cost Burden >50%). Many are already living in unstable housing situations. Aside from housing, and beyond the health care (including prescription drug) and benefits counseling (like Medicare and Medicaid) needs of seniors, they may also require caregiving (e.g., help with chores, minor repairs, and personal assistance), and their caregivers may require support. Seniors also require socialization and recreational opportunities, such as those provided by local Senior Centers. Fraud and scam protection, as well as protection from elder abuse and other safety concerns, is also important for older people and frail-elderly populations, as well as long-term care resources, including nursing home or assisted living.

The Office of Community Care (OCC) will work with a consultant chosen through a competitive solicitation process to complete a comprehensive citywide needs assessment and a strategic plan for how best to serve the senior population in the city of Dallas. OCC will work with nonprofit agencies to implement programs that focus efforts in the areas of, but not limited to, the following:

- Affordable Housing
- Home Repair
- Food Insecurity
- Social Isolation
- Mobility and Transportation Issues
- Healthcare Access
- Financial Need / Financial Instability
- Aging in Place, Assisted Living, and Nursing Home Capacity

Persons with Physical and/or Developmental Disabilities

Persons living with physical and/or developmental disabilities in the City of Dallas include individuals who have hearing, vision, cognitive (including autism and acquired brain injuries), developmental, ambulatory, self-care, or independent living difficulties, and many individuals have

multiple difficulties. The 2022 American Community Survey (1-Year Estimates) estimates that there are 155,006 residents in Dallas with a disability – 13,093 under age 18 (8.4%), 90,306 ages 18 to 64 (58.3%), and 51,607 age 65 and older (33.3%). Persons with physical and developmental disabilities often have many of the same needs mentioned above for older adults. If unable to work and/or live independently, they may be living on a fixed income (public or private disability benefits). They may require caregiving, and their caregivers may require support. They may require rehabilitative services and/or assistive technology (including employment supports if they can work) to address their disability, as well as transportation or paratransit assistance. Like seniors, persons with disabilities also require socialization and recreational opportunities, may require mental health support, and particularly need inclusiveness and acceptance. Protection from abuse and other safety concerns are also important, as is long-term care.

Persons with Mental Health Disabilities

Behavioral health services, including mental health and substance use services, continue to be a significant need for Dallas residents. Planning, delivery, and oversight for behavioral health services in Dallas fall under the purview of the county (through Dallas County Commissioners Court Behavioral Health Leadership Team) and the state (through Texas Health and Human Services Department, which has designated North Texas Behavioral Health Authority (NTBHA) to serve as the local mental health authority for Dallas).

The Texas Statewide Behavioral Health Strategic Plan 2022-2026 (Texas Statewide Plan) describes the prevalence of behavioral health conditions in Texas (including Dallas) based on data collected through a 2020 Substance Abuse and Mental Health Services Administration (SAMHSA) survey. Per the survey, approximately 40% of adults report receiving mental health services through public or private treatment sources, with 4% of adults reporting a serious mental illness (SMI) and 4% reporting serious thoughts of suicide. Rates are higher in younger adults ages 18 25. For adolescents ages 12 to 17, about 13% reported a major depressive episode, with only 34% of those receiving mental health care. Likewise, about 6% of adults and adolescents reported substance use disorders.

The Texas Statewide Behavioral Health Strategic Plan identifies 14 gaps in the behavioral health system, as well as underserved populations (including people with substance use disorders; people with co-occurring psychiatric and substance use disorders; people with SMI; and those who are frequently booked in jails and admitted to emergency rooms and inpatient services). A few of the gaps in services include:

- Access to appropriate behavioral health services
- Behavioral health needs of public-school students
- Supports for service members, veterans, and their families
- Continuity of care for people of all ages involved in the justice system
- Access to timely treatment services (especially substance abuse services)
- Behavioral health services for people with intellectual/developmental disabilities (IDD)
- Social determinants of health and other barriers to care (like trauma, access, transportation, stigma, language, income, and food security)

- Prevention and early intervention services
- Access to supported housing and employment

NTBHA also identifies these as local gaps for mental health and substance abuse service needs in the Dallas area.

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

Residents who are victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking share many characteristics with other low-income and at-risk populations. They also often have no or limited resources, but are also dealing with a crisis and experiencing trauma. These residents may also experience fear, isolation from family and friends, low self-worth, helplessness, embarrassment, and not knowing where to go. Victims of family violence have the added burden of caring for children or other family members. The Violence Against Women Reauthorization Act (VAWA) provides housing protections (including options for possible emergency transfers) and notice requirements for people in certain HUD housing programs who have experienced domestic violence, dating violence, sexual assault, or stalking.

The City of Dallas Mayor's Domestic Violence and Human Trafficking Advisory Council (formed through the Mayor's Task Force on Domestic Violence), working together with the Dallas Police Department (DPD) Family Violence Unit, focuses on the prevention of family violence and support for survivors. According to the Dallas Domestic Violence Crimes dashboard, there were 13,857 family violence crimes and 8,860 intimate partner crimes, with 14 deaths, in the City of Dallas in 2023. Family violence is no longer limited to one gender. While 72% of family violence survivors were female, 28% were male, although domestic violence shelters for men are few. Family violence disproportionately impacts different demographic groups. About 50% of residents affected by family violence crime were Black, with 35% Hispanic, 14% White, and 1% other races. While family violence can happen to anyone of any age, victims tend to be younger – 10% were under age 20, 30% were ages 20-29, 27% were ages 30-39, 16% were ages 40-49, and 17% at or over
age 50.

Relating specifically to human trafficking, data from the City of Dallas Human Trafficking Awareness Dashboard indicates that, from January 1, 2023, through June 30, 2024, 216 human trafficking crimes were recorded in the City of Dallas – involving adults and youth. In addition, 208 survivors of human trafficking were served by shelters and advocacy groups in Dallas during that period – 95.7% being female, 3.8% males, and 0.5% transgender. Of those survivors, 45% were Black, 32% Hispanic, 20% White, and 3% other races.

Persons in Families with Children Living in Poverty

Poverty continues to drive many Dallas resident needs. Originally convened in February 2014, the City of Dallas Mayor's Task Force on Poverty issued its final report in May 2018 on the nine drivers of poverty in Dallas:

1. Sharp decline in median income and a declining share of middle-income households
2. Lack of affordable transportation

3. Low home ownership for families, a high percentage of family renters, and a high percentage of single female family renters
4. Neighborhoods of concentrated poverty
5. High number of households with children living in poverty
6. Lack of educational attainment
7. High percentage of limited English-proficiency residents
8. High teen birth rates
9. High poverty rates for single women heads of households with children

While data have shown improvements in the city (including increases in median income and declines in poverty), the share of residents living in poverty remains high. U.S. Census estimates for 2022 show that 17.5% of City of Dallas residents are living in poverty. That is higher than the rest of the country (11.5%), higher than Texas (14.0%), and higher than Dallas County (14.2%). Even more concerning is the number of children living in poverty in Dallas. As reported by the Child Poverty Action Lab (CPAL), a Dallas-based research nonprofit organization, the percentage of children living in poverty in the city is even higher than the overall poverty rate, at 26% in 2022 (down from almost 36% at the time of the Task Force Report). The Task Force offers several solutions to address the nine drivers – but a key focus is on reducing and/or eliminating barriers to work and childcare, with a view to closing income gaps and other disparities, particularly for single female heads of household with children and families living in poverty.

Childcare presents a significant challenge for working families, especially single female heads of household, in terms of cost and accessibility. Regarding cost, the 2023 Texas Child Care Market Rate Survey (Supplemental Report) conducted by The University of Texas at Austin for the Texas Workforce Commission (UT Child Care Market Rate Survey) indicates that the average daily market rate for full-time child care in the Greater Dallas area can range from $38.60 per day for infants to $27.40 per day for school children ($836 to $593 per month based on a 5-day work week) depending on the age of the child and the type of provider. Regarding accessibility, the UT Child Care Market Rate Survey reports that only 38.4% of childcare enrollments are subsidized in some way, making financial access to childcare challenging. But even with a subsidy, finding a childcare opening can be challenging. 2023 data from the Child Care Desert Dashboard presented by Children at Risk, a Houston-based research and advocacy non-profit, indicates that there is a shortage of childcare seats in the City of Dallas - with only 88 seats per 100 children of working parents and with 19 of 87 zip codes in Dallas classified as childcare deserts.

Many families who were once homeless begin living in extended-stay hotels or motels in hopes of finding stable housing. Some of these families have secured employment but still cannot afford moving expenses and down payment costs. These families need relocation programs to help cover these expenses. Affordable housing is the first step, but there is also a need for relocation costs.

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

Supportive housing and wraparound services are available through local public and private (typically nonprofit) programs within the city of Dallas. These programs serve one or more of the following populations:

- Elderly
- Frail elderly
- Persons with physical and/or developmental disabilities
- Persons with mental health disabilities, alcohol or substance use disorders
- Persons with HIV/AIDS and their families
- Survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking
- Families with children living in poverty

Additionally, veterans receive services from the North Texas Veterans Hospital Network and may access housing assistance through the Veterans Administration Supportive Housing (VASH) program, and formerly incarcerated individuals receive housing and services through programs such as the Texas Offender Reentry Initiative (TORI), among others.

Elderly and Frail Elderly

Elderly residents typically live on a fixed income and often need help paying rent and/or utility bills to stay in their homes. Some live with food insecurity and may require home-delivered meals or help with meal preparation. Others need transportation or paratransit assistance when they are no longer able to drive. Some may require mental health and/or dementia support. Seniors often also need technology education and support to stay connected with family and friends. Employment support (including technology and other job training) is particularly important for seniors who find they must reenter the job market to supplement their fixed income. Some may require home repairs or modifications to enable them to age in place and remain mobile, such as wheelchair ramps, handrails, wider doors, etc.

City staff participates in a senior housing coalition with representatives from private developers, Friends of Senior Affairs, Dallas Area Agency on Aging, Hampton Baptist Church, Senior Net, Senior Source, Visiting Nurse Association, Plain-O-Helpers, Senior Adults Services, and realtors. To help older adults remain in their own homes, there are services that include house calls by health professionals through Parkland and Baylor Hospitals or other private providers. Home health care agencies provide in-home skilled nursing, home health aides, and therapy. Case management assessments by private and non-profit organizations can also help arrange services. The Dallas Area Agency on Aging reviews needs assessments yearly, as required by the Older Americans Act, to substantiate the need for Meals on Wheels, legal services, caregiver services, congregate meals, benefits counseling, or the Nursing Home Ombudsman Program. Resources to meet these needs may be accessible through local organizations, including the City of Dallas Senior Services Program; the Dallas County Area Agency on Aging (through Community Council of

Greater Dallas; and the Dallas Aging & Disability Resource Center (Connect to Care through Metrocare Services).

Persons with Physical and/or Developmental Disabilities

Persons with physical and/or developmental disabilities, in many cases, need some level of assisted living with on-site services. Those considered "high functioning" can manage with minimal assistance in a group home, minimal home supervision, or case management. Others need more intensive care with around-the-clock care or supervision on-site in a facility or assisted living setting. Resources to meet these needs may be available through, for example, Texas Health and Human Services Department (Disability Services), Dallas Aging & Disability Resource Center (Connect to Care) through Metrocare Services, the Local Intellectual and Developmental Disability Authority (LIDDA) in Dallas, and Vocational Rehabilitation Program (through Texas Workforce Commission). Through the Human Rights Division of the City's Office of Housing and Community Development, the City of Dallas Commission on Disabilities, formed in 2022, advises on issues important to people with disabilities and advocates for and educates about resources for persons with disabilities, including an online resource guide.

Persons with Mental Health Disabilities

Locally, in its latest Consolidated Local Service Plan, the North Texas Behavioral Health Authority (NTBHA) has identified several key behavioral health issues and concerns (including unmet service needs). At the individual level, major barriers to services for persons with behavioral health needs include lack of insurance, transportation, financial barriers to services, and lack of knowledge of services. Housing (permanent, transitional, temporary, and emergency housing) was also cited as an unmet need and barrier for persons with behavioral health needs. At the provider level, the most frequently cited gaps and barriers to services include funding (most frequently cited), lack of capacity, and spoken language barriers. The lack of available psychiatric beds is identified as a gap in services that place a strain on crisis services for which NTBHA is working to develop lower-level non-acute alternatives (including respite services) to inpatient psychiatric care. Lack of data sharing relating to persons presenting with emergency psychiatric needs through the emergency room, hospitals, jail, and law enforcement was also identified as a barrier to linking those residents in real time to clinical diversion resources.

Persons with HIV/AIDS and Their Families

As mentioned earlier, housing is a critical need for persons living with HIV and key to maintaining and improving their health. As noted in the Ryan White Needs Assessment, poverty is more prevalent among persons living with HIV, so they share many of the same needs as those living in poverty. Depending on their circumstances, living with HIV may also have the same needs as seniors as they get older, or as survivors of domestic violence due to intimate partner violence, or as persons with physical disabilities. Beyond HIV medical care, dental care, and HIV medications, which are primarily funded through public health resources (like Ryan White), people living with HIV also have basic needs, like food and transportation. Sometimes, HIV is last on the list of concerns. Some may require mental health and counseling support (e.g., due to stigma and

isolation) or substance use services. For families with children, childcare may also be required. Due to advances in HIV medications, people with HIV are living longer, and some do seek to enter (or re-enter) the job market but may need training and support for employment.

In the Ryan White Needs Assessment, residents living with HIV in Dallas identified the top 10 most commonly used services compared to the top 10 most difficult services to use. Most services appear on both lists: they are widely used but sometimes difficult to use.

Top 10 Services Used	Top 10 Most Difficult Services to Use
• Outpatient HIV Medical Care (57%) • Food Bank (54%) • Assistance Paying for Medications (51%) • Medical Case Management (51%) • Referral to a Specialist (45%) • Assistance with Health Premiums (41%) • Non-Medical Case Management (41%) • Dental Care (40%) • Mental Health Counseling (31%) • Referral to Health Care or Services (30%)	• Long-Term Housing (14%) • Emergency Assistance for Rent (14%) • Assistance Paying for Medications (13%) • Assistance with Health Premiums (10%) • Referral to a Specialist (10%) • Transportation to Medical Care (10%) • Non-Medical Case Management (9%) • Food Bank (9%) • Referral to Health Care or Services (8%) • Outpatient HIV Medical Care (7%)

The top two services that prove most difficult for persons living with HIV in Dallas are long-term housing and emergency assistance for rent. Two factors make housing difficult: limited funding for housing assistance (including deposits) and a lack of affordable housing units. Some of the significant barriers for low-income persons living with HIV in finding affordable housing include:

- Limit on what the housing voucher can pay for a housing unit and the impact of utilities (if they have a housing voucher)
- Current homelessness or history of homelessness
- Lack of credit history, or poor credit history
- Lack of rental history, or poor rental history, including prior evictions
- Criminal background (some backgrounds are particularly difficult)
- Lack of employment or employment history
- Lack of technology skills to conduct online housing searches
- Challenges to conducting an extensive and time-consuming housing search
- Staying in a shelter or on the streets
- Lack of transportation (or lack of ease of transportation)
- Lack of childcare
- Work hours that do not allow time for search
- Challenge with soft skills to negotiate and talk with landlords

- Discouragement when multiple landlords reject or refuse applications
- Landlords' unwillingness to accept housing vouchers (if they have a housing voucher)

It is difficult for low-income renters (including people living with HIV) to find available and accessible housing units. In an effort to ameliorate some of these challenges for people living with HIV, the City of Dallas submitted, and HUD approved on December 3, 2023, a request for approval to use a community-wide exception rent standard up to 120% of Area-Wide FMR for Dallas, TX HUD Metro FMR Area for the City's Housing Opportunities for Persons with AIDS (HOPWA) Program under CPD Notice 22-10, Clarification of Rent Standard Requirement for the Housing Opportunities for Persons With AIDS (HOPWA) Program.

Victims of Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Human Trafficking

The primary need for victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking is a safe place to stay. Referrals are made to specially designed shelters that serve survivors. Beyond shelter, food, and clothing, survivors and their children (if any) often need counseling, legal services, and case management.

In its 2020 Annual Report, the City of Dallas Mayor's Domestic Violence Task Force identified several needs in this area, including but not limited to, the need for an increase in shelter space (including a way to coordinate and quickly identify an open space), removing barriers to transportation (through taxi rides or rideshare services, including child safety seats), and better serving multicultural and diverse populations. Survivors arriving at the shelter often have few resources. Even if the abuser is prosecuted or has a restraining order, many family violence survivors no longer feel safe in their home or at their workplace. They need a safe place to stay. A safety plan is key for those affected by family violence. This includes physical and emotional safety, as well as financial and internet (or cyber) safety. In 2018, the Domestic Violence Task Force identified several major barriers to shelter for some victims of domestic violence, including: complexity of domestic violence cases, inability to bring teenage sons to shelter, mental health issues, immigration status, and inability to bring pets to shelters. Beyond the immediate need for a safe place to stay, survivors of domestic violence will have needs for medical and/or dental care, counseling (including counseling for children), children's services (like childcare), employment and training supports, life skills training, legal assistance, and, perhaps most importantly, housing. Domestic violence providers indicate that survivors uniquely need more transitional housing or shelter because of the difficulty obtaining a lease in their own name due to a lack of credit or bad/damaged credit. As well, providers note that one of the primary reasons that survivors stay with their abusers is the lack of safe sheltering or housing options available to them when they flee (including those culturally resistant to shelters). This can also particularly be the case for abused men, as there are few domestic violence shelter resources available for that population.

Survivors of human trafficking share many of the same needs as survivors of domestic violence, though the two may endure different types of trauma. In October 2023, the University of Texas at Dallas Institute for Urban Policy Research released its report, Responding to Sex Trafficking in the Greater Dallas Area: A Needs Assessment Report, in which a survivor focus group participant.

stated: "Not having basic needs met will send someone back to the streets." According to the report, housing assistance, especially transitional housing, is essential to help survivors break away, followed by educational opportunities and mental health and drug treatment services. In some cases, particularly for older teenage victims, legal assistance may be critical, as they may be viewed as offenders. The North Texas Coalition Against Human Trafficking and the City of Dallas Mayor's Domestic Violence and Human Trafficking Advisory Council (mentioned earlier) have compiled resources to address these needs.

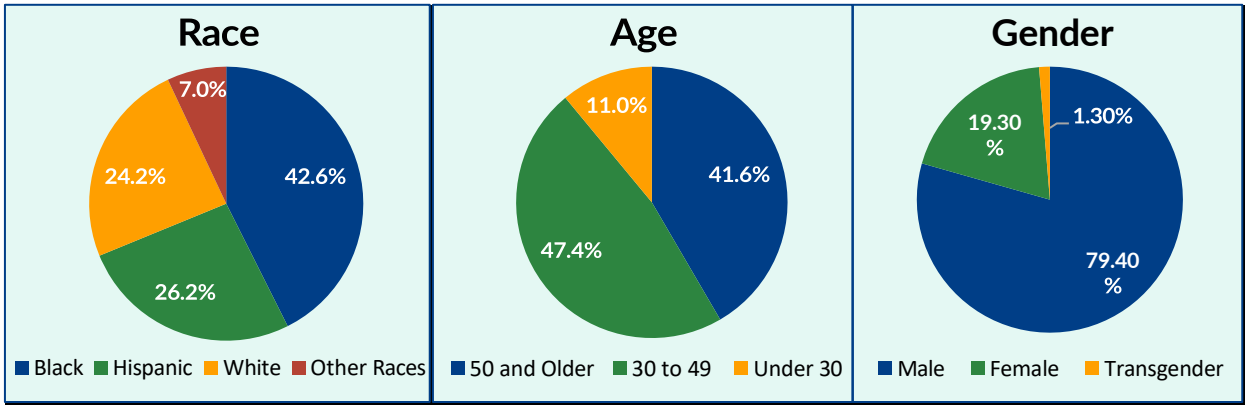
Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to 2022 HIV surveillance data (obtained from the Texas Department of State Health Services, HIV/STD/HCV Epidemiology & Surveillance Unit), there were 26,681 persons living with HIV in the seven counties that comprise the Dallas Eligible Metropolitan Area (Dallas EMSA - Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall). The EMSA covers a diverse geographic area with diverse populations living in areas ranging from rural farmland (greater poverty, fewer services, longer services travel distances, and less available housing stock) to suburbs (more affluence, less per capita social services need, and little affordable housing stock) to urbanized locations (mixed poverty/affluence, more services, and more housing though not always available or affordable). Of those living with HIV in the Dallas EMSA, 21,117 reported living in Dallas County, and 5,564 reported living in rural and suburban counties.

Further, based on HIV surveillance data, of those living with HIV in the Dallas EMSA, 42.6% identify as Black, 26.2% as Hispanic, 24.2% as White, and 7.0% as other races. Regarding gender, 79.4% identify as male, 19.3% as female, and 1.3% as transgender. In the Dallas area, most people living with HIV are Black and male. As with national trends, HIV continues to disproportionately affect the Black community in Dallas (42.6% of cases) at higher rates than the population at large (20.2% Black).

In addition, as HIV medications and treatments improve, persons with HIV are living longer, getting older, and aging in place. According to the HIV surveillance data, almost half (41.6%) of persons living with HIV in Dallas are age 50 or older. Another 47.4% are ages 30 to 49. The remaining 11.0% are under age 30. However, surveillance data also show that most new diagnoses occur in younger age groups, with over 50% of new cases presenting in residents under age 35. The largest share of new cases is in the 20-29 age bracket (37%), and the second-largest is in the 30-39 age bracket (33%).

Chart 17 - Characteristics of those living with HIV in Dallas EMSA



Relating to treatment and care, the 2022 HIV Treatment Cascade indicates that 80% of persons living with HIV in the area have been engaged in HIV medical care; 71% are retained in care; and 59% are virally suppressed (which has declined from prior years). Adherence to HIV medical care and medication is a key factor for persons living with HIV/AIDS to achieve viral suppression, and viral suppression makes the transmission of the virus less likely.

While housing is critical for an HIV positive person to remain in HIV care, many persons living with HIV in the Dallas area are experiencing housing and/or financial instability. According to the Ryan White Needs Assessment, only 26% of consumers are working (either full- time or part-time), 32% report being disabled, and 14% report needing help finding a job. In fact, many are living on a fixed income, which is often only SSI (Supplemental Security Income), which currently pays $943 per month for an individual. According to the Needs Assessment, 23% of persons with HIV in Dallas are living below the federal poverty line (FPL) ($15,060 or $1,255 per month for an individual). That percentage jumps to 72.2% for consumers served under the Ryan White Program. Looking at higher income levels, the Needs Assessment reports that 74% of consumers in Dallas live below 300% of FPL ($45,180 or $3,765 monthly for an individual). Even at that income level, most housing would not be affordable for an individual, with market rents for a one-bedroom unit averaging $1,172 to $1,479 per month.

Based on this data, it is not surprising that almost half of the people with HIV in Dallas are spending as much as half of their monthly income or more on their housing expenses, with a severe housing cost burden, which puts them at risk of becoming homeless. Housing status of consumers shows that 12% are already living in shelters, on the streets, or in a boarding house or half-way house; 23% are living with someone else (temporarily or permanently), 9% are living in a residential or supportive housing facility, 16% are living in their own apartment/house without a subsidy, and 26% are living in in their own apartment/house with a subsidy. An analysis of this data indicates 12% of consumers who participated in the Needs Assessment are homeless, and as many as 30% are unstably housed.

Discussion:

Non-homeless special needs populations (like other low-income residents in Dallas) continue to be priced out of the rental market without some form of housing subsidy – that is, if they can even locate an available unit with local rental housing occupancy rates at almost 92%. Based on current area-wide fair market rents (FMR), a single individual would need to earn $5,000 per month to afford a one-bedroom apartment at FMR of $1,500 a month (including utilities). A family of four would need to earn about $7,373 per month to afford a three-bedroom apartment listed at FMR of $2,212 a month.

In contrast, non-homeless special needs populations are typically living on a fixed income – often from public sources like Social Security Administration benefits. Many are receiving minimal Supplemental Security Income (SSI) benefits at 2024 rates of $943 per month for an individual or $1,415 per month for a couple. Others are receiving Social Security retirement or disability benefits. According to 2022 data from the Social Security Administration, Social Security retirement benefits averaged $1,825 per month, and Social Security disability benefits averaged $1,483 per month.

Often, even those who are physically and mentally able to work are unable to find full-time jobs that pay a living wage in the current economy. If employed, they are often underemployed – working part-time or temporary jobs paying at or below minimum wage. Many lack the education, skills, or training to compete in the open job market. Even those who may have income high enough to rent on their own often have difficulty finding a landlord who will rent to them, due to a lack of credit, negative credit, a bad rental history, or a criminal background.

Analysis of the Ryan White Need Assessment data indicates that over 4,500 people living with HIV in Dallas have a housing need that is going unmet – whether for emergency financial assistance, long-term housing voucher assistance, or facility-based housing. Over 92 percent of HIV positive persons accessing the HOPWA program have incomes at or below 50 percent of AMI, with 43% receiving Social Security benefits, 30% having no reliable source of income, and only 23% having income from employment. Without some form of housing subsidy, these individuals are priced out of the rental market. Housing is critical for HIV positive persons to maintain medical care and adhere to HIV medications. For this reason, housing is considered for healthcare and is a structural intervention to improve health outcomes for persons living with HIV/AIDS. Housing is also important to HIV prevention efforts in that studies show that persons living with HIV/AIDS in stable housing are more likely to be virally suppressed and less likely to transmit the virus to others. Yet, most people living with HIV in the Dallas area cannot afford housing without a subsidy.

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

Describe the jurisdiction's need for Public Facilities:

A suitable living environment supports the quality of life of individuals and communities. The City of Dallas requires significant improvements to public facilities to enhance residents' quality of life, as many disadvantaged communities lack the framework for healthy community development. Key needs include increased access to community amenities such as parks, community centers, libraries, and wellness facilities; as well as substantial infrastructure upgrades to support economic growth and accessibility. The City also seeks to address blight, preserve historic properties, and promote energy conservation as vital components of sustainability. Additional needs include improving public safety by upgrading and installing lighting, facilitating easier access for emergency services, and maintaining or constructing sidewalks and roads to ensure secure, accessible neighborhoods. Additionally, there is a critical need to create mixed-income neighborhoods and develop high-quality community amenities. ensuring equitable access to services is crucial for addressing historical disparities and fostering an inclusive community.

The following outlines the City's Needs:

Neighborhood Safety and Livability: There is a critical need to improve neighborhood safety and livability by addressing issues such as blight and limited access to quality facilities and services. This includes demolishing abandoned structures that are not suitable for rehabilitation to eliminate blight and encourage neighborhood redevelopment.

Access to Quality Facilities: Many neighborhoods in Dallas lack access to quality public facilities, such as parks, community centers, and libraries. Increasing the availability and quality of these facilities is essential for fostering vibrant and healthy communities.

Infrastructure Improvements: The city's streets and other infrastructure require significant upgrades and rehabilitation. Improved streets and transportation infrastructure are necessary to support economic growth and ensure residents can access jobs, education, and services.

Historic and Aesthetic Preservation: Restoring and preserving properties of special historic, architectural, or aesthetic value is vital for maintaining the cultural heritage and unique character of Dallas neighborhoods.

Energy Conservation: There is a need to incorporate energy conservation measures in public facilities to promote sustainability and reduce the environmental impact of the city's operations.

Affordable Housing: According to the Dallas Housing Policy 2033, there is a need for mixed-income neighborhoods and the preservation of affordable housing to ensure that all residents have access to quality housing options. This includes the development of new affordable housing units and the rehabilitation of existing ones.

Community Amenities: The city needs to enhance community amenities, such as green spaces, recreational facilities, and public transportation, to improve the overall quality of life for residents.

How were these needs determined?

The determination of public facility needs involved a thorough and inclusive process. Budget and Management Services developed the Consolidated Plan by engaging with the public, City departments, and external service agencies. This included holding 8 public hearings to collect resident feedback, and distributing a Five-Year Consolidated Plan Community Survey, which garnered responses from approximately 596 residents. The feedback was reviewed by the City's Community Development Commission (CDC) in public meetings, and the CDC's recommendations were presented to the City Council. Additionally, a 30-day public comment period on the draft Consolidated Plan provided further opportunities for community input.

Regular meetings with non-profit and for-profit developers helped identify housing needs and potential development partnerships. Outreach to homeowners, neighborhood associations, churches, businesses, and community events also informed this assessment. The City of Dallas's public facility needs were further defined through a comprehensive analysis of existing conditions and service gaps across the city. This analysis highlighted critical areas requiring targeted investment and supported the development of additional policy and planning frameworks, including the Dallas Housing Policy 2033 and the Forward Dallas 2.0 Comprehensive Plan. These strategic documents ensure that identified public facility needs align with the City's broader goals for community development and long-term planning.

Describe the jurisdiction's need for Public Improvements:

The City of Dallas faces several pressing needs for public improvements, particularly in areas with high concentrations of low-income families and marginalized populations. Key areas of need include upgrading streets and sidewalks, improving water and sewer infrastructure, enhancing flood and drainage systems, and investing in tree planting and street lighting. In neighborhoods such as South Dallas and West Dallas, as well as among immigrant and refugee communities in northern areas, there is a critical need to address outdated housing stock, inadequate infrastructure, and limited access to essential services like grocery stores, transportation, and healthcare.

Funding for all Community Development Block Grant (CDBG) activities is allocated to areas where at least 51 percent of the population is low- to moderate-income. For activities conducted in areas that do not typically meet CDBG eligibility criteria, documentation is provided to ensure that benefits target low- or moderate-income residents. Additionally, projects in areas with census tracts where over 50 percent of families earn less than 80 percent of the Dallas Area Median Family Income (AMFI) are targeted and considered area benefit activities.

The Dallas Housing Policy 2033 outlines strategic goals to improve overall neighborhood quality. This includes enhancing access to quality education, healthcare, and nutritious food. The policy also identifies the need for infrastructure improvements—such as well-connected streets, safe sidewalks, and accessible parks—to support physical activity and strengthen community health. Revitalization efforts should be strategically targeted to maximize their impact on low-income households, ensuring that resources are deployed effectively to support inclusive and sustainable community development.

The City of Dallas is committed to addressing public improvement needs by collaborating with community stakeholders, leveraging available resources, and implementing data-driven strategies to ensure improvements are directed to areas of greatest need.

How were these needs determined?

The determination of public improvement needs involved a thorough and inclusive process. The Budget and Management Services Department developed the Consolidated Plan by engaging with the public, City departments, and external service agencies. This included holding 8 public hearings to collect resident feedback, and distributing a Five-Year Consolidated Plan Community Survey, which garnered responses from approximately 596 residents. The feedback was reviewed by the City's Community Development Commission (CDC) in public meetings, and the CDC's recommendations were presented to the City Council. Additionally, a 30-day public comment period on the draft Consolidated Plan provided further opportunities for community input.

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Describe the jurisdiction's need for Public Services:

The City of Dallas has identified several critical needs for public services, particularly for special needs populations and low- to moderate-income households. Through extensive public consultation and input gathered by the Community Development Council (CDC), the city has integrated these needs into the Consolidated Plan.

Key public service needs identified include:

- Addressing the lack of affordable transportation
- Tackling high teen birth rates
- Meeting the increased demand for After-School and Out-of-School programs
- Supporting residents with limited English skills
- Enhancing education among residents
- Improving conditions in neighborhoods with concentrated poverty
- Support for survivors of domestic violence
- Support for affordable childcare
- Expanding youth services
- Community-based services for adults
- Homeless Initiatives and Services
- Services for persons with HIV/Aids and their families
- Tackling Drivers of Poverty
- Homeowner Assistance

How were these needs determined?

The determination of public service needs involved a thorough and inclusive process. Budget and Management Services developed the Consolidated Plan by engaging with the public, City departments, and external service agencies. This included holding 8 public hearings to collect resident feedback, and distributing a Five-Year Consolidated Plan Community Survey, which garnered responses from approximately 596 residents. Feedback from the Ryan White Planning Council that advocates for residents with HIV/AIDS, the local Continuum of Care (Housing Forward), which advocates for special needs and homeless populations, and numerous organizations that assist special needs populations and low- to moderate-income persons, were also considered. The feedback was reviewed by the City's Community Development Commission (CDC) in public meetings, and the CDC's recommendations were presented to the City Council. Additionally, a 30- day public comment period on the draft Consolidated Plan provided further opportunities for community input.

Regular meetings with non-profit and for-profit developers helped identify housing needs and potential development partnerships. Outreach to homeowners, neighborhood associations, churches, businesses, and community events also informed this assessment. The City of Dallas's public facility needs were further defined through a comprehensive analysis of existing conditions and service gaps across the city. This analysis highlighted areas requiring targeted investment and supported the development of additional policy and planning frameworks, including the Dallas Housing Policy 2033 and the forward Dallas 2.0 Comprehensive Plan. These strategic documents ensure that identified public improvement needs align with the City's broader goals for community development and long-term planning.

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Dallas housing market has rapidly grown less affordable. Homeownership has become increasingly difficult for families with low- and moderate incomes as Dallas has fewer affordable homes. Following the 2009 housing recession, many single-family homes were converted to rental housing, and starting in 2014, more than 55 percent of home sales were priced between $300,000 and $1 million. As of February 2024, the median sales price for a home in Dallas was $415,000 (North Texas Real Estate Information System MLS Summary Report produced by Texas Real Estate Research Center at Texas A&M University, February 2024).

According to the Texas Realtors 2023 Year in Review Report, there are only 2.6 months of inventory on the market in the Dallas-Fort Worth-Arlington MSA, with a median sales price of $395,000, a decrease of 1.3% percent compared to 2022, but still well above the $293,000 median home price in 2020. Many families have been effectively priced out of the housing market.

To increase homeownership, resources are best deployed in a place-based, strategic fashion that creates opportunities for low- and moderate-income households where they live. Unless otherwise noted, funding for all CDBG activities is allocated to areas where 51 percent or more of the population has low- or moderate-income. In cases where the activity is being carried out in an area that is not generally CDBG eligible, the activities are documented on a low- and moderate-income limited clientele basis. To increase the availability of rental housing, CDBG and HOME funding are best deployed in conjunction with other resources that support the development of multiple units in one project or development.

In general, concentrations of low-income and very low-income African American and Hispanic populations are in southern Dallas and west Dallas. In contrast, many immigrant and refugee populations reside in various northern pockets of the city. The housing stock in these areas needs repairs and updated infrastructure. Many communities in the southern sector of Dallas also have higher vacancy rates, lower homeownership rates, more blighted properties, and underutilized infill lots. These neighborhoods have limited transportation, grocery stores, and other retail options. Therefore, most residents in these areas must travel long distances to work and shop, placing an additional cost burden on these households.

Many neighborhoods in the southern portion of Dallas have experienced long-term underinvestment, resulting in significant housing and broader community development needs. Effective investment in these areas requires a comprehensive approach that considers all aspects of neighborhood well-being. Housing resources must be paired with community amenities that support a high quality of life. A targeted approach will be used in communities with clear disparities to expand housing opportunities and promote economic development. The Housing Department aims to coordinate housing investments with other City initiatives to support comprehensive neighborhood revitalization.

Pillar 1 of DHP33 calls for the creation of Target Areas—geographic areas where assistance may be prioritized. Target Areas A, B, and C were selected using three key data inputs:

1. The City of Dallas uses an Impact Assessment Tool designed to highlight areas across the city with greater needs. The tool scores neighborhoods based on indicators such as household composition, poverty rates, homeownership rates, and social and economic vulnerabilities.

2. The Market Value Analysis (MVA), which identifies housing market conditions across Dallas and assesses housing values, investment activity, blight, and vacancy.

3. An overlay of possible investment activity from other departments within the City, including Dallas Water Utilities, Public Works, and Planning.

The three data elements, combined with community feedback from engagement, guided the selection of areas where the Housing Department may focus investments in activities such as preservation, expanding homeownership, and developing new housing units. These areas have significant housing needs and require greater resource deployment to support neighborhood revitalization and improve quality of life. The Housing Department will commit at least 50% of all funding for housing activities over the next five years to these designated Target Areas. The department will also seek opportunities to coordinate its resources with other City departments to enhance neighborhood revitalization further. Additionally, strategies for targeted investment will be developed with continued resident engagement throughout the implementation period.

The Department of Housing and Neighborhood Revitalization is currently pursuing Neighborhood Revitalization Strategy Areas (NRSAs) within the three designated Target Areas. This designation will provide greater flexibility for CDBG funding and allow the City to invest in housing activities that support broader economic development efforts. The NRSA plans will be submitted as a Substantial Amendment at a later date.

ForwardDallas 2.0 (Interim)

ForwardDallas 2.0 is a visionary citywide plan that establishes guidelines for public and private land use and urban design, aiming to shape Dallas's future by promoting equitable access to resources and supporting the city's growth. The updated plan, ForwardDallas 2.0, provides a long-term vision for land use, detailing how and where the city should develop over the coming decades.

forward Dallas 2.0 represents a critical update to the City's long-term land use strategy, reflecting rapid urban changes and evolving community needs. This comprehensive plan builds on lessons learned from the previous version and provides an updated vision to address current and future challenges. The plan incorporates modern urban design principles and data-driven insights, including findings from the City's Market Value Analysis, to ensure development is sustainable and aligned with the City's long-term goals. By prioritizing transit-oriented development, enhancing housing accessibility, and fostering economic revitalization, ForwardDallas 2.0 aims to create a more inclusive and vibrant city.

forward Dallas 2.0 identifies several key needs to guide the city's growth and development over

the coming decades. These needs include:

- **Affordable Housing:** There is a critical need to diversify and increase the availability of affordable housing options to meet the demands of a growing population and ensure housing accessibility for all income levels.
- **Transit-Oriented Development:** There is a need to enhance connectivity and integrate land use with transportation infrastructure to reduce commute times, improve access to jobs, and support sustainable urban growth.
- **Environmental Sustainability:** There is a need to implement practices and policies to protect natural resources, promote green spaces, and address climate change impacts, ensuring that development is environmentally responsible.
- **Economic Revitalization:** There is a need to stimulate economic growth through targeted investments in underdeveloped areas, attracting new businesses, and supporting local economic activities to bolster community prosperity.
- **Community and Urban Design**: There is a need to create well-designed, aesthetically pleasing, and functional urban spaces that enhance the quality of life, foster community engagement, and reflect the unique character of different neighborhoods.
- **Infrastructure Improvement:** There is a need to upgrade and expand infrastructure, such as streets, parks, and utilities, to support current needs and future growth, ensuring that all areas of the city are well-served and accessible.
- **Equitable Development:** There is a need to address disparities across neighborhoods by focusing resources and investments in areas with higher needs, particularly those with lower-income populations or historically underinvested communities.
- **Health and Wellness:** There is a need to improve access to healthcare, recreational facilities, and healthy food options to promote overall community health and well-being.

As a result of the City's comprehensive analysis, the plan is anchored by five key themes:

1. Environmental Justice and Sustainability
2. Transit-Oriented Development and Connectivity
3. Housing Choice and Access
4. Economic Development and Revitalization
5. Community and Urban Design

Environmental Justice and Sustainability focuses on ensuring that development practices are environmentally sound and promote equitable access to green spaces and clean air. **Transit-Oriented Development and Connectivity** emphasizes the importance of integrating land use with transportation planning to reduce commute times, improve air quality, and increase access to job opportunities and healthy food options. **Housing Choice and Access** aims to diversify the housing stock and ensure that all residents have access to affordable, suitable housing. **Economic**

Development and Revitalization seeks to attract new businesses and industries, supporting economic growth and revitalizing neighborhoods. **Community and Urban Design** concentrates on creating aesthetically pleasing and functional urban spaces that reinforce community strengths and foster a high quality of life.

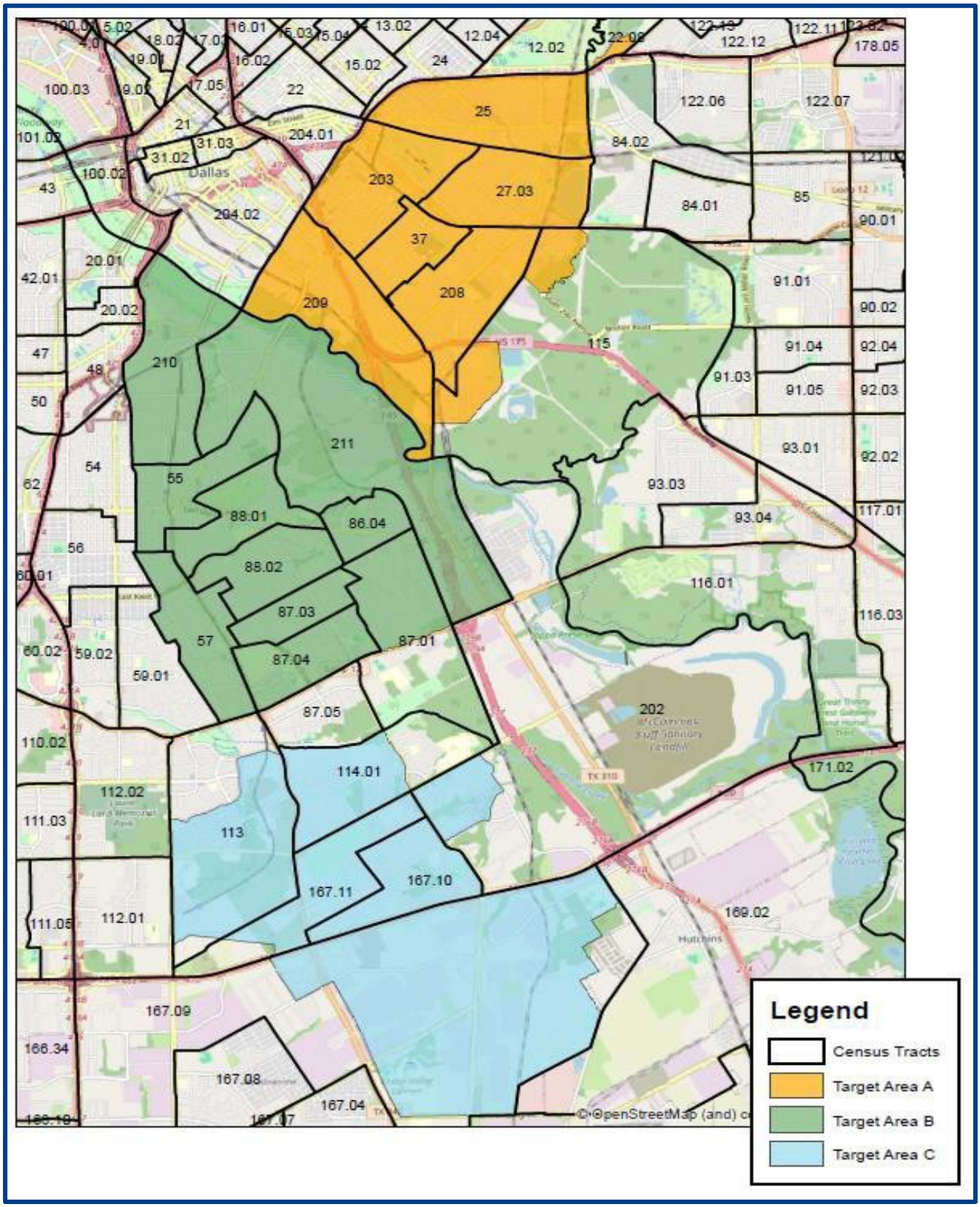
Revising the land use plan is essential due to the rapid and significant growth Dallas has experienced since the previous plan was adopted in 2006. The updated plan aims to explore new approaches for utilizing and designing spaces that improve access to resources, strengthen community assets, and support continued growth as a vibrant and accessible city.

A comprehensive land use plan like ForwardDallas 2.0 is essential for several reasons. It ensures that communities are developed to meet their needs and desires, such as housing, parks, and other amenities. It attracts new businesses and industries, supporting economic growth by providing a framework for development and zoning regulations. It protects the environment and preserves natural resources by identifying areas sensitive to development and in need of protection. It assists in infrastructure planning for transportation, water, and other services to support growth and development. Finally, it provides a transparent and public process for planning and decision-making, ensuring community involvement and accountability.

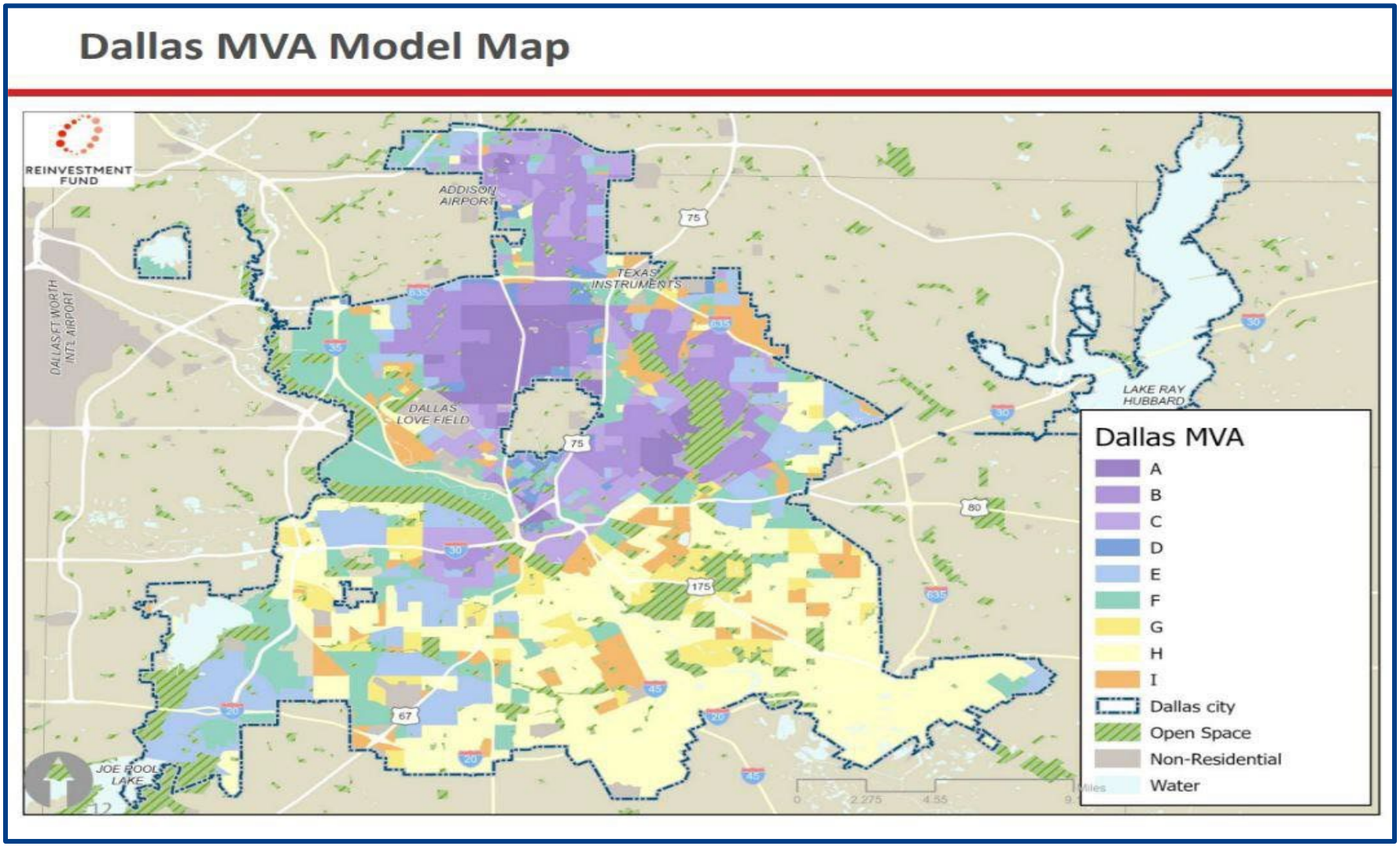
Implementation of the plan will be achieved through various tools and resources. Zoning is one of the primary tools, with changes initiated by property owners or the City to align with the plan's vision. Additionally, the City's Capital Improvements Program will allocate funding for essential projects, including parks, streets, and utility connections, ensuring the necessary infrastructure is in place to support the envisioned growth and development.

The ForwardDallas 2.0 plan is set to be finalized and adopted by the Dallas City Council by late 2024, with implementation beginning in early 2025.

Map 14 - Established Target Areas for prioritized investment A, B, and C

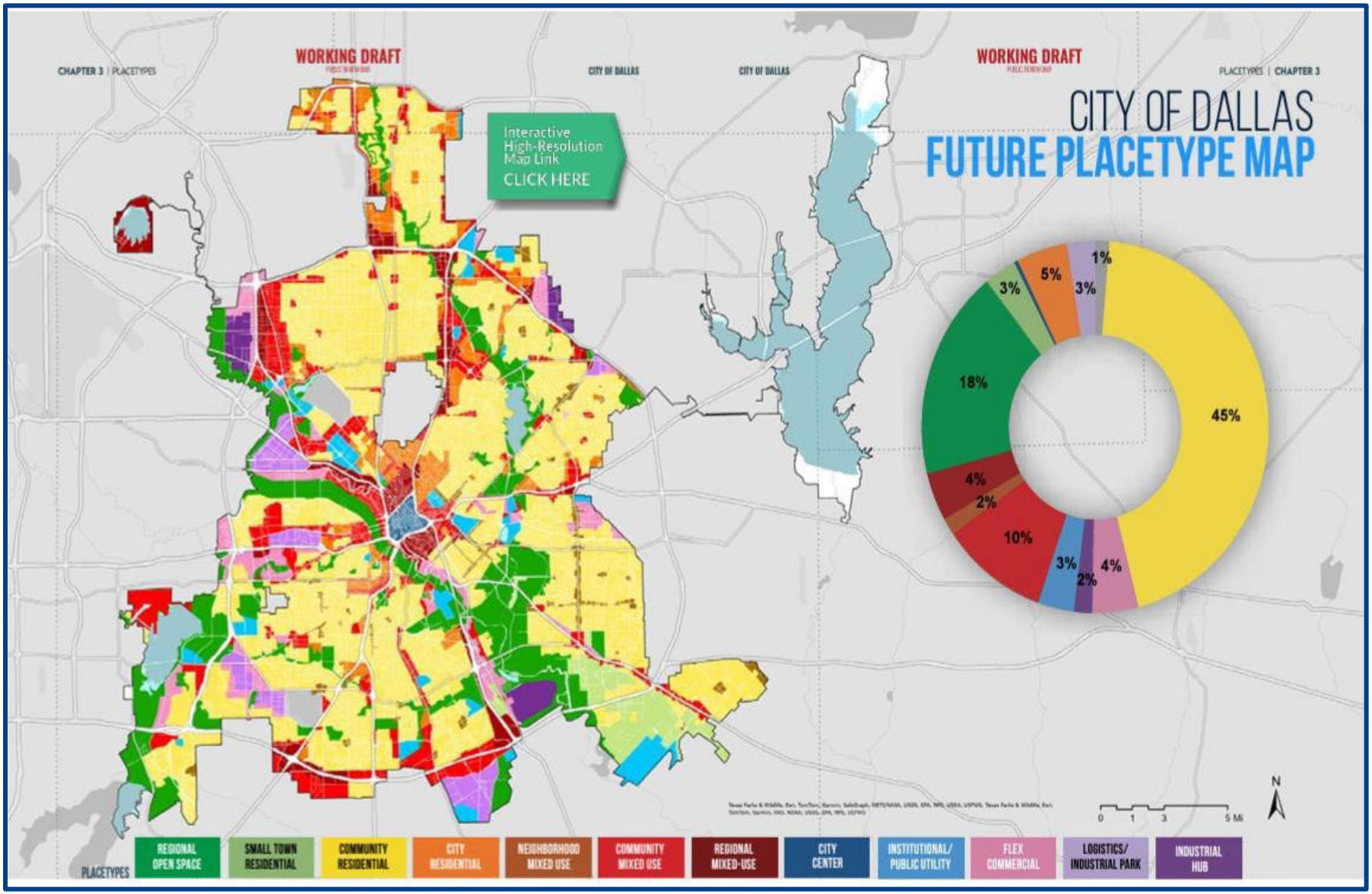


Map 15 - City of Dallas Market Value Analysis (Model Map)



A (29)	Regional Choice "A": Highest home values, largest level of new construction
B (97)	Regional Choice "B": Elevated home values, highest levels of owner occupancy, and little housing distress
C (87)	Regional Choice "C": Elevated home values, above average levels of new construction, high levels of renter occupancy distress
D (99)	Steady "D": Double average home values, high levels of rehab. permits, more owners than renters, and low levels of foreclosure and residential vacancy
E (233)	Steady "E": About average home values, highest household density & renter occupancy, some foreclosure
F (128)	Steady "F": Home values slightly below the citywide average, more owners than renters, and about average levels of foreclosure and residential vacancy
G (61)	Transitional "G": Below average home values, more renters than owners, highest levels of subsidized rentals
H (126)	Transitional "H": Values well below the citywide average, more owners than renters, elevated levels of residential vacancy and foreclosure
I (48)	Distressed "I": Lowest home values in Dallas, the highest levels of residential code violation liens, vacancy, and foreclosure

Map 16 - MVA Future Place type Map



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

Introduction

To gain a clearer picture of the City's housing market, it is essential to examine the distribution of residential properties and the characteristics of housing units by ownership and rental status. The following analysis outlines the proportions of different property types, ranging from single-unit detached homes to larger multi-unit buildings. It details the size distribution of units among homeowners and renters. This market analysis provides valuable insights into the availability and types of housing options within the city, reflecting both current trends and potential areas for development or improvement.

For Residential Properties by Number of Units:

- The majority of residential properties are 1-unit detached structures, accounting for 43% of the total.
- Properties with 20 or more units make up the second largest category at 25%.
- Properties with 5-19 units account for 21%.
- Small multi-unit properties (2-4 units) represent 6%.
- 1-unit attached structures comprise 4% of the total.
- Mobile homes, boats, RVs, vans, etc., make up only 1%.

For distribution of Unit Sizes by Tenure: Homeowners vs. Renters:

- Among owners:
    - The majority (77%) have homes with 3 or more bedrooms
    - 20% of owner-occupied units have 2 bedrooms, while only 4% have 1 bedroom or no bedroom
- For renters, the distribution is different:
    - The largest share (42%) of rental units has 1 bedroom
- 34% of rental units have 2 bedrooms
- Only 17% of rental units have 3 or more bedrooms.
- 6% of rental units have no bedroom.

The analysis reveals significant disparities in unit size preferences between homeowners and renters. Homeowners predominantly favor larger units with three or more bedrooms, while renters often reside in smaller spaces, such as one- or two-bedroom apartments. Notably, properties with 20 or more units account for 25% of the total housing market, indicating a substantial presence of large apartment complexes and high-rise buildings. Conversely, 42% of rental units are one-bedroom apartments, indicating a trend toward smaller living spaces for renters. Despite both homeowners and renters showing a strong preference for two-bedroom units—20% and 34%, respectively—the overall housing market includes a wide variety of property types and unit sizes to accommodate diverse needs. Furthermore, the data highlights that low-income renters who are more likely to be families with children have limited access to larger units, potentially leading to overcrowded living conditions.

Table 34 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	248,955	43%
1-unit, attached structure	21,160	4%
2-4 units	36,645	6%
5-19 units	122,190	21%
20 or more units	146,420	25%
Mobile Home, boat, RV, van, etc.	6,634	1%
Total	***582,004***	***100%***

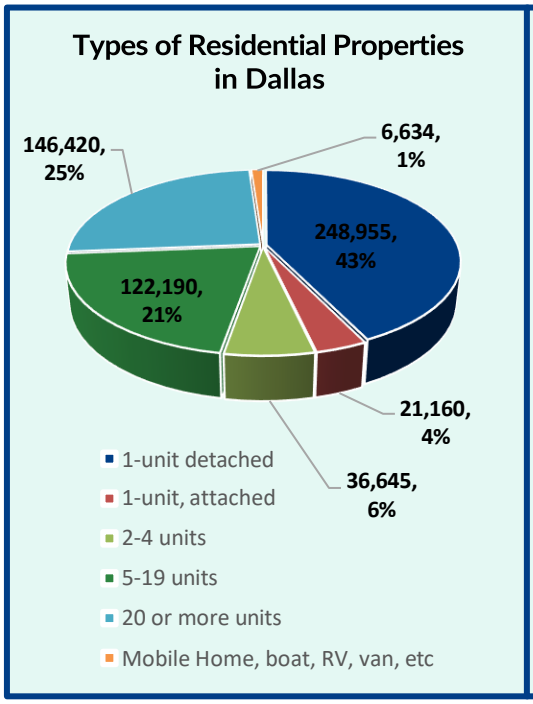
Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

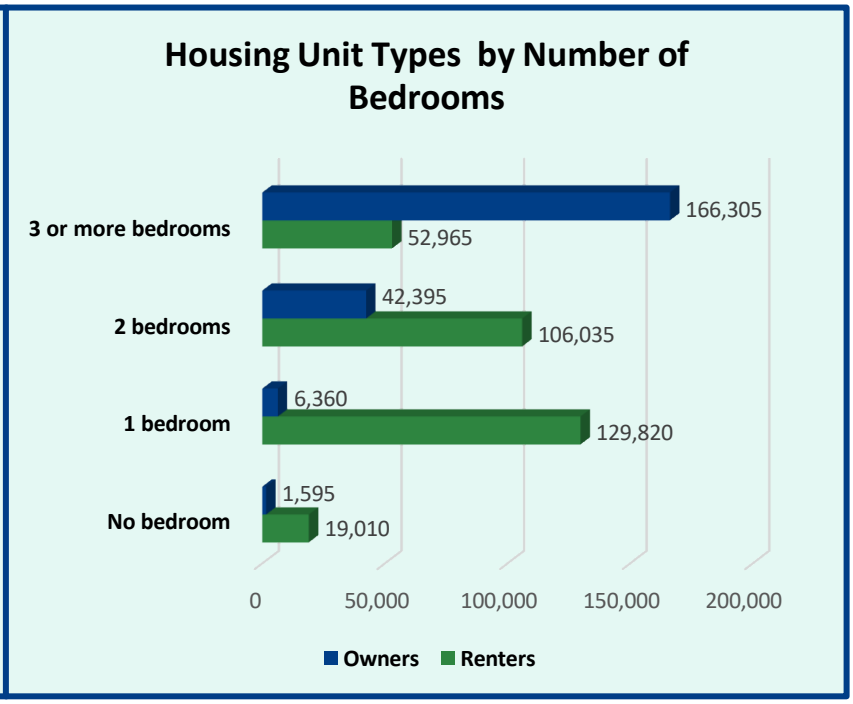
Table 35 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,595	1%	19,010	6%
1 bedroom	6,360	3%	129,820	42%
2 bedrooms	42,395	20%	106,035	34%
3 or more bedrooms	166,305	77%	52,965	17%
Total	***216,655***	***101%***	***307,830***	***99%***

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data

Chart 18 – Residential Properties and Unit Size





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

The City of Dallas is dedicated to enhancing housing accessibility for a wide range of income levels through federal, state, and local programs. The City focuses on increasing housing options for individuals and families earning between 30 and 120 percent of the HUD Area Median Income (AMI). Efforts include promoting homeownership and developments aimed at families earning 60 percent or more of AMI, and supporting rental projects with rent-restricted units for households across the 30 to 120 percent AMI range. This strategy ensures that affordable housing solutions are available to meet the needs of various income brackets and support diverse family types throughout the community.

The Dallas Housing Finance Corporation (DHFC) works in partnership with the City to develop rental projects. In 2022, DHFC approved and closed four projects that collectively created 967 affordable housing units. Additionally, two projects were purchased by DHFC and converted into affordable housing. The Dallas Housing Authority, working alongside the City, operates 3,196 public housing units, provides housing choice vouchers to 20,344 residents, and houses approximately 55,700 individuals.

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

Developers tend to agree to rent to low-income tenants at reduced rates in exchange for federal funding. When these contracts expire, owners may choose to convert these units to market-rate rentals, especially in a competitive housing market. The exact number of units expected to be lost varies and depends on the number of expiring contracts and other affordability restrictions in a given period.

Does the availability of housing units meet the population's needs?

The availability of housing units in the City of Dallas is an ongoing concern given the city's rapid population growth and evolving housing needs. As the city continues to expand, there is a critical need for a diverse range of affordable housing options to accommodate households of all sizes and income levels. Currently, efforts are underway to address this need across both rental and homeownership categories.

Despite these efforts, challenges remain. The ongoing demand for affordable housing, exacerbated by the city's population growth, underscores the need for continued investment in housing development and revitalization. The city must address the specific needs of low- and moderate-income families, particularly in areas with high concentrations of poverty and limited access to essential services.

The housing market's current state reflects a mix of rental and ownership opportunities, but meeting the full spectrum of housing needs requires ongoing adaptation and strategic planning. This includes expanding housing types, increasing the availability of units across various income levels, and ensuring that new developments are accessible to diverse populations. As Dallas grows,

It is imperative to continue evaluating and enhancing housing strategies to ensure that the availability of housing units aligns with the evolving needs of the population.

Describe the need for specific types of housing:

Overall, while Dallas's housing market includes a broad range of property types and unit sizes, there is a notable gap in affordable rental options, particularly larger units that can accommodate growing families. The current inventory includes a range of residential properties, from single-family homes to large apartment complexes. Yet, the supply of affordable rentals remains insufficient to meet the needs of low- and moderate-income households. Furthermore, there is a pressing demand for more affordable homeownership opportunities and targeted housing solutions for special needs populations, including individuals with disabilities, elderly residents, and individuals with HIV.

Discussion

To understand the housing dynamics in Dallas, it is crucial to analyze the distribution of residential properties and the characteristics of housing units by ownership and rental status. The data reveal that a significant portion of Dallas's housing stock consists of 1-unit detached structures, which account for 43% of the total, while larger properties with 20 or more units account for 25% of the market. Smaller multi-unit properties (2-4 units) account for 6%, while mobile homes, boats, and RVs constitute just 1%. This distribution indicates a diverse housing market with a substantial presence of large apartment complexes.

However, the market analysis also uncovers notable disparities between homeowners and renters. Homeowners largely occupy larger units, with 77% living in homes with three or more bedrooms, whereas renters predominantly live in smaller units, with 42% living in one-bedroom apartments. Only 17% of occupied rental units are three or more bedrooms, suggesting a shortfall of larger, affordable rental options. This mismatch underscores the need for more affordable housing solutions, particularly for low-income families who require larger living spaces.

Moreover, while the city is making strides to address these housing needs through various programs and partnerships, such as those managed by the Department of Housing and Neighborhood Revitalization, the Dallas Housing Finance Corporation, and the Dallas Housing Authority, the current inventory still falls short of meeting the full spectrum of demand. Expanding the availability of affordable rental and homeownership opportunities, especially for low- and moderate-income households and special-needs populations, remains a pressing priority. Continued investment and strategic planning are essential to ensuring that the housing market evolves in line with the growing and diverse needs of Dallas’s population.

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

Introduction

There is a national housing shortage trend following the 2009 recession. The housing trend in the city of Dallas and that in the overall Dallas area are consistent with national trends. While the Dallas housing market has seen a steady but slow recovery, job growth in the area has attracted about 6 percent population growth since 2009, outpacing housing supply growth. The City currently has a housing unit shortage. The cost of land, land development, labor, and materials, combined with federal, state, and local constraints, drives this shortage. Additionally, the single-family rental market prevents equilibrium in the homeownership market. There is difficulty in converting house rentals to owned dwellings, due to three issues:

1. Poor perception of certain neighborhoods
2. Poor rental housing stock condition over time
3. Refusal of rental property owners to release revenue-generating assets.

Following the 2009 housing recession, many single-family houses were converted to rental properties. Additionally, more than 55 percent of home sales starting in 2014 were priced between $300,000 and $1 million. According to the Real Estate Center at Texas A&M University, while the number of homes in Dallas grew by only 3.6 percent, the median sales price grew by 9.1 percent in 2017. These two facts make homeownership increasingly doubtful for households at the moderate and low-to-moderate income levels.

The cost to develop new affordable housing continues to climb. The fee structure for water and sewer hook-ups and building permits in Dallas is designed for full-service cost recovery. One barrier to affordable housing is the availability of units, and building costs are a barrier to the creation of units. Some of those costs include fees, environmental controls, demolition, materials, infrastructure, storage, security, fuel, replats, surveys, and labor. For new developments and some infill developments, sewer lines, water lines, fire hydrants, and streets are either not in place or need replacement in undeveloped or older areas of Dallas.

The geography of opportunity (that is, where households can afford to purchase a home) shrank for most Dallas households. In 2018, much of southern Dallas and parts of eastern Dallas were affordable at the typical household income. Today, only a handful of areas are affordable to a household making a median income (about $65,400 according to the 2022 American Community Survey). Displacement pressure (that is, housing costs relative to the incomes of long-term residents) has increased in most areas around Downtown Dallas, especially in West Dallas, South Dallas, and Deep Ellum. These changes could indicate that long-term residents in those areas will face large property tax increases and that households with an economic profile similar to the long-term residents will have difficulty purchasing homes there. The lack of affordability affects Dallas' Hispanic and Black households more than other racial and ethnic groups due to the incomes of each group. Black Residents with typical incomes have a very constrained geography of opportunity ($39,396.) Hispanic Residents with Typical Incomes have only a slightly less constrained Geography of Opportunity ($52,197).

To help offset rising costs, the City continues to use its programs to produce and preserve affordable housing and to invest in infrastructure that supports housing development. These programs address housing cost burdens by reserving affordable units for households earning 30%-120% of Area Median Income (AMI), depending on program criteria. The Housing Department will continue to dedicate funding and staff resources to developing affordable and mixed-income housing units within the designated Target Areas and throughout the city.

Cost of Housing

Table 36 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	135,400	208,700	54%
Median Contract Rent	719	956	33%

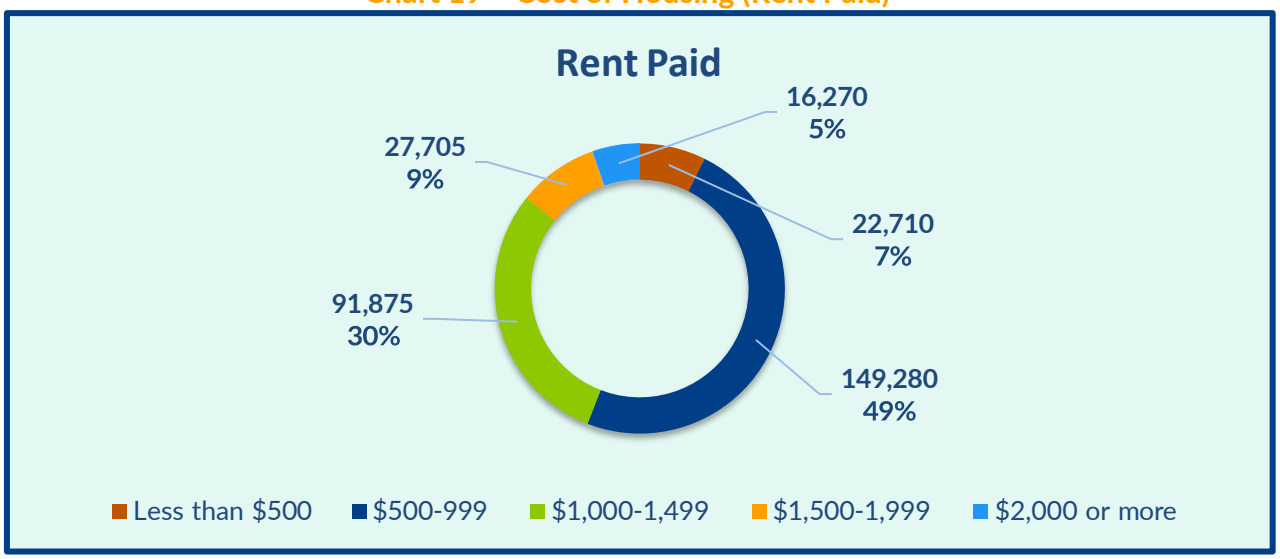
Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Table 37 – Cost of Housing (Rent Paid)

Rent Paid	Number	%
Less than $500	22,710	7.4%
$500-999	149,280	48.5%
$1,000-1,499	91,875	29.8%
$1,500-1,999	27,705	9.0%
$2,000 or more	16,270	5.3%
Total	***307,840***	***100.0%***

Data Source: 2013-2017 American Community Survey (ACS)

Chart 19 – Cost of Housing (Rent Paid)



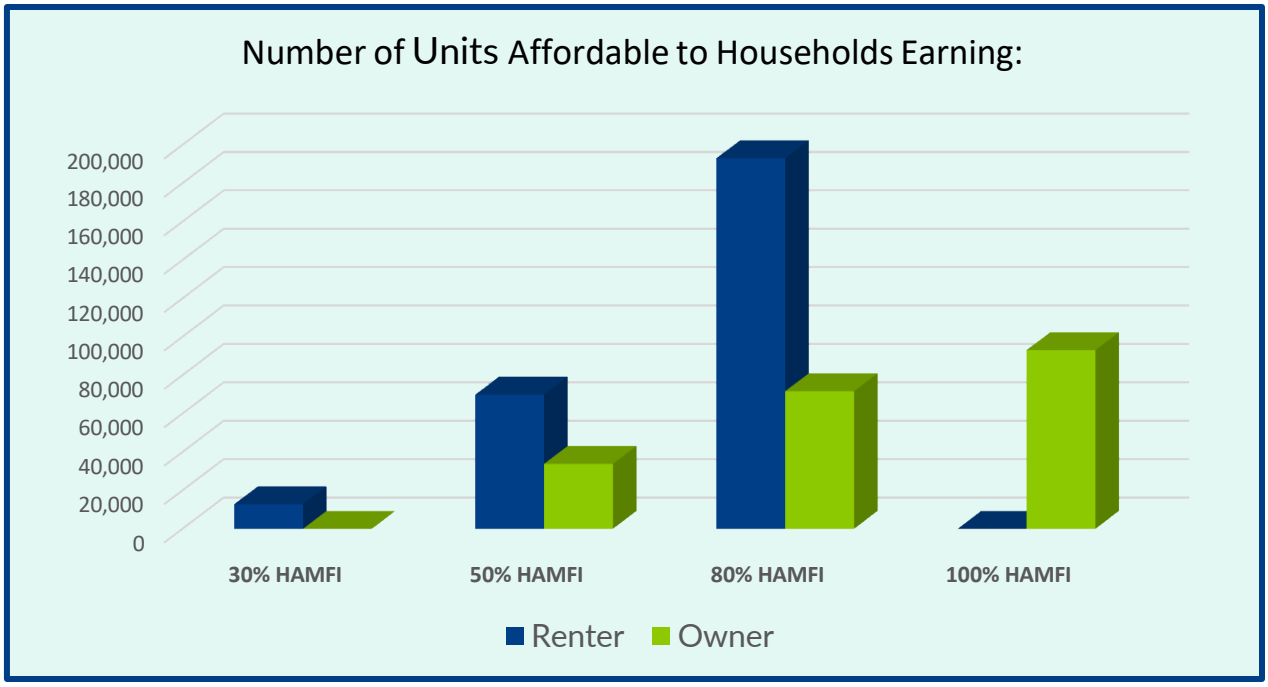
Housing Affordability

Table 38 – Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	12,780	No Data
50% HAMFI	69,900	33,845
80% HAMFI	193,025	71,690
100% HAMFI	No Data	93,084
Total	***275,705***	***198,619***

Data Source: **2013-2017 Comprehensive Housing Affordability Strategy (CHAS)**

Chart 20 – Housing Affordability Renter vs Owner



Monthly Rent

Table 39 – Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,426	$1,500	$1,758	$2,212	$2,847
High HOME Rent	$1,235	$1,325	$1,592	$1,830	$2,023
Low HOME Rent	$966	$1,035	$1,241	$1,434	$1,600

Data Source: **HUD FMR and HOME Rents**

Is there sufficient housing for households at all income levels?

The data suggest significant gaps in affordable housing availability, particularly for the lowest-income households (30% HAMFI), with only 12,780 rental units available. This indicates an insufficient supply of housing for the lowest-income brackets. This affordability gap rent finding corresponds to the cost burden data, previously discussed, for renters in the 30% HAMFI income level who are largely cost-burdened or severely cost-burdened. There is also an insufficient number of units for the 0 to 50% AMFI, relative to the 69,900 available rental units and the cost burden experienced in that rental-household income bracket.

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

As shown in the 2023 MVA study, incomes have not kept pace with rising home purchase prices. The median value of the ratio of home sale prices to income has increased from 5.7 in 2016 (before 2017 CHAS data) to 6.8 by 2022.

Over time, housing has become more expensive relative to household income. The CHAS data corresponds with these findings. The home value and contract rent data from Tables 36 and 37 illustrate the rising home prices, up by 54% since 2009, and increasing contract rent, up 33% since 2009. There are relatively few units available to households at the lowest income level.

- Between 2013- 2017, the Median Home Value increased from $135,400 to $208,700 (54% increase)
- Between 2013-2017, the Median Contract Rent increased from $719 to $956 (33% increase)
- These substantial increases in housing costs outpace general income growth, likely exacerbating affordability issues, particularly for low and moderate-income households.
- As home values and rents increase, low and moderate-income households will find it increasingly difficult to secure affordable housing.
- The higher costs can lead to greater financial strain, forcing families to spend a larger portion of their income on housing
- Higher home values may push more people into the rental market, increasing demand for rental units. This can drive rental prices even higher, creating a cycle of increasing unaffordability
- Conversely, higher rents can make homeownership appear more attractive for those who can afford it, but the high initial cost and down payments remain significant barriers for low and moderate-income households
- With the increase in home values and rents, the stock of housing units that remain affordable shrinks. This makes it crucial to preserve existing affordable housing and increase the supply of new affordable units
- Affordable housing developments may struggle to keep pace with market demands, leading to long waiting lists and increased competition for available units

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

Fair Market Rents in 2024 are between 10% and 40% higher than the High HOME Rents. Rents paid by tenants compared to Fair Market Rents and HOME rents are most likely higher in many cases. As of Quarter 1 of 2024, Moody's Analytics estimates the effective market rent per unit in the Dallas market at $ 1,492.42. As of July 2024, submarkets in Dallas have effective per-unit rents from $965 in Southeast Dallas to $1,715 in North Dallas and $3,107 in Central Dallas. While rents vary by Dallas submarket and unit size, rents in many submarkets are higher than the high HOME rents or FMR for efficiency units and higher than most of the HOME rents listed in the Table 39. According to the CHAS data from 2013-2017, a majority (70% or 193,025 units) of existing rental units for 0 to 80% HAMFI are affordable to renter households with 80% HAMFI income level (Table 38). Only 25% of the units are affordable to 50% HAMFI, and 5% are affordable to 30% HAMFI. Very low- and extremely low-income renters have few affordable rental options, and this shortage remains a significant problem. The number of up to 30% AMI households (Table 7) is 92,565, greater than 30 and up 50% AMI is 81,010 households, greater than 50 and up to 80% AMI is 103,760 households, and greater than 80% AMI and up to 100% AMI is 51,690 households. The number of units available at various income levels in Table 38 (though the data are incomplete) would have to meet the demand outlined in Table 7. The City will continue to support the development and preservation of affordable housing units within its designated Target Areas and citywide through mixed-income housing projects.

Discussion

The City of Dallas continues to experience population growth as the DFW metro area continues to attract residents with economic activity and jobs. At the same time, low- and moderate-income renters and homebuyers continue to have difficulty finding available affordable housing units. The 2023 MVA update, as well as cost burden data, show that household income is not keeping up with home prices. Renters, especially those in the 0 to 50% AMI income brackets, are the most cost-burdened. People of color, especially African American households, have fewer options to purchase affordable homes. The MVA maps show geographically constrained areas of affordability for many households and income groups. Data show that home prices have risen across the city in all market categories since the 2018 MVA. As shown in the CHAS data, median income in Dallas rose 25% between 2009 and 2017, while median home values rose 54% and median contract rent rose 33%. Incomes are not keeping pace with rising home values and rents. In reviewing available Moody's Analytics data for 2024 on rents in Dallas, low- and moderate-income households would be unable to afford rents in many submarkets.

At the same time, the City has updated its housing policy, DHP33, which has targeted goals for three Equity Strategy Target areas and citywide for housing production and preservation. The City will continue to invest funding and collaborative efforts to increase mixed-income housing and support neighborhood revitalization within the designated Target Areas and citywide.

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

Introduction

Fit housing is equally as important as affordable housing. Many lower-income families face a trade-off between housing affordability and adequacy. Vacant, substandard, and abandoned properties can significantly contribute to distressed neighborhoods and urban blight. Analysis of CHAS data indicates:

- 3,963 housing units lack complete plumbing and/or kitchen facilities
- 31,835 households are overcrowded (The generally accepted standard among housing advocates is that a housing unit is overcrowded when there are 1.01-1.5 persons per room.)

Conservative estimates of deterioration in homes in Dallas built in 1979 or earlier indicate that 281,935 units likely require some repairs or exhibit substandard conditions. Basically, more than half of the total housing units in Dallas need some repairs and pose a risk of lead-based paint.

The City of Dallas has a diverse housing market characterized by a mix of modern developments and older housing stock. Understanding the condition of housing units is essential for assessing the city's overall housing quality, identifying potential health and safety risks, and planning for future housing needs. This analysis draws on data from the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) to provide a detailed overview of housing conditions, the age of the housing stock, risks associated with lead-based paint, and the presence of vacant units. By examining these factors, we can identify critical areas for housing rehabilitation and improvement, ensuring that all residents have access to safe, healthy, and affordable housing.

The condition of housing units in Dallas reveals significant disparities between owner-occupied and renter-occupied properties. Many units exhibit issues such as incomplete plumbing or kitchen facilities, overcrowding, and severe cost burdens. Additionally, the city's older housing stock, particularly units built before 1980, presents a substantial risk of lead-based paint hazards, which can have severe health implications, especially for children. Despite a relatively low number of vacant units, the need for rehabilitation remains high, particularly in low-income areas where maintenance is often deferred.

This section provides a foundation for understanding the specific challenges and opportunities within Dallas's housing market, setting the stage for a more detailed analysis of housing conditions, the age and safety of the housing stock, and the potential for future rehabilitation efforts.

Definitions

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

City goals want to:

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

Substandard Conditions are defined by the City of Dallas as suitable for rehabilitation due to the structural and environmental conditions whereby a Housing Department inspector has assessed a dwelling's condition and has been found not to meet the Standard Condition definition above, but has been deemed financially feasible for rehabilitation in that:

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

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

Condition of Units

Table 40 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	56,820	26%	132,560	43%
With two selected Conditions	2,250	1%	13,850	5%
With three selected Conditions	50	0%	540	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	157,540	73%	160,885	52%
Total	*216,660*	*100%*	*307,835*	*100%*

Data Source: **2013-2017 American Community Survey (ACS)**

Year Unit Built

Table 41 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	30,660	14%	67,705	22%
1980-1999	41,105	19%	103,090	33%
1950-1979	112,765	52%	115,020	37%
Before 1950	32,120	15%	22,030	7%
Total	*216,650*	*100%*	*307,845*	*99%*

Data Source: **2013-2017 American Community Survey (ACS)**

Risk of Lead-Based Paint Hazard

Table 42 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	144,885	67%	137,050	45%
Housing Units built before 1980 with children present	34,433	16%	11,173	4%

Data Source: **2013-2017 American Community Survey (ACS), (CHAS)Total Units (Units with Children Present)**

Vacant Units

Table 43 - Vacant Units

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

Need for Owner and Rental Rehabilitation

The soaring costs of maintenance and construction have made home repairs difficult, and sometimes impossible, for homeowners. With the aging housing stock in the City, repairs, rehabilitation, and even reconstruction are necessary. These costs are particularly burdensome for elderly and disabled households on fixed incomes. Additionally, high repair costs impact rental properties, as property owners struggle to finance repairs for families who pay lower rents or to cover minimal operating expenses.

Analysis of the condition of units table, year unit built table, and risk of lead-based paint table reveals several key insights into the conditions of housing units and the need for rehabilitation for both owner-occupied and renter-occupied units in the City.

Condition of Units

For owner-occupied units, 26 percent of units have one selected condition, and 1 percent of units have two selected conditions, indicating potential issues. This compares to 73 percent of units with no selected conditions, indicating they are in good condition. For renter-occupied units, the majority (52 percent) have no selected conditions. This compares with 43% of units with one selected condition and 5% with two selected conditions.

Year Unit Built

A significant portion of owner-occupied units (52 percent) were built between 1950 and 1979. In comparison, 15 percent were built before 1950, and only 14 percent were built in 2000 or later. For renter-occupied units, 37 percent were built between 1950 and 1979, 7 percent were built before 1950, and 22 percent were built in 2000 or later.

Risk of Lead-Based Paint Hazard

A large number (67 percent) of owner-occupied units were built before 1980, posing a risk of lead-based paint. Approximately 16 percent of these units have children present, increasing health risks. For renter-occupied units, 45 percent were built before 1980, with 4 percent of these units having children present.

Given that 67 percent of units were built before 1980, and 27 percent of owner-occupied units have one or more conditions requiring attention, many units within the city likely need updates and repair to meet modern standards. This conclusion is supplemented by data showing that 48 percent of renter-occupied units have one or more conditions needing attention.

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

Conservative estimates of deterioration in homes in Dallas built in 1979 or earlier indicate that 281,935 units likely require some repair or contain a substandard condition. This means more than half of the total housing units in Dallas need some repair and contain some risk of lead-based paint. The number of housing units occupied by low- or moderate-income families with lead-based paint hazards is estimated by considering the total number of units built before 1980 (281,935 units) and the percentages of units with children present (16% owner-occupied, 4% renter-occupied). While exact

Income data for these units is not provided, but the high percentage of older housing stock implies a substantial risk for lead hazards, particularly in low-income neighborhoods where housing maintenance may be deferred.

Discussion

The condition of housing in Dallas reflects a significant need for improvement, particularly for lower-income families who often face a trade-off between affordability and housing quality. The aging housing stock poses a considerable challenge, with conservative estimates indicating that 281,935 units built in 1979 or earlier likely require repairs or exhibit substandard conditions. More than half of the total housing units in Dallas need some form of repair, with a substantial risk of lead-based paint hazards. The city's diverse housing market, consisting of both modern developments and older homes, requires a thorough understanding of housing conditions to address health and safety risks and plan for future needs. Data from the American Community Survey (ACS) highlights significant disparities between owner-occupied and renter-occupied units. For instance, 26% of owner-occupied units and 43% of renter-occupied units have one selected condition requiring attention. Additionally, 67% of owner-occupied units and 45% of renter-occupied units were built before 1980, posing a high risk of lead-based paint hazards. The presence of children in these older units further increases health risks, with 16% of owner- occupied and 4% of renter-occupied units having children present. Despite a low number of vacant units, the need for rehabilitation is high, particularly in low-income areas where maintenance is often deferred. The soaring costs of maintenance and construction further complicate repairs, making them burdensome for elderly and disabled households on fixed incomes and challenging for property owners managing rental properties with lower rents. Addressing these issues is crucial to ensuring that all residents have access to safe, healthy, and affordable housing in Dallas.

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

Introduction

Created in 1937, DHA's programs are overseen by a five-member Board of Commissioners appointed by the Mayor of the City of Dallas. It currently operates 3,196 public housing units and receives funding for 20,344 housing choice vouchers. Through DHA's programs, approximately 55,700 people are housed each day; 4,300 formerly homeless people have received housing; 15,540 seniors and persons with disabilities receive housing assistance; 692 veterans are housed; and approximately 16,000 households (40,000 people) are provided rental housing assistance in the private market through the Housing Choice Voucher Program; and approximately $26.12 million is contributed monthly to the local economy, primarily in the form of payments to landlords in the HCV program.

Totals Number of Units

Table 44 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/ vouchers available	0	61	3,196	20,344	1,764	17,090	736	182	527
# of accessible units	N/A	N/A	227	N/A	N/A	N/A	N/A	N/A	N/A

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

Data Source: PIC (PIH Information Center) and DHA YARDI

Describe the supply of public housing developments:

DHA owns approximately 3,200 public housing units in 31 separate housing communities throughout the City of Dallas. These units are spread throughout the City of Dallas and provide housing in a variety of settings, including multifamily apartments, housing for seniors and persons with disabilities, senior-only housing, small multifamily sites (20 units or fewer), and single-family homes. Newer public housing units are located in mixed-income communities.

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

As noted above, DHA owns approximately 3,200 public housing units in 31 separate housing communities throughout the City of Dallas. These include several newer public housing units that are provided in mixed-income settings. In the past ten years, DHA has developed 252 new public housing units in four communities. These communities include 435 non-public housing units, both affordable and market rental. DHA is also currently planning the redevelopment of three other public housing sites (Rhoads, Terrace, Cedar Springs Place, and Cliff Manor). Also included in DHA's Five Year Plan is the redevelopment of several other public housing sites including Little Mexico Village, Park Manor, Hidden Ridge Apartments, and Brackins Village.

Public Housing Condition

Table 45 - Public Housing Condition

Public Housing Development	Average Inspection Score
DHA	79 of 100

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

In 2021, DHA commissioned a capital needs assessment of its public housing properties. Based upon this assessment, DHA's public housing properties have capital improvement needs totaling approximately $48 million for the 2022-2026 five-year period. During this time, DHA anticipates receiving approximately $37 million in Capital Program Funds from HUD. Most of DHA's properties have ongoing capital maintenance needs, such as painting, new roofs, and interior updates; however, the needs at six of these properties are so great that DHA is considering redeveloping the properties.

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

DHA continues to maintain and update its properties within the limits of the funding received from HUD. In addition, DHA seeks other funding, such as low-income housing tax credits, private activity bonds, and commercial loans, for the redevelopment of its public housing properties. Additionally, DHA has an active Resident Services Department, which provides or coordinates activities for residents at public housing sites.

Additionally, DHA works with the Dallas Police Department to provide additional security services as needed. DHA also employs private security at its housing communities and has live-feed cameras at many of its properties. A third-party agency monitors these camera feeds.

DHA is also moving to on-line applications for many of its services such as applications and annual or interim recertifications. DHA provides computer kiosks at administrative and management offices for applicants and residents to use. Staff members are also available to help as needed.

Discussion:

The greatest challenge that DHA faces for Public Housing and Housing Choice Voucher Programs (HCV) is limited federal funding. Housing authorities have been facing consecutive years of reduction in Administrative Fees for the HCV program, as well as inadequate funding for the public housing Operating Subsidy and Capital Funds. DHA continues to work within these funding restraints to provide quality housing and services to meet the needs of the 55,700 people it currently serves, and to provide additional housing for thousands on its waiting lists.

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

Introduction

Housing Forward (formerly Metro Dallas Homeless Alliance, or MDHA), a private nonprofit organization, serves as the lead agency for the Dallas-area homeless response system. In this capacity, Housing Forward serves five main roles: (1) facilitates the annual Continuum of Care (CoC) NOFA funding process, (2) administers the local homeless management information system (HMIS) and operates the local homeless coordinated assessment system (CAS), (3) conducts the annual point in time (PIT) count of homeless persons, (4) maintains the homeless housing inventory chart (HIC); and (5) facilitates a unified homeless response system for Dallas and Collin Counties.

Housing Forward is the lead agency and local convener for the Dallas Continuum of Care (CoC) (TX-600 – Dallas City & County/Irving CoC), as described earlier. The Continuum of Care Board governs the Dallas Continuum of Care and includes a General Assembly and Executive Council known as the All Neighbors Coalition. The Dallas Continuum of Care has established three community-wide goals for the homeless response system in Dallas and Collin Counties:

1. Effectively end veteran homelessness
2. Significantly reduce chronic unsheltered homelessness
3. Reduce family and youth homelessness.

By designation from the United States Interagency Council on Homelessness issued on May 14, 2024, the Dallas Continuum of Care has achieved its goal of effectively ending veteran homelessness in Dallas and Collin Counties, meaning that, while veteran homelessness may still occur, the local homeless response system has the capacity to rehouse homeless veterans within 90 days. The Continuum of Care has also made significant strides in reaching its goal of reducing chronic unsheltered homelessness and family and youth homelessness. As demonstrated by the Point-in-Time Count, this year (2024) was the third consecutive year of reductions in homelessness in Dallas – reflecting an 18.6% reduction in overall homelessness, and 24.1% decrease in unsheltered homelessness, since the transformation of the Continuum of Care and launch of the REAL Time Rehousing initiative in 2021.

Additionally, the City of Dallas has taken several steps to facilitate a community-wide system of leadership, accountability, and sustainable funding to address homelessness, as described earlier. These include the **Citizen Homelessness Commission (CHC)**, a 15-member advisory body that meets monthly and whose purpose is to assure participation from, and involvement of, all stakeholders to develop policy recommendations to ensure alignment of City services with regional services to enhance efficiency, quality, and effectiveness of the communitywide response to homelessness. Additional efforts include partnering with the **Dallas Area Partnership to End and Prevent Homelessness**, a local government corporation with 15 members appointed by the Dallas City Council, Dallas County Commissioners' Court, and the Partnership Board. The Partnership also meets monthly and provides a collaborative structure to address ending homelessness from the broader community perspective by identifying priorities, establishing alignment, and bringing resources from many sources.

In 2023, the Mayor of the City of Dallas appointed a Task Force on Homelessness, Organizations, Policies, and Encampments (HOPE Task Force), comprising 10 members representing diverse backgrounds who consulted a range of resources for data, insights, and expertise on homelessness in the area. In June 2023, the HOPE Task Force issued its report with eight recommendations to guide the City's efforts in addressing homelessness. The recommendations are actively being addressed, and include:

- Implementing actions to stimulate the creation of new deeply affordable housing (by addressing permitting functions, allocating bond funds, distributing housing equitably across the city, facilitating private non-profit ownership and maintenance of housing, and releasing city-owned properties for housing)
- Addressing the bottleneck in the rehousing system and providing comprehensive support for unsheltered individuals during housing navigation following encampment closures
- Reducing redundancies in homeless response system planning
- Allocating City resources to encampment closures and preventing their re-establishment (e.g., police, sanitation, and code enforcement services)
- Expediting the opening of properties acquired by the City for homeless housing
- Streamlining bidding processes and facilitating participation by non-profit partners
- Continuing workforce development initiatives to make market-rate housing affordable for residents
- Continuing to facilitate data sharing and encouraging private funders to require data sharing

Coordinating these efforts for the City of Dallas, the **Office of Homeless Solutions**, established in October 2017, is dedicated to improving quality of life in the City of Dallas through innovative, collaborative, and comprehensive solutions to homelessness. The Homeless Solutions' key priorities are to:

- **Prevent and divert homelessness** – by identifying at-risk populations and targeting solutions (like enhanced diversion) that are sensitive to the special needs of those populations, increasing educational, skill-building, and employment opportunities, and identifying and addressing specific factors that contribute to homelessness.
- **Protect persons experiencing homelessness** – by employing innovative, low-barrier, person-centered, measurable, and high-quality services through the homeless response system of care, supporting the health, safety, and quality of life for persons experiencing homelessness, and reducing recidivism back into homelessness.
- **Promote and provide supportive and affordable housing solutions** – by addressing the inadequate supply of affordable housing units through creative, non-traditional, and sustainable housing solutions, as well as equipping individuals and families with the tools to be successful at obtaining and maintaining housing.
- **Partner to strengthen the homeless response system** – by fostering a comprehensive, coordinated, system-led response that engages the community, encourages partnerships, and blends public and private funding focused on performance.

A significant portion of Homeless Solutions' resources funds direct homeless services, including the operation of the City-owned emergency shelter facility (The Bridge Homeless Recovery Center), as well as staffing for street outreach, homeless encampment resolution, and inclement weather shelter activation. The Office of Homeless Solutions also supports the REAL Time Rehousing (RTR) initiative described below. In addition, Homeless Solutions' supports the Illegal Solicitation Deflection Initiative (to address panhandling), a Give Responsibly Campaign (to redirect street charity from the homeless to charitable and non-profit organizations serving the City's most vulnerable populations), a Friends of OHS volunteer corps (to marshal volunteers to support inclement weather shelter and other initiatives for unsheltered residents), and Community Events (like A Seat at the Table to feed homeless residents). As described more fully below, Homeless Solutions continues its Four-Track Strategy and several budget-enhancement projects to address the needs of homeless persons in the community.

As reflected in the chart below, the homeless response system for the local homeless Continuum of Care (TX-600 - Dallas City & County/Irving CoC), covering Dallas and Collin Counties, includes 3,661 year-round emergency shelter, safe-haven, and transitional housing beds, and 5,079 permanent housing beds, for a total of 8,740 beds in the homeless response system:

- 2,152 emergency shelter beds and 46 safe-haven beds, for a total of 2,198 year-round shelter beds (14.7% increase over four years), and 86 overflow beds
- 1,463 transitional housing beds (11.6% increase over four years)
- 2,422 permanent supportive housing beds (10.5% increase over four years)
- 1,251 rapid re-housing beds (235.3% increase over four years)
- 1,406 other permanent housing beds (including project-based vouchers for homeless persons) (91.8% increase over four years)

These resources are derived from the 2023 Housing Inventory Chart (HIC) compiled by Housing Forward and submitted to HUD each year. Overall, there has been a 33.9% increase over the last four years in beds available to serve persons experiencing homelessness. Some of these increases can be attributed to funding made available to address the COVID-19 pandemic, but many are also the result of other funding flowing to the Continuum of Care. While the chart does not show permanent supportive housing beds currently under development, the City of Dallas has several initiatives underway to increase capacity, as described below.

Facilities and Housing Targeted to Homeless Households

Table 46 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	681	86	525	1,874	0
Households with Only Adults	1,517	0	938	3,205	0
Chronically Homeless Households	n/a	n/a	n/a	975	0
Veterans	n/a	n/a	n/a	1,245	0
Unaccompanied Youth	34	0	116	60	0

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

The Dallas homeless response system consists of numerous mainstream agencies that collaborate to address the needs of homeless persons, children and youth in foster care, individuals with mental health or substance use disorders, formerly incarcerated individuals, and the educational needs of children in families at high risk of becoming homeless. Critical to reinforcing services are partnerships among several entities to support those individuals most at risk. They represent an array of state and local agencies, community-based organizations, and private facilities, and include:

- **Health Care** – Parkland Health & Hospital System, the local public hospital for Dallas County, provides indigent health care for persons who are unable to pay (including homeless persons), at its new 2.8 million-square-foot campus (twice the size of the old hospital) with state-of-the-art medical facilities. Through its Homeless Outreach Medical Services (HOMES) van, Parkland medical staff also visit several local homeless shelters and programs each week to provide on-site health care for homeless persons.
- **Behavioral Health** – Several local homeless shelters and programs include on-site mental health and substance use services at their facilities. For example, Metrocare Services is co-located at The Bridge Homeless Recovery Center, and Integrated Psychotherapeutic Services (IPA) provides services on-site at Austin Street Center. Other programs maintain

referral relationships with behavioral health providers to ensure that homeless clients can receive services. As well, the North Texas Behavioral Health Authority (NTBHA), the State-designated Local Behavioral Health Authority, provides counseling and connects individuals to services and benefits. NTBHA now receives funding under the Healthy Community Collaborative (HCC) program through the Texas Department of Health and Human Services to assist adults who are homeless and have a mental illness or who might also have co-occurring substance use or primary care health issues. This funding was previously awarded to the City of Dallas but has now shifted to NTBHA.

- **Employment** – Workforce Solutions Greater Dallas offers services on-site at local homeless shelters (e.g., The Bridge) to connect homeless persons with employment opportunities.
- **Veteran's Services** – The Veteran's Administration (VA) offers services on-site at local homeless shelters and programs (e.g., The Bridge and Austin Street Center).
- **Social Security Administration** – Local CoC policy asks homeless providers to have staff trained under the SSI/SSDI Outreach, Access, and Recovery (SOAR) program. This is designed to increase access to SSI/SSDI for eligible adults and children who are experiencing or at risk of homelessness and have a serious mental illness, medical impairment, and/or a co-occurring substance use disorder.
- **Corrections** – Homeless providers also maintain relationships and partnerships with local and state corrections agencies (Dallas County Criminal Justice Department and the Texas Department of Criminal Justice Parole Division and Reentry Division). For example, the Crisis Services Project within the Dallas County Criminal Justice Department is a Texas 1115 Medicaid waiver project to ensure all Dallas County jail inmates with a mental health disorder are identified, assessed, and given coordinated care to community resources upon release (including housing navigation).
- **Education** – The CoC engages with homeless liaison representatives from school districts within the geographical area of the CoC for planning and building support systems for homeless students. For example, the Dallas Independent School District (DISD) Homeless Education Program operates drop-in centers for homeless students at 16 high schools and 5 middle schools. This represents a 50% expansion from the 14 drop-in centers operating four years ago. In addition, CoC agencies that provide services to children are required to have policies and practices in place for their case managers to ensure that children are enrolled in and attending school, have uniforms and supplies, and receive services for which they qualify, such as special education, speech therapy, or free/reduced price meals.
- **Foster Care** – Homeless service providers work with the Texas Department of Family and Protective Services to serve youth awaiting discharge from foster care. Discharge planning is conducted by the state case manager and the foster home where the youth resides, and can include a local homeless provider. Youth may be eligible for transitional living allowance funding and housing programs from the Transitional Living Program.

These are a few examples of how local homeless service providers and the CoC work with mainstream service providers to meet the needs of homeless persons in the community.

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

Table 47 includes a list of services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, within the Dallas Continuum of Care (CoC) service area, including Dallas and Collin Counties. This list is not meant to be comprehensive, and not all projects are funded by the City of Dallas.

Table 47 - List of Services and Facilities Meeting the Homeless Needs

Emergency Shelter	Housing
Individuals Austin Street Center The Bridge Homeless Recovery Center Union Gospel Mission Union Gospel Mission/Center of Hope **Individuals & Families** Dallas Life Salvation Army **Families Only** Family Gateway Shared Housing Center **Day Shelter Services** Our Calling The Bridge Homeless Recovery Center, The Stewpot/First Presbyterian Church Showers **Domestic Violence** Agape Resource and Assistance Center The Family Place Genesis Women's Shelter Hope's Door/New Beginning Center Mosaic Family Services River of Life Homes	Agape Resource And Assistance Center Austin Street Center, Catholic Charities of Dallas, Dallas Housing Authority, Dallas Life Family Gateway Family Promise of Collin County Genesis Women's Shelter Harmony Community Development Corporation Housing Crisis Center Hopes Door/New Beginning Center Interfaith Families Services, Mesquite Housing Authority, Metrocare Services Plano Housing Authority Samarian Inn Shared Housing Center Texas Muslim Women's Foundation The Family Place Under 1 Roof Union Gospel Mission **<u>Sober Living/Recovery Housing</u>** Men of Nehemiah Oxford Houses Sober Living of America Soul's Harbor
Health Care	**Behavioral Health Care**
Agape Clinic Baylor Scott & White Cornerstone Care Center Foremost Family Medical Center/MLK Los Barrios Unidos Community Clinic Mission East Dallas	**<u>Mental Health</u>** Child & Family Guidance Center Dallas Behavioral Healthcare Hospital Innovations Community Mental Health Center, Integrated Psychotherapeutic Services (IPS), Medical City, Green Oaks Hospital

Parkland Health & Hospital System (including 00 community health centers) Parkland Homeless Outreach Medical Services (HOMES)	Metrocare Services Nexus Recovery Center North Texas Behavioral Health Authority (NTBHA) Parkland Health & Hospital System Southern Area Behavioral Healthcare Services Transicare, Inc. Youth 180 **Substance Use** Association of Persons Affected by Addictions (APAA) Homeward Bound
Outreach	**Coordinated Assessment System, Homeless Management Information System, Flex Fund &Landlord Engagement**
City of Dallas Office of Homeless Solutions • Street Outreach & Encampment Resolution Teams • Homeless Action Response Team (H.A.R.T/team) Dallas Downtown, Inc. Housing Forward Metro Relief Metrocare Services Our Calling	Housing Forward Homeless Crisis Helpline (888-411-6802)
Child Care	**Employment**
Bryan's House Rainbow Days Jewish Family Services/Vogel Alcove	Ascend Dallas (formerly WiNGS Dallas) Attitudes & Attire BridgeBuilders City of Dallas Fresh Start Employment Program Community Council of Greater Dallas Dress for Success, Redemption Bridge Wilkinson Center Workforce Solutions Greater Dallas
Transportation	**Legal Services**
Dallas Area Rapid Transit (DART) Dallas Connector Project My Ride Dallas DART Cares Program (services for those who depend on buses and trains for shelter)	City of Dallas Community Courts Legal Aid of North West Texas
Emergency Financial Assistance	**Essentials & Other Support**
Assistance Center of Collin County Frisco Family Services Center	**Food & Clothing** Brother Bill's Helping Hand

Irving Cares Mesquite Social Services, Metrocrest Social Services, North Dallas Shared Ministries, Rockwall Helping Hands	Carter's House Catholic Charities of Dallas Harmony Community Development Corporation North Dallas Shared Ministries North Texas Food Bank (with partner food pantries) Services of Hope S.M. Wright Foundation Streetside Showers White Rock Center of Hope Wilkinson Center **Furniture & Household Goods** Dallas Furniture Bank Bed Start Hope Supply Company **Other** Dallas Public Library
HIV Services	**Justice-Involved Services**
Abounding Prosperity AIDS Healthcare Foundation (AHF), AIDS Services of Dallas (ASD), Access & Information Network (AIN), The Afiya Center Bryan's House Children's Medical Center ARMS Clinic, Dallas County Health and Human Services, Health Services of North Texas (HSNT), Legacy Counseling Center Legal Hospice of Texas Parkland Hospital and Health System Prism Health North Texas Resource Center of Dallas Texas HIV Medication Program (ADAP) UT Southwestern Dallas Family Access Network (DFAN) UT Southwestern Community Prevention and Intervention Unit (CPIU)	City of Dallas Sobering Center City of Dallas Office of Integrated Public Safety Solutions (RIGHT Care Program) Dallas Deflects (Dallas County Diversion Center) Dallas County Criminal Justice Department Texas Offender Re-entry Initiative (TORI) Unlocking Doors™
Human Trafficking Recovery	**Refugee Services**
Mosaic Family Services, New Friends, New Life, Precious Child, Inc. Restored Hope Ministries	Catholic Charities of Dallas, International Rescue Committee (IRC), Mosaic Family Services
Veteran Services	**Youth Services**

American GI Forum-National Veterans Outreach Program Family Endeavors Housing Crisis Center VA North Texas Health Care System VA Homeless Outreach Veteran's Administration Supportive Housing (VASH)	After 8 to Educate/Fannie C. Harris Youth Center City House Dallas Hope Charities Dallas Independent School District Homeless Education Program/Drop-In Centers (at 21 schools) Elevate North Texas Youth Shelter Jonathan's Place/Promise House Transition Resource Action Center (TRAC) Wright Cause Urban Youth Conservation

Continuum of Care Projects

In an effort to marshal these services into a coordinated homeless response system, the Continuum of Care uses these key strategies:

- **Streamlined Pathways to Housing (Coordinated Access System)** – The Coordinated Access System (CAS) serves as the entry point (through local providers or via the Homeless Crisis Help Line phone number) into homeless housing based on assessment, prioritization, and documentation of homeless status. In June 2021, CAS was integrated into the local homeless management information system (HMIS) to streamline the process on a single platform. CAS enables persons experiencing a housing crisis to be assessed using a single CAS assessment tool, and either be diverted from homelessness or prioritized, matched, and connected to housing based on service need. The goal of CAS is to ensure that all households experiencing homelessness are connected to the right housing intervention through a standardized matching and referral process. A separate confidential CAS system operates for those experiencing domestic violence.
- **Data Systems** - Using the Eccovia Solutions ClientTrack™ system, the local HMIS system is used to collect client-level data and data on the provision of housing and services to homeless persons across the Continuum of Care (at an individual level and system-wide). Not only does this system enhance service provision to the individual client by sharing data with client consent, but it also enables analysis of homelessness in Dallas, allowing the City to understand patterns of service use and measure the effectiveness of the system of care. Domestic violence providers continue to use their own comparable databases. However, Housing Forward has expanded the Continuum of Care's data system capability through a partnership with Green River to provide a data warehouse, which, among other things, promises to allow the Continuum of Care to capture and integrate data from homeless service providers not using HMIS to look at system performance across the entire Continuum of Care.
- **Rehousing System Enhancements (including Diversion and Landlord Engagement)** – This includes system management of strategic initiatives and strengthening the system infrastructure. Housing Forward has expanded its staff capacity in several key areas –
    - Adding a Chief Program Officer (to oversee all homeless response system initiatives managed through Housing Forward)

  - Adding a Director and Senior Manager of Housing Initiatives (to manage large-scale strategic housing initiatives)
  - Adding a Crisis System Manager and Flex/Fund/Diversion Specialist
  - Adding a Manager of Landlord Engagement as well as several housing locator/navigator staff (to recruit landlords to participate in homeless housing programs).
- **Strategic Housing Initiatives** - This includes coordinated investment planning and using the R.E.A.L. Time Rehousing (RTR) initiative to scale rapid re-housing to levels that will significantly impact homelessness in the Continuum of Care. The original goal of this initiative was to house more than 6,000 persons by 2025, offering sustained time-limited tenant-based rental assistance, accompanied by ongoing case management and support services to ensure housing stability. The REAL Time initiative was expanded to include two additional pathways out of homelessness (Diversion and Permanent Supportive Housing). Since the expansion's launch in May 2023, RTR has housed 7,034 individuals as of March 2024. The original goal of housing combined 6,000 unique individuals was met. At the 2024 state of homelessness address, Housing Forward announced the next big milestone: reducing unsheltered homelessness by 50% from the 2021 level by 2026. RTR is a regional partnership among the City of Dallas, Dallas County, Dallas Housing Authority, Dallas County Housing Assistance Program, City of Mesquite through the Mesquite Housing Authority, City of Plano, and Housing Forward. Many of the homeless service providers listed in the table above also participate in the initiative. Through public funding, RTR includes rental subsidies, deposits, case management, housing navigation to assist participants in finding and securing housing, and administration. Through private funding raised by Housing Forward, RTR provides landlord incentives to encourage landlords to provide housing, move-in kits to provide basic supplies needed at move-in, and support for data systems. Through participating local housing authorities, RTR provides Emergency Housing Vouchers (EHV) made available through HUD to help individuals and families who are homeless.
- **Expanded Federal Funding and Support** – Expanded federal funding and support have enabled a transformation of the Dallas Continuum of Care and the way services are delivered in the homeless response system.
- ***HUD FY 2023 Annual Continuum of Care NOFO Competition*** – Additional $5 million (23.4% increase) to fund 24 continuing homeless housing projects and 4 new projects (including 50 new units of permanent supportive housing and 150 new units of rapid re-housing).
- ***HUD's Special NOFO Competition to Address Unsheltered Homelessness*** –New one-time funding (almost $23 million) to expand homeless street outreach, enhance permanent housing options, improve supportive services, and make overall system improvements (including an enhancement in diversion efforts).
- ***Day One Families Fund*** – Private grant ($1.25 million) to reduce family homelessness by expanding systemwide diversion initiatives for families.

- ***Youth Homelessness Demonstration Program (YHDP)*** – First-ever YHDP award ($9.3 million) to enhance efforts to end and prevent homelessness among youth and young adults in Dallas
- ***U.S. Interagency Council on Homelessness (USICH) ALL Inside Initiative*** – A first-of-its-kind initiative to address unsheltered homelessness across the country, with a focus on six communities, including Dallas. USICH and its member agencies will partner with Dallas for up to two years to strengthen and accelerate local efforts to help people move off the streets and into homes. A dedicated federal official is embedded in Dallas to help accelerate local strategies and enact system-level changes to reduce unsheltered homelessness.
- **Flex Fund** - Housing Forward offers a Flex Fund to pay for minimal costs that stand in the way of someone ending, or making progress to end, living in homelessness. For example, the Flex Fund could pay for critical documents, security deposits, transportation, medical costs, job-related expenses, basic furniture and household items, a variety of fees, hotel stays while waiting for housing, rental arrears, rental assistance, storage, or utility assistance, subject to Housing Forward's policy.

Local Government Projects

In addition to its dedicated efforts to support the above community-wide initiatives whenever possible, the City of Dallas supports the homeless response system that leads to homeless recovery by continuing to support the City-owned emergency shelter, **The Bridge Homeless Recovery Center**, which receives additional funding from Dallas County. The Bridge provides services to end long-term homelessness in Dallas, such as:

- Engagement and intake services
- Jail diversion and reentry services
- Emergency shelter and transitional shelter services
- Primary health care and behavioral health care services
- Recreational and educational services
- Employment and income services
- Affordable and supportive housing services

The Bridge is a central entry point within the Dallas Continuum of Care for homeless individuals seeking services, resulting in increased outreach effectiveness by streamlining and coordinating community-wide outreach and referrals. The Bridge serves over 800 guests every day at the day shelter and 300 guests each night at the night shelter. The pay-to-stay program, which began in 2018, provides 50 pay-to-stay shelter beds at The Bridge. Bridge Steps, the private non-profit organization operating The Bridge, provides shelter, homeless recovery services, and housing solutions for adults who are experiencing or at risk of long-term homelessness. The Bridge also serves as a one-stop facility, housing multiple service providers, including Parkland Hospital's Homeless Medical Services, Dallas Fire Department Emergency Medical Technicians, Legal Aid of Northwest Texas, Veterans Administration, Metrocare Services, and the Social Security Administration.

In addition, the Office of Homeless Solutions continues to use its **Four-Track Strategy**, introduced in 2018, for addressing the needs of homeless persons in the community (subject to appropriation of funding), as follows:

- **Track 1** is designed to increase shelter capacity through contracted shelter overflow programs. This track is designed to increase shelter capacity through additional pay-to-stay shelter beds that would provide shelter stays of up to 90 days (where available) and to bring unsheltered persons off the streets and engage them in homeless services.
- **Track 2** allows entities with Chapter 45 Temporary Inclement Weather Shelter permits to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 90 degrees (in summer months) as led by the City. The Office of Homeless Solutions provides for and coordinates the operation of temporary inclement-weather shelters to bring unsheltered persons off the street during bad weather and refers them to services.
- **Track 3** provides Subsidized Supportive Housing by offering security deposits, rent, utilities, incentives, and supportive services to further the alleviation of poverty to tenants; as well as incentives and risk mitigation services to participating landlords. This includes a master leasing/landlord participation program to assist homeless persons in obtaining housing and to provide risk mitigation for participating landlords. This track is intended, in part, to free up capacity in local shelters by moving homeless persons out into housing. Unsheltered persons may also participate in this program.
- **Track 4** focuses on Investments in Facilities Combatting Homelessness. Funding is provided for low-barrier housing types, including permanent supportive housing targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children, and young adults; and Day Centers for seamless wraparound services. Homeless Solutions has worked diligently to deploy $20 million in public bond funding (under Proposition J authorized by City of Dallas resident in 2017) to develop over 400 new housing units. This funding provides permanent supportive housing for the chronically homeless population, rapid rehousing for people who are elderly and/or disabled and for families with children and young adults, and day centers for seamless wrap-around services. These additional housing units will help move homeless persons out of shelters and off the streets. Bond funds have been deployed to create:
    - 180 units of permanent supportive housing at the St. Jude – Park Central hotel conversion project with Catholic Charities of Dallas
    - 245 beds at the Miramar and Candlewood Hotel projects
    - Future beds at another hotel project and a former hospital and medical building acquired by the City of Dallas.

In addition, in May 2024, City of Dallas residents approved Proposition I, authorizing an additional $19 million in public bond funding for permanent, supportive, and short-term housing facilities for people experiencing homelessness, including gap financing for permanent supportive housing projects and a small amount for needed repairs to the City-owned shelter, The Bridge Homeless Recovery Center.

Additionally, Homeless Solutions has implemented additional programs to strengthen the homeless response system through budget enhancements approved by the Dallas City Council when funding is available. They include:

- **System Enhancements** – These system enhancements include:
  - *Capacity Building Programmatic Support* - supports small emergency non-profit organizations serving homeless populations.
  - *Enhanced Outreach and Engagement Services* – provides outreach and engagement for unsheltered individuals and families experiencing homelessness.
  - *Healthy Community Collaborative* – supports services at local shelters for persons experiencing co-occurring mental health and substance disorders.
  - *Homeless Diversion Services* – includes outreach and engagement, emergency support, and other short-term intervention services to divert households who are experiencing a housing crisis away from shelter.
- **Supportive Housing for Seniors** – This will provide rapid re-housing rental subsidies for up to 120 chronically homeless seniors ages 55 and older.

The Four-Track Strategy and budget enhancement projects are intended to fill gaps and strengthen the overall homeless response system.

Other non-traditional ways that the City of Dallas and Dallas County support the homeless response system include:

- *City of Dallas Sobering Center* (through the City of Dallas Marshal's Office) - works to divert residents from criminal charges for public intoxication and connects them with services.
- *RIGHT Care Program* (through the City of Dallas Office of Integrated Public Safety Solutions) - includes a behavioral health clinician at the 911 call center and a field team to provide mental health crisis services and divert residents from jail or unnecessary hospitalization.
- *Dallas Deflects* (funded by Dallas County and operated by Homeward Bound) - diverts low-level offenders experiencing a mental illness and co-occurring substance use episodes from arrest, detention, and/or hospitalization to treatment and services.

All of the above efforts make up a comprehensive homeless response system intended to make homelessness in Dallas and Collin Counties rare, brief, and non-recurring.

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

Introduction

Special needs facilities and services include supportive housing and wraparound services made available through local public and private programs within the City of Dallas (and, for HIV services, within the seven counties covered by the Dallas Eligible Metropolitan Statistical Area). These programs serve one or more of the following populations:

- Elderly and frail elderly
- Persons with physical and/or developmental disabilities
- Persons with mental health disabilities and/or alcohol or substance use
- Persons with HIV/AIDS and their families
- Survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking
- Persons in families with children living in poverty

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

- Veterans - who receive services through the North Texas Veterans' Hospital Network
- Justice Impacted and Re-Entry – The City of Dallas partners with several community-based organizations to ensure that residents returning home after incarceration can receive supportive services, including case management, job training, and employment support.

Many of the homeless facilities and services described in the previous section also serve special needs populations – if they are homeless. It can be challenging to find programs and services that assist the working poor and those on fixed incomes - who are not homeless but struggle each day to get by. Low-income families are typically referred to local public housing authorities for housing assistance (such as the Dallas Housing Authority, whose waiting list is measured in years). However, a few smaller-scale housing programs are available to these populations. Parkland Health & Hospital System (and its community health centers) and other local free or low-cost clinics provide health care services for the indigent. Low-income families may be referred to programs, like Special Supplemental Nutrition Program for Women, Infant and Children (WIC), Supplemental Nutritional Assistance Program (SNAP) (i.e., Food Stamps), Temporary Assistance for Needy Families (TANF), and other mainstream assistance programs typically funded and/or managed through the State of Texas. As long-term assistance is the most challenging, these struggling populations often seek resources to fill in the gap (e.g., through emergency financial assistance).

HOPWA Assistance Baseline Table

Table 48 – HOPWA Assistance Baseline

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	330
PH in Facilities	211
STRMU	360
ST or TH Facilities	49
PH Placement	40

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

Elderly, Frail Elderly, and Persons with Physical and/or Developmental Disabilities

Supportive housing for the elderly, frail elderly, and persons with disabilities is typically provided through adult daycare centers, group homes, assisted living centers, and/or nursing homes, depending on the level of care needed. Low-income Dallas residents who are unable to afford private-pay care may access housing and care from licensed providers and/or be funded through the Texas Health and Human Services Department, if they are eligible.

For elderly or frail elderly and persons with disabilities, supportive housing options include:

- *Living in their own home* (if they can afford it) - while receiving supportive services provided through family members or home health care, like personal care, medical services, transportation, or caregiver services. Housing can be made more affordable for seniors and/or persons with disabilities through these sources (which often prioritize these populations for assistance, but are subject to wait lists).
- *Senior & Disabled Residential Properties* through Dallas Housing Authority (2 properties for seniors only and 3 properties for seniors and persons with disabilities.
- *Public Housing & Other Residential Properties* through Dallas Housing Authority (26 additional properties)
- *Section 8 Project-Based Rental Assistance (PBRA) or Housing Choice Voucher (HCV) Tenant-Based Rental Assistance (TBRA)* through Dallas Housing Authority or Dallas County Housing Agency – Dallas Housing Authority data indicates that 15,540 out of 40,000 persons (38.9%) assisted through its HCV program are seniors and disabled persons.
- *Section 811 Project Rental Assistance (PRA)* through Texas Department of Housing and Community Affairs (TDHCA) (4 properties located in Dallas and 5 additional properties in Dallas County)
- *Housing Tax Credit (LIHTC) and other Multi-Family Residential Properties* supported through TDHCA (18 properties for older people located in Dallas and an additional 21 properties for the elderly located in Dallas County)

- *Long-term care provided at facilities*, including:
    - *Nursing Facilities* for residents who need full-time care at the highest level outside of a hospital (32 located in Dallas and an additional 46 located in Dallas County)
    - *Assisted Living Facilities* for residents who need a lower level of care than a nursing home
    - Type A for residents who require less supervision/help (28 located in Dallas with an additional 17 located in Dallas County)
    - Type B for residents who require more supervision/help (75 located with Dallas and an additional 90 located in Dallas County)
    - Type C for adult foster care (2 located in Dallas)
- *Adult Day Centers* (11 located in Dallas and an additional 12 located within Dallas County)

For people with intellectual or developmental disabilities (IDD), supportive housing in care facilities funded through the State includes:

- *State Supported Living Centers* (13 across the state, but none located in Dallas)
- *Community-based Intermediate Care Facilities (ICFs)* (11 ICFs are located in Dallas, and an additional 37 are within Dallas County)
- *Home and Community-based Services:* Group Home or Host Home (with Companion Care) (42 group/host homes located in Dallas and an additional 119 within Dallas County)

In appropriate circumstances, boarding homes may be options for low-income individuals needing housing with varying levels of care. In 2012, the City of Dallas implemented an ordinance requiring boarding homes operating within city limits to be licensed and to meet code requirements – to ensure that the housing and services provided were safe. These include only boarding homes or facilities that are not otherwise licensed or monitored by the State. There are currently 167 registered boarding homes operating in Dallas.

For elderly or persons with disabilities, residents may receive referrals to housing and other services through the local Aging and Disability Resource Center (ADRC) (Connect to Care operated by Metrocare Services). Metrocare Services is also the local State-funded Local Intellectual and Development Disability Authority (LIDDA).

Programs that offer services specifically designed for elderly Dallas residents include the following as examples:

- *Dental Care* (North Dallas Shared Ministries, Texas A&M College of Dentistry)
- *Care Coordination & Family Caregiver Support* (Dallas Area Agency on Aging (AAA)
- *Elder Financial & Well-Being Assistance* (including benefit assistance, utility assistance, employment, fraud/scam prevention, and support resource) (Senior Source)
- *Food* (Dallas AAA Home-Delivered Meals Program, North Texas Food Bank with 25 food pantry partners in Dallas, Visiting Nurses Association Meals on Wheels)
- *Nursing Home Ombudsman* (Senior Source)
- *Information & Referral Services* (City of Dallas Office of Community Care Senior Services, Dallas AAA through Community Council of Greater Dallas, Senior Source)

- *Senior Centers* (Catholic Charities Marillac Community Center, Catholic Charities Brady Center, Dallas County Older Adult Services with 12 Senior Center locations)

Other programs that offer special services to persons with disabilities (which may include elderly persons) include the following, as examples:

- *Blind or Visually Impaired* (Envision Dallas, formerly known as Lighthouse for the Blind)
- *Deaf or Hearing Impaired* (Deaf Action Center, Callier Center for Communication Disorders, Relay Texas Services)
- *Intellectual and Development Disabilities* (including autism) (ARC of Dallas, Association of Independent Living, Easter Seals, Metrocare Services)
- *Disabled Rights and Assistance* (REACH of Dallas, The Texas Ramp Project)
- *Employment Services* (Goodwill Industries of Dallas, U&I Spread the Light, Workforce Solutions Greater Dallas)
- *Rehabilitation Services* (Comprehensive Rehabilitation Services (CRS) through Texas Health and Human Services Department, Vocational Rehabilitation Services through Workforce Solutions Greater Dallas, Goodwill Industries of Dallas)
- *Veteran Services* (The Veteran's Administration)

Low-income persons or those with Medicaid coverage who need treatment for mental health and/or substance use disorders typically access services through a behavioral health provider, including those funded through North Texas Behavioral Health Authority (NTBHA). Local mental health and substance use treatment providers are listed in the previous section.

Persons with Mental Health Disabilities and/or Alcohol or Substance Use

Supportive housing for low-income persons dealing with mental health and/or alcohol or substance use issues who are <u>not</u> experiencing homelessness sometimes presents a challenge in that housing resources are not typically dedicated to those populations. Mainstream housing resources may present the only option. Frequently, people with mental health and/or alcohol or substance use challenges who are ready to seek treatment will not do so for fear that they will lose their employment and, soon after, their housing, or will lose their housing assistance for being absent from the unit for an extended period. Sober living homes may offer housing options for people who desire a sober living environment to address their alcohol and/or substance use issues, but there may be a cost. For example, Oxford Houses operates 36 sober living homes in Dallas and an additional 38 locations in Dallas County. Others also operate within Dallas.

Inpatient residential treatment may be available through facilities such as Medical City Green Oaks Hospital or Dallas Behavioral Healthcare Hospital, or through substance abuse treatment facilities such as Homeward Bound or Nexus Recovery Center. Outpatient services may be found through Metrocare Services, Integrated Psychotherapeutic Services (IPS), Association of Persons Affected by Addictions (APAA), and others accessible through the North Texas Behavioral Health Authority (NTBHA). Persons experiencing a mental health crisis can dial 988 to reach the Crisis Lifeline for immediate help in dealing with the crisis.

Persons with HIV/AIDS and Their Families:

Low-income persons living with HIV residing in the seven counties included in the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) (consisting of Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall counties) can access HIV housing through the Housing Opportunities for Persons with AIDS (HOPWA) program. Current housing resources dedicated to this population include:

- 330 units with tenant-based rental assistance (TBRA) vouchers (City of Dallas Office of Community Care, Dallas County Health and Human Services, and Health Services of North Texas).
- 266 units supported with short-term rent, mortgage, and utility assistance (STRMU) (City of Dallas Office of Community Care, Dallas County Health and Human Services, Health Services of North Texas, and AIDS Services of Dallas).
- 40 units supported with permanent housing placement (e.g., deposit assistance) each year
- 125 units of permanent facility-based housing (AIDS Services of Dallas) and 53 units of master leasing housing (AIDS Services of Dallas and Legacy Counseling Center) that are expected to serve approximately 211 households each fiscal year.
- Seven units of transitional hospice/respite housing (Legacy Founders Cottage), as well as 29 emergency hotel/motel vouchers (AIDS Services of Dallas, City of Dallas Office of Community Care, and Legacy Counseling Center) that are expected to serve approximately 59 households during each fiscal year.

These resources are subject to change over the next five years due to shifts in funding, priorities, and project sponsors.

Persons living with HIV/AIDS in the Dallas EMSA often need to access housing that is not HIV specific or specifically targeted to persons living with HIV. For this reason, HOPWA also funds an HIV Housing Resource Center, which includes a physical location, a website, and an online searchable database of housing resources (both HIV- and non-HIV-specific) to assist HIV-positive persons in accessing non-HIV-specific housing. In addition, the HOPWA program makes a concerted effort to connect persons living with HIV with local public housing authority programs throughout the Dallas EMSA and assist them in transitioning into public housing or Section 8 housing when their names come up on the waiting list.

While supportive housing is typically provided through HOPWA or other housing resources, medical care and support services that HIV positive persons need for housing stability are provided through agencies funded through other resources (including the Ryan White HIV/AIDS Program).

These HIV medical and support services resources include:

- Abounding Prosperity (HIV testing/counseling and healthcare, PrEP services, and housing)
- Access & Information Network (AIN) (AHF Affiliate) (HIV case management, meals, day center, medical transportation, linguistic services, and health education and prevention)
- AIDS Healthcare Foundation (AHF) (HIV medical care, case management, and housing)

- AIDS Services of Dallas (ASD) (HIV housing)
- The Afiya Center (HIV testing/counseling, prevention, and referral/patient navigation)
- Bryan's House (HIV childcare and family supportive services)
- Children's Medical Center ARMS Clinic (HIV medical care for children)
- Dallas County Health and Human Services (HIV testing/counseling, early intervention services, and housing)
- Dallas Hope Charities (youth services, shelter, and food)
- Health Services of North Texas (HSNT) (HIV medical care, case management, behavioral health and counseling, transportation, housing, prescription assistance, and insurance assistance)
- Legacy Counseling Center (HIV mental health and substance abuse counseling, hospice/respite care, and housing)
- Legal Hospice of Texas (legal services)
- Parkland Health Systems (including ACCESS Clinic at Moody) (HIV medical care, HIV testing/counseling, HIV education/training, and PrEP services)
- Prism Health North Texas (HIV medical care, behavioral health care, dental services, transgender care, case management, testing/counseling, outreach/education, empowerment/support groups, PrEP services, empowerment/support groups, and Free World Bound for incarcerated or recently released)
- Resource Center of Dallas (medical care, mental health services, gender-affirming care, dental services, HIV testing, PrEP services, health insurance assistance, empowerment/support groups, and senior housing)
- Texas HIV Medication Program (ADAP) (HIV medication assistance)
- UT Southwestern Community Prevention and Intervention Unit (CPIU) (*HIV Prevention* - including HIV prevention, testing, and counseling; *Dallas Family Access Network (DFAN)* – including services and referrals for women, infants, children, and youth affected by HIV); and *Safe Connect – Intimate Partner Violence (IPV) Prevention* - including HIV counseling and testing, outreach referrals to medical services, linkage to PrEP, and IPV education

The list above is not meant to be comprehensive, and not all projects are funded by the City of Dallas.

Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Human Trafficking:

Many housing and supportive services resources available for survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking in Dallas are included above. Local domestic violence shelters include: The Family Place, Genesis Women's Shelter, Salvation Army (Dallas Women's Shelter), Mosaic Family Services, and River of Life. Shelters typically offer on-site services or connect residents with other providers to meet their needs, including necessities such as food, shelter, and clothing, as well as counseling, childcare, employment, job training, and legal services. Local organizations in Dallas serving those impacted by human trafficking include: Mosaic Family Services, New Life New Friends, Precious Child, Inc., and Restored Hope Ministries. Several of these organizations partner with the Dallas Police Department in the City's

efforts to combat human trafficking. Catholic Charities of Dallas, Mosaic Family Services, and The International Rescue Committee also provide refugee services.

As survivors of domestic violence and human trafficking begin to rebuild their lives, they are likely to access many of the resources outlined below for families with children living in poverty. Additionally, local resources are available through the City of Dallas Domestic Violence and Human Trafficking Advisory Council. Resources may also be accessed through the National Domestic Violence Hotline, the National Center for Victims of Crime's Stalking Resource Center, the National Sexual Assault Hotline (RAINN), the National Teen Dating Violence Helpline, and the National Human Trafficking Hotline. The Dallas Police Department provides regular updates to the City Council's Public Safety Committee on the City's efforts and partner efforts to address domestic violence and human trafficking.

Persons in Families with Children Living in Poverty:

Families with children living in poverty often must rely on mainstream resources, including mainstream assistance programs mentioned earlier, like SNAP, WIC, and TANF. Sometimes, because they may not be considered a special population or have special needs, these families may not qualify for resources targeting those with special needs.

- *Housing* – Families living in poverty must also look to mainstream housing programs for assistance, despite long waiting lists. These include Section 8 Project-Based Rental Assistance (PBRA) or Housing Choice Voucher (HCV) Tenant Based Rental Assistance (TBRA) through Dallas Housing Authority or Dallas County Housing Agency; Public Housing Residential Properties through Dallas Housing Authority (with 24 properties for families); and Housing Tax Credit (LIHTC) and other Multi-Family Residential Properties supported through TDHCA (83 properties with 2 or more bedrooms in Dallas and 13 additional properties with 2 or more bedrooms in Dallas County not dedicated to elderly populations).
- *Rent/Utility Assistance* - Families living in poverty also rely heavily on short-term or intermittent rent and utility assistance programs funded through federal, state, and local resources, for example, those offered through the City of Dallas (like ESG or HOPWA) or Dallas County (like CEAP or Comprehensive Energy Assistance Program), or local non-profit organizations (like North Dallas Shared Ministries).
- *Health Care & Behavioral Health Care* - Families can receive public health care through Parkland Health & Hospital System (and its community health centers) and other local free or low-cost clinics (like Los Barrios Unidos Community Clinic, Foremost Family Health Center, and Mission East Dallas). They may also be eligible for Medicaid or the Children's Health Insurance Program through the State. Accessing behavioral healthcare (including mental health and substance use treatment) can be a challenge, but some resources may be available through the North Texas Behavioral Health Authority (NTBHA).
- *Food* - Families living in poverty will rely on neighborhood food pantries (e.g., Services of Hope) to assist in times of food insecurity. North Texas Food Bank supplies almost 25 food pantries located in the City of Dallas.

- *Employment & Legal Services* - Workforce Solutions Greater Dallas assists with employment and job training. Where needed, Legal Aid of North West Texas provides legal services for low-income residents.
- *Childcare* – Childcare subsidies may be available through the City's Office of Community Care Early Childhood and Out-Of-School Time Services Program, funded, in part, by the City's CDBG grant. The City's Parks & Recreation Department also offers after-school and summer programs for school-age children that are funded, in part, by the City's CDBG grant. The Head Start and Early Head Start programs accept Childcare subsidies or scholarships, which may also be available through the Child Care Services Program under Texas Workforce Commission/Workforce Solutions Greater Dallas or the Child Care Assistance Program at the Child Care Group.
- *Transportation* - Public transit use through Dallas Area Rapid Transit (DART), with discounted fares for children and students.
- *Other Resources* - The 2-1-1 helpline (by phone and online) through Community Council of Greater Dallas maintains a community resource database of services that assist with health care, employment, educational, legal, housing, counseling, transportation needs, and other needs. In addition to these resources, families living in poverty frequently rely on help from churches, synagogues, mosques, and other faith-based organizations (such as Catholic Charities of Dallas, North Dallas Shared Ministries, or the Salvation Army) and, when available, on help from their own support network, including family and friends.
- Resources for pregnant and parenting teens include Viola's House (maternity home and support services), Wesley Inn (through Jonathan's House/Promise House) (housing and support services), The Lullaby House (maternity home with services), Hope Cottage (parenting classes and case management), In My Shoes (maternity home and support), and Hope Supply Company (diapers and other essentials).

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

Local service providers (for homeless and non-homeless) maintain referral partnerships and work with inpatient health care and mental health providers, as well as other institutions that discharge patients back into the Dallas community, to ensure those patients have a place to go and are connected to local services upon discharge. As part of the discharge planning process, institutions (like Parkland Hospital) have social workers on staff to assist patients as they transition from the institution back into community-based housing and services. Discharging institutions call on local providers and resources to help the patient secure a safe and decent place to stay with appropriate services as they exit medical or mental health treatment. For example, Legacy Founders Cottage works directly with hospital social workers in the discharge of patients living with HIV who need supportive housing with hospice or respite follow-up care.

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

Supportive housing and services for persons who are not homeless but have other special needs (e.g., elderly, frail elderly, persons with disabilities (mental, physical, developmental), and persons with alcohol or other drug addiction) will be provided through resources outside of this Consolidated Plan. The City of Dallas will continue to support these efforts through coordination and collaboration with state and local stakeholders and providers targeting these special populations.

For homeless and non-homeless persons living with HIV/AIDS, housing and services will be provided through HOPWA grant funding. The City will use HOPWA grant funding for housing, housing information services, resource identification, supportive services, and program administration. Other eligible activities may be funded as additional needs are identified in the community, subject to funding availability. HOPWA activities are described in more detail in the following section.

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

Elderly, Frail Elderly, and Persons with Physical and/or Developmental Disabilities:

While it is anticipated that over the next five years, supportive housing and services for elderly, frail elderly, and persons with physical and/or developmental disabilities will continue to be provided primarily through the State or private resources (Texas Health and Human Services Department and Texas Department of Housing and Community Affairs), the City of Dallas will work to coordinate with State departments to ensure that housing and services are available to senior and disabled residents of Dallas. The City of Dallas will continue to use Emergency Solutions Grant (ESG) funding for Homeless Prevention assistance to assist eligible senior residents (age 60 and over) and disabled residents, among others.

Beyond these coordinated efforts related to senior services, in May 2024, the Office of Community Care engaged a consultant to complete a comprehensive citywide needs assessment and strategic plan to determine how best to serve the senior population in Dallas. That plan will better inform City programming for seniors in the future. To frame the City's efforts related to senior services, on May 22, 2019, the Dallas City Council approved Council Resolution 190773, affirming the City's commitment to being an age-friendly city for those aged 50 and over and adopting the Age-Friendly Dallas Plan. The plan outlines six domains that reflect the needs of Dallas seniors with strategic goals and action items to guide the City's efforts. These include:

- *Outdoor Spaces and Building* – Availability of safe and accessible recreational facilities
- *Transportation* – Safe and affordable modes of private and public transportation

- *Housing* – Availability of home modification programs for aging in place, as well as a range of age-friendly housing options
- *Social Participation* – Access to leisure and cultural activities, including opportunities for older residents to socialize and engage with their peers as well as with younger people
- *Civic Participation and Employment* – Paid work and volunteer activities for older residents and opportunities to engage in the formulation of policies relevant to their lives
- *Communication and Information* – Access to communications technology and other resources so older residents can connect with their community, friends, and family
- *Community Support and Health Services* – Access to home-based care services, health clinics, and programs that promote wellness and active aging

The plan also includes key players and partnerships to improve each of these areas.

Persons with Mental Health Disabilities and Alcohol or Substance Use Disorders:

Behavioral health services in Dallas fall under the purview of the county (through the Dallas County Commissioners Court Behavioral Health Leadership Team) and the state (through the Texas Health and Human Services Department, which has designated the North Texas Behavioral Health Authority (NTBHA) as the local mental health authority for Dallas). However, the City of Dallas will continue its efforts to support the development of supportive housing, whether facility-based, voucher-based, or homeless prevention resources, for its residents struggling with mental health and substance abuse issues, including those who are homeless and at risk of homelessness. In addition to supportive housing, the City may use grant funding to fund one or more services for persons with mental health disabilities and alcohol or other drug addictions, to the extent that those services are not available elsewhere in the community.

Subject to funding, the City of Dallas and Dallas County expect to continue their work to address mental health and substance use issues related to law enforcement. These efforts include:

- *Sobering Center* through the City of Dallas Marshal's Office (to divert residents from criminal charges for public intoxication and connect with services)
- *RIGHT Care Program* through the City of Dallas Office of Integrated Public Safety Solutions (a mental health response unit that includes a behavioral health clinician stationed at the 911 call center and a field team to provide mental health crisis services and divert residents from jail or unnecessary hospitalization)
- *Dallas Deflects* (funded by Dallas County to divert low-level offenders experiencing a mental illness and co-occurring substance use episode from arrest, detention, and/or hospitalization to treatment and services)

Persons with HIV/AIDS:

The City of Dallas will continue to use HOPWA grant funding to provide four primary housing activities for persons living with HIV in the Dallas EMSA - to enable those persons to establish and maintain a stable living environment in safe, decent, and sanitary housing; reduce the risk of

homelessness, and improve access to health care and other support services. These housing activities include:

- *Short-Term Rent, Mortgage, and Utility Assistance (STRMU)* - Time-limited emergency rent, mortgage, and utility payments to prevent homelessness and enable clients to remain in their own dwellings.
- *Tenant-Based Rental Assistance (TBRA)* - Ongoing, long-term rental assistance in an approved, subsidized housing unit at a location of the resident's choice.
- *Facility-Based Housing Assistance* - Housing assistance (including operating costs) provided at housing facilities owned/leased and operated by a funded service provider, including permanent, transitional, or short-term supported housing, as well as master leasing, project-based rental assistance, and emergency hotel/motel vouchers.
- *Permanent Housing Placement* - Help with costs to establish a new resident in housing, including rental application fees, security deposit, and first month's rent.

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

- *Housing Information Services/Resource Identification* – including but not limited to counseling, information, and referral services to assist persons with HIV to locate, acquire, finance, and maintain housing, and to help identify new housing resources, among other things.
- *Supportive Services* - Services that promote housing stability, such as adult day care and personal assistance, alcohol and drug use services, case management services, childcare services, education, employment assistance and training, health/medical/intensive care services (if approved), legal services, life skills management, meals/nutritional services, mental health services, outreach, and transportation.
- *Administrative Costs* - General management, oversight, coordination, evaluation, and reporting for grant and project activities.

From time to time, as needs are identified and funding is available and approved, other eligible activities may be funded through the HOPWA formula or competitive grants, as allowed by HUD regulation, otherwise approved by HUD, or as allowed by law. These may include, but are not limited to, acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services, new construction of SRO dwellings and community residences, and technical assistance in establishing and operating a community residence.

Other services available to persons living with HIV/AIDS are funded primarily under the Ryan White HIV/AIDS continuum of care administered through Dallas County Health and Human Services (HIV Grants Management Division). Ryan White funds, when leveraged with HOPWA funding for housing, provide a robust continuum of services for persons living with HIV/AIDS in the Dallas EMSA. Other mainstream public and private services and non-HIV-specific programs may be available to persons with HIV/AIDS, as they would be to any other eligible person in the community.

Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Human Trafficking:

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

Families with Children Living in Poverty:

The City of Dallas will continue its efforts to address the nine drivers of poverty in the community by supporting services for families with children living in poverty, including the development of supportive housing, whether facility-based, voucher-based, or homeless-prevention resources. In addition to supportive housing, the City may use grant funding to support one or more services for families with children living in poverty, aimed at reducing and/or eliminating barriers to work and childcare, and closing disparities for residents with the greatest need. The City of Dallas expects to continue its efforts to make childcare more affordable (through financial subsidies) and to make out-of-school time programs (including after-school and summer programs) available to school-aged children living in poverty. The City of Dallas will also continue to use Emergency Solutions Grant (ESG) funding for Homeless Prevention assistance, helping eligible families with children living in poverty make ends meet, among others.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Dallas' Fair Housing Office conducted its Analysis of Impediments (AI) in June 2019. The City is in the process of updating the AI, and it will be submitted alongside the 5-year Consolidated Plan in August 2024. The City will follow fair housing standards in its marketing of all CDBG, Section 108, and HOME housing-funded programs. The addition of affordable housing and the promotion of a diverse community are steps communities can take to affirmatively further fair housing. Protected classes are often over-represented in the low- and moderate-income categories and are often likely to need affordable housing. Taking steps to address the housing needs of lower-income persons and to foster respect for a diverse community are therefore regarded as affirmative fair housing actions. The AI identified six impediments that could affect fair housing and affordable housing.

Impediment #1: Lack of affordable housing in high-opportunity areas. Pathways to opportunity and self-sufficiency are significantly weakened by systemic barriers, such as source-of-income discrimination, and by long-standing patterns of uneven access across communities. While these neighborhoods provide access to certain amenities or community characteristics believed to increase economic mobility, the criteria for designating a high-opportunity area leave only properties within the City that are too expensive to develop into affordable housing. The HUD-specific designation as an area identified by a state or local Qualified Allocation Plan (QAP) where poverty rates fall below 10 percent within metropolitan areas excludes the majority of properties within the city, and those that remain have found their values appreciate tremendously due to the strength of the Dallas area economy and robust immigration from other areas nationally.

Impediment #2: Insufficient affordable housing available in the City of Dallas. The need for affordable housing in Dallas and the DFW region is growing exponentially, while affordable housing choices seem to be shrinking. Increasing the supply of affordable housing throughout the community must be pursued in a way that does not further segregate and concentrate poverty, but rather fosters inclusive, mixed-income communities. The supply of affordable housing is also affected by the loss of affordable housing through gentrification, demolition, and conversion to higher-end units.

Impediment #3: Lack of affordable, accessible housing for persons with disabilities. The lack of accessible units in higher-density, mixed-use locations is an issue for these groups. Such buildings allow for a broader range of affordable housing options for older adults and protected classes, including accessory dwellings and co-housing. There is a need for additional housing policies for persons with disabilities that provide clear guidance on the reasonable accommodation request process. There is a need to develop programs promoting universal design (for housing accessibility) in new construction and renovation. Finally, there is an ongoing need to survey public infrastructure (sidewalks, crosswalks, business entrances, etc.) for accessibility and to allocate ample funds to bring public areas up to code.

Impediment #4: Lack of public or private investment in certain neighborhoods has created stark differences in conditions across Dallas. Addressing this uneven landscape of opportunity calls for coordinated and geographically targeted investment strategies across City departments and agencies. In 2018, the City of Dallas created the Office of Equity and Human Rights to strengthen the City's commitment to fair, inclusive practices and to help guide City-led initiatives—such as

transportation, housing, and neighborhood services—toward expanding access to resources and directing investments where they are most needed.

Impediment #5: Insufficient access to opportunity for residents of supported housing. The lack of community investments negatively impacts access to opportunity (jobs, services, recreation, etc.) in higher poverty areas, compounding higher levels of ethnic segregation. The condition, maintenance, and management of publicly assisted and low-income housing are significant drivers of community attitudes. Well-managed and well-maintained properties improve public opinion and may effectively reduce some community opposition. Importantly, the provision of support for residents of publicly supported housing also includes the locational characteristics of the neighborhoods in which they are located.

Impediment #6: Lack of education regarding affordable housing and fair housing enforcement. The lack of awareness of both available fair housing resources and tenants' rights is very likely to worsen housing problems and fuel predatory practices. Topics of information deficit include tenant rights; obtaining support (letters, endorsements, financial aid) for local fair housing groups' education and fundraising; knowledge of and support for fair housing goals; and assessments of banks' performance under the Community Reinvestment Act (CRA).

The Office of Housing and Community Development, in partnership with WFN Consulting, Inc., conducted a comprehensive citizen participation process to enhance Fair Housing initiatives in Dallas and engage the public during the development of the Analysis of Impediments (AI). This process included a series of workshops (3 virtual, 4 in-person) with residents and community organizations. Feedback indicated that the barriers identified in 2019 persist, including a lack of education about affordable housing and fair housing enforcement, inadequate notification systems for available affordable housing, limited transportation options for individuals with disabilities, disparities in public and private investments across neighborhoods, insufficient affordable housing in high-opportunity areas, and restricted access to supportive housing. Many of these ongoing barriers are a consequence of longstanding systemic inequities and historical racial policies.

Despite the impediments referenced above, the City of Dallas is actively working to remove barriers that limit the production and feasibility of affordable housing. The Dallas Housing Policy 2033 and the City's strategic plan for expanding fair access to opportunity are central to these efforts, reinforcing the City's commitment to inclusive housing options and stronger communities. These initiatives address long-standing disparities, support diverse and thriving neighborhoods, and enhance the quality of life for all residents by promoting accessible, sustainable, and affordable housing.

Additionally, the prevalence of aging housing stock presents significant challenges. The City faces obstacles, including stringent permit requirements, high costs associated with lead-based paint removal regulations, and fee structures for water and sewer lines, street lighting, and infill housing development. Furthermore, rising costs for environmental controls and infrastructure compound these issues, making it increasingly difficult to maintain and develop affordable housing.

To offset rising costs, the City of Dallas uses General Obligation Bond funds to assist developers in installing infrastructure that supports affordable housing development. These funds are combined with economic development and transit-oriented initiatives to provide affordable housing linked to transportation and employment opportunities. City funding for nonprofit and for-profit affordable housing developers must increase to keep pace with rising costs that could otherwise hinder development.

The City of Dallas has consolidated unproductive, vacant, abandoned, and developable lots into an Urban Land Bank Program to stabilize distressed communities, though rising demolition costs present a challenge. Additionally, the City actively seeks input from elected officials, partners, residents, housing developers, builders, and community organizations to identify and address policies or processes that may impede affordable housing development.

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

Introduction

The City of Dallas is committed to enhancing community development by focusing on non-housing assets that contribute to a thriving and equitable urban environment. Key to this initiative is a thorough examination of various factors, including business activity that reflects economic vitality, labor force details that outline employment trends, and occupational data that highlights job sector variance. Additional insights into travel times, age-by-age educational attainment, and median earnings further support the city's efforts to improve transportation efficiency, educational opportunities, and economic stability. By leveraging this comprehensive data, Dallas aims to build a more dynamic and inclusive community, ensuring that all residents benefit from strategic investments in infrastructure and services that promote growth and well-being.

Economic Development Market Analysis

An economic development marketing analysis is a comprehensive evaluation that assesses a region's economic strengths, opportunities, and challenges to inform strategic marketing efforts. Efforts involve analyzing data on business activity, industry trends, workforce characteristics, and competitive advantages. The analysis identifies key economic drivers, target markets, and potential growth areas, providing insights into how to effectively position the region to attract investment and support business growth. The insights gained from the market analysis are based on the data presented in the upcoming tables, as well as any supplementary studies conducted by the City on existing plans. This analysis helps shape targeted marketing strategies, promotional campaigns, and policy recommendations to enhance the City's economic development initiatives.

Business Activity

Table 49 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs fewer workers %
Agriculture, forestry, fishing, and hunting, and mining:	4,564	4,683	1%	1%	0%
Construction	70,343	37,415	11%	4%	6%
Manufacturing	47,957	51,015	7%	6%	2%
Wholesale trade	19,538	45,341	3%	5%	-2%
Retail trade	68,398	86,607	10%	10%	1%
Transportation and warehousing, and utilities:	43,854	52,661	7%	6%	1%
Information	13,831	21,225	2%	2%	0%
Finance, insurance, and real estate and rental and leasing:	63,866	91,077	10%	10%	-1%
Professional, scientific, management, and administrative and waste management services:	107,617	198,284	16%	22%	-6%
Educational services, health care, and social assistance:	118,346	192,866	18%	21%	-4%
Arts, entertainment, and recreation, and accommodation and food services:	60,705	72,471	9%	8%	1%
Other services, except public administration	31,225	21,004	5%	2%	2%
Public administration	13,096	23,055	2%	3%	-1%
Grand Total	663,340	897,704	100%	100%	0%

Data Source **2018-2022 ACS 5-Year Estimates (Table DP03) (Workers)**
2021 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 50 - Labor Force

Total Population in the Civilian Labor Force	741,411
Civilian Employed Population 16 years and over	712,682
Unemployment Rate	3.9%
Unemployment Rate for Ages 16-24	8.6%
Unemployment Rate for Ages 25-65	4.3%

Data Source **Bureau of Labor Statistics (BLS)/Texas Workforce Commission (TWC) LAUS 2023 Values 2018-2022 American Community Survey 5-Year Estimates**

Table 51 – Occupations by Sector

Occupations by Sector	Number of People	%
Management, business, science, and arts occupations	259,868	39.2%
Service Occupations	106,137	16.0%
Sales and office	137,324	20.7%
Natural Resources: Construction, extraction, maintenance, and repair	73,429	11.1%
Production, transportation, and material moving	86,582	13.1%

Data Source **2018-2022 American Community Survey 5-Year Estimates**

Travel Time

Table 52 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	358,650	58%
30-59 Minutes	212,975	34%
60 or More Minutes	47,034	8%
Total	***618,659***	***100%***

Data Source **2013-2017 American Community Survey**

Education:

Table 53 - Educational Attainment by Employment Status (Over 16)

Educational Attainment	In the Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than a high school graduate	100,130	5,420	47,615
High school graduate (includes equivalency)	108,825	6,880	44,070
Some college or an Associate's degree	128,210	5,925	30,525
Bachelor's degree or higher	220,645	6,660	29,115

Data Source **2013-2017 American Community Survey**

Educational Attainment by Age

Table 54 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4,270	14,470	25,720	44,870	19,125
9th to 12th grade, no diploma	17,170	19,120	19,845	29,150	11,505
High school graduate, GED, or alternative	42,270	54,465	38,925	66,525	30,585
Some college, no degree	40,045	47,395	30,285	51,975	27,430
Associate's degree	5,125	12,355	7,835	14,940	5,810
Bachelor's degree	19,775	71,635	35,950	54,810	27,170
Graduate or professional degree	2,075	33,510	26,030	34,670	20,465

Data Source: 2013-2017 American Community Survey

Educational Attainment – Median Earnings in the Past 12 Months

Table 55 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than a high school graduate	102,332
High school graduate (includes equivalency)	119,197
Some college or an Associate degree	151,195
Bachelor's degree	225,413
Graduate or professional degree	281,127

Data Source 2013-2017 American Community Survey

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

The major employment sectors within the City of Dallas, as indicated by the Business Activity table, are diverse and significant contributors to the local economy. The major sectors include:

1. Professional, scientific, management, and administrative and waste management services (22% of jobs).
2. Educational services, health care, and social assistance (21% of jobs).
3. Retail trade (10% of jobs).
4. Finance and insurance, and real estate and rental and leasing (10% of jobs).
5. Arts, entertainment, and recreation, and accommodation and food services (8% of jobs).

Describe the workforce and infrastructure needs of the business community:

The business community in Dallas has diverse needs, given the varied major employment sectors. The educational services and health care and social assistance sector (18% of workers) and the professional, scientific, and management, administrative, and waste management services sector (16% of workers), which account for a significant share of jobs, require a highly educated and skilled workforce. This necessitates a robust education and training infrastructure, particularly in higher education and specialized training programs. The construction sector (11% of workers) and the retail trade sector (10% of workers) need a steady influx of workers with a range of skill levels, from entry-level to skilled trades. Additionally, the finance and insurance sector (10% of workers) and the real estate and rental and leasing sector require efficient logistics and transportation infrastructure to support their operations. The transportation and warehousing and utilities sectors also require efficient logistics and transportation infrastructure to support their operations. Overall, reliable transportation, advanced technological infrastructure, and accessible education and training facilities are critical to meet workforce and infrastructure needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.

The City of Dallas is poised for significant economic impact from planned investments and initiatives. One of the most notable changes is the 2024 Bond Program, which totals $1.25 billion and includes substantial funding for streets and transportation, parks and recreation, flood protection, libraries, and cultural facilities. This bond program is expected to stimulate job growth in the construction and related sectors, while also enhancing the city's infrastructure and making it more attractive for businesses and residents. Supporting plans, including the Strategic Economic Development Plan, ForwardDallas
2.0 Comprehensive Land Use Plan (as updated), and Economic Incentives (as updated).

Additionally, the city is focusing on expanding its educational and training infrastructure to meet the demands of its major employment sectors. The City's Economic Development Policy aims to invest in, incentivize, and support workforce development and training efforts that promote access.

to well-paying jobs in both emerging and stable industries. Key actions include exploring funding sources to support workforce development needs, such as securing new grants, collaborating with community colleges, and developing new partnerships. The city will also conduct annual outreach and data collection to understand employment trends and needs. Additionally, the City will manage partnerships with high schools, higher education institutions, workforce development providers, and anchor institutions to support workforce training and encourage higher education.

Moreover, several planned local and regional initiatives are likely to affect job and business growth opportunities. For example, the continued development of mixed-use projects and the expansion of public amenities are expected to create new employment opportunities and drive economic activity. These developments will require a range of skills, from construction and engineering to management and resident service.

In summary, the major changes in Dallas, driven by substantial public investments and regional initiatives, are set to create significant job and business growth opportunities. Addressing the associated workforce development needs, business support, and infrastructure enhancements will be crucial for maximizing these opportunities and ensuring sustainable economic growth.

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

The skills and education of the current workforce in Dallas generally align with local employment opportunities, though some gaps exist. Major employment sectors include professional, scientific, and management services; educational services and healthcare; retail trade; finance and insurance; and real estate. A significant portion of the workforce has higher education degrees, with 220,645 individuals holding a bachelor's degree or higher. Those with some college or associate degrees (128,210) support sectors like retail, construction, and transportation. High school graduates (108,825) and individuals with less education (100,130) are mainly in service and manufacturing roles.

Based on the data analysis, several needs have been identified:

Workforce Development Needs:

- Despite the overall alignment, there are specific areas where workforce development is crucial. The professional and healthcare sectors require continuous investment in higher education and specialized training programs to ensure a steady supply of qualified professionals.
- The construction sector, which shows a notable gap with 70,343 workers but only 37,415 jobs, suggests a need for more job creation or diversification of skills to align with available jobs.
- The wholesale trade sector also shows a discrepancy with 19,538 workers versus 45,341 jobs, indicating a need for workforce development in logistics and trade skills.

Infrastructure Needs:

- Efficient logistics and transportation infrastructure are critical for supporting the transportation and warehousing sector. Investment in advanced technological infrastructure, such as broadband internet and smart city technologies, will support growth in the information sector and improve overall business operations.

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

The City of Dallas has several workforce training initiatives supporting job growth and business development. The FreshStart Employment Program provides job training and employment opportunities for individuals with criminal backgrounds. The Upskilling Dallas Program, funded by ARPA and approved by the Dallas City Council on April 26, 2023, targets low- to moderate-income residents, providing training for IT certifications and registered behavior technicians, along with job readiness and placement services. Additionally, partnerships with Workforce Solutions Greater Dallas, Texas Workforce Commission, and Dallas College enhance training and job placement efforts.

Current workforce training initiatives in Dallas are supported by various organizations, including the South Dallas-Fair Park Board's Advisory Board's (a 15-member board appointed by the City Council), which focuses on community and economic development in the Fair Park area. Additional citywide initiatives provide resources and opportunities for minority- and women-owned business enterprises (M/WBEs) and support entrepreneurship through funding, mentorship, and business development services. These initiatives enable minority- and women-owned businesses (M/WBEs) to compete effectively for contracting opportunities. The City also supports residents by offering a range of networking events, workshops, mentorship programs, and outreach activities to help them succeed.

These initiatives align with the jurisdiction's Consolidated Plan by addressing workforce development needs, reducing unemployment, and promoting economic growth. The Economic Development Policy emphasizes investing in workforce development and training efforts to ensure access to well-paying jobs in both emerging and stable industries. Collaborations with community colleges, high schools, and workforce development providers support this strategy, fostering a skilled workforce to meet the demands of Dallas's diverse employment sectors.

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

On January 25, 2023, the Dallas City Council unanimously approved an amended City of Dallas Economic Development Policy and approved a new Economic Development Incentive Policy.

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

The City is undertaking several economic development initiatives that align with and support the goals of the Consolidated Plan. These initiatives are supported by key plans such as the Fairness and Opportunity Framework, the Business Encompassing and Development Policy, the Strategic Economic Development Plan, ForwardDallas 2.0, and the updated Economic Incentives.

Initiatives include:

- **Investing in Workforce Development**: Efforts include aligning training with emerging sectors, exploring funding sources, and managing partnerships with educational institutions and workforce providers.
- **Supporting Minority and Women-Owned Business Enterprises (MWBEs):** This includes creating programs for capacity building, entrepreneurship, and innovation.
- **Empowering the Economic Development Corporation (EDC):** The City is enhancing the capabilities of the EDC to facilitate quicker responses to economic development needs, market the city effectively, manage land transactions, and build public-private partnerships. This supports the Consolidated Plan's goal of promoting economic opportunities and business growth.
- **Economic Incentive Program Overhaul:** The City reformed its economic incentive programs to enhance transparency and predictability, improve access for small businesses and developers, and focus investments on historically disadvantaged communities. This effort aligns with the Consolidated Plan's objective of fostering equitable economic growth and supporting underserved areas.
- **Future Land Use Map:** A new Future Land Use map is being finalized, and the development code is being amended to address land use inequities. This initiative aims to guide public and private investment, improve the financial feasibility of development in historically disadvantaged areas, and ensure that land-use decisions support community needs and public health priorities, directly complementing the Consolidated Plan by leveraging strategic land use.

These initiatives are strategically aligned to ensure that the City's economic development efforts advance the key goals of the Consolidated Plan.

Discussion

The City of Dallas boasts a diverse economy with significant employment across several sectors. The largest are professional, scientific, and management services, which account for 22% of jobs, followed closely by educational services and healthcare, at 21% each. Retail trade and finance/insurance each account for 10% of employment, while arts/entertainment and accommodation/food services account for 8%. This variety underscores the city's broad economic base and the corresponding range of workforce needs.

To address these needs, different sectors require distinct workforce skill sets. The professional and healthcare sectors demand highly educated and skilled workers, necessitating a strong education and training infrastructure. In contrast, the construction and retail sectors need a continuous supply of workers with diverse skill levels. Additionally, the finance and real estate sectors depend on efficient logistics and transportation infrastructure. Therefore, to support these sectors effectively, the city must enhance educational facilities, invest in advanced technological and logistical infrastructure, and implement comprehensive workforce training programs.

The City of Dallas's 2024 Bond Program, with a $1.25 billion investment, is poised to significantly influence economic growth by funding improvements in infrastructure, parks, libraries, and cultural facilities. This program is anticipated to drive job growth, particularly in construction and related fields, and enhance the city's appeal for businesses and residents alike. Complementary plans, such as the Comprehensive Opportunity Plan, Business Involvement and Development Policy, Strategic Economic Development Plan, and ForwardDallas 2.0 Comprehensive Land Use Plan, reinforce these investments. Key initiatives within these plans include revamping economic incentive programs, finalizing a Future Land Use map, updating housing policies, and bolstering support for MWBEs and workforce development.

Dallas is also advancing several workforce training initiatives, including the FreshStart Employment Program and the Upskilling Dallas Program, which offer job training and placement services. Collaborations with Workforce Solutions Greater Dallas, Texas Workforce Commission, and Dallas College further strengthen these efforts. Additionally, the South Dallas-Fair Park Board's Advisory Board supports community development, while citywide initiatives enhance MWBE success and foster entrepreneurship. These initiatives align with the Consolidated Plan by addressing workforce development needs, reducing unemployment, and driving economic growth. The Economic Development Policy's emphasis on investing in workforce training and partnering with educational institutions supports the creation of a skilled workforce to meet the demands of Dallas's varied employment sectors.

MA-50 Needs and Market Analysis Discussion

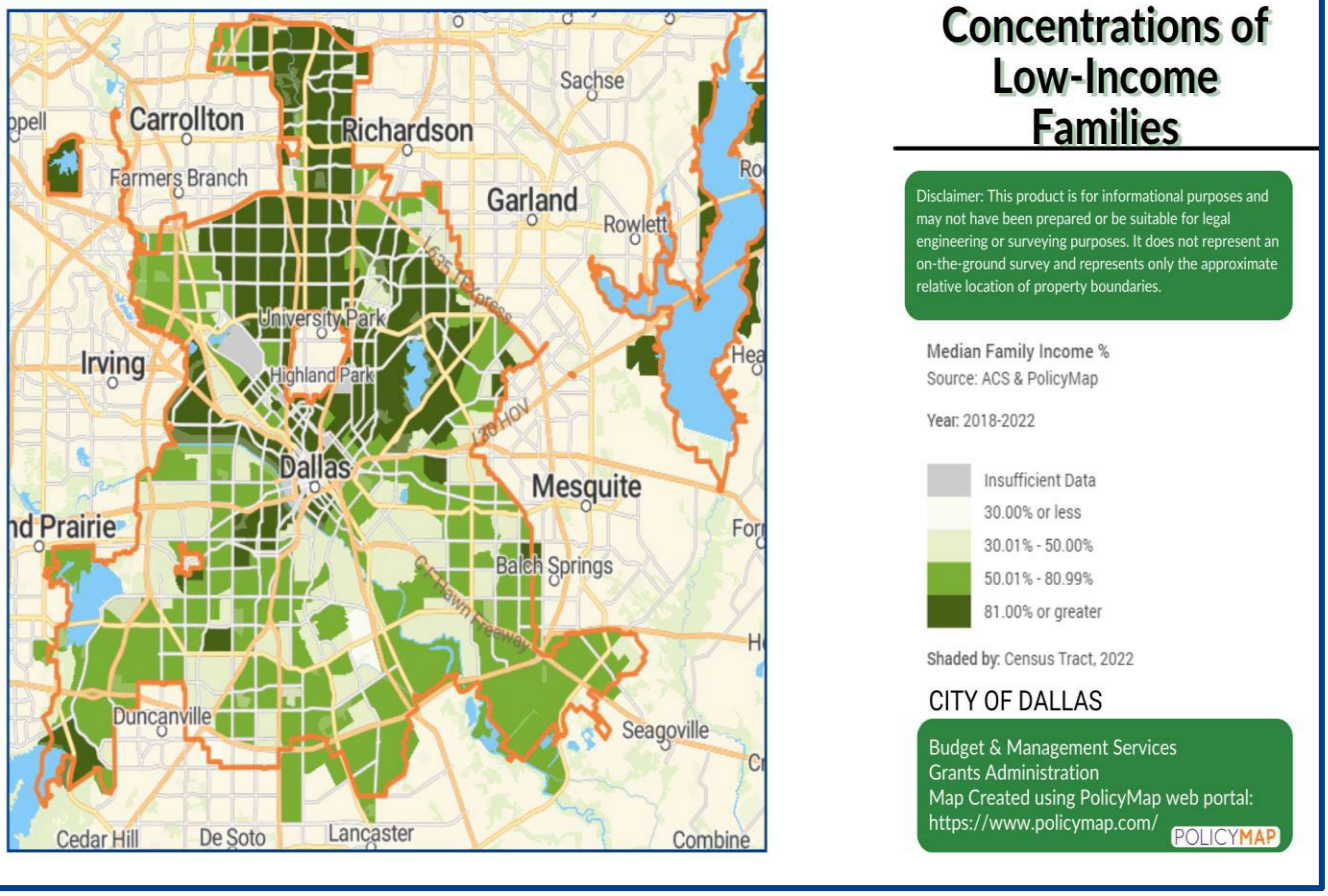
Are there areas where households with multiple housing problems are concentrated? (include adefinition of "concentration")

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

Areas with a concentration of low-income families are defined as 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 (Dallas, TX HUD Metro FMR Area MFI is $110,300 for FY 2024.

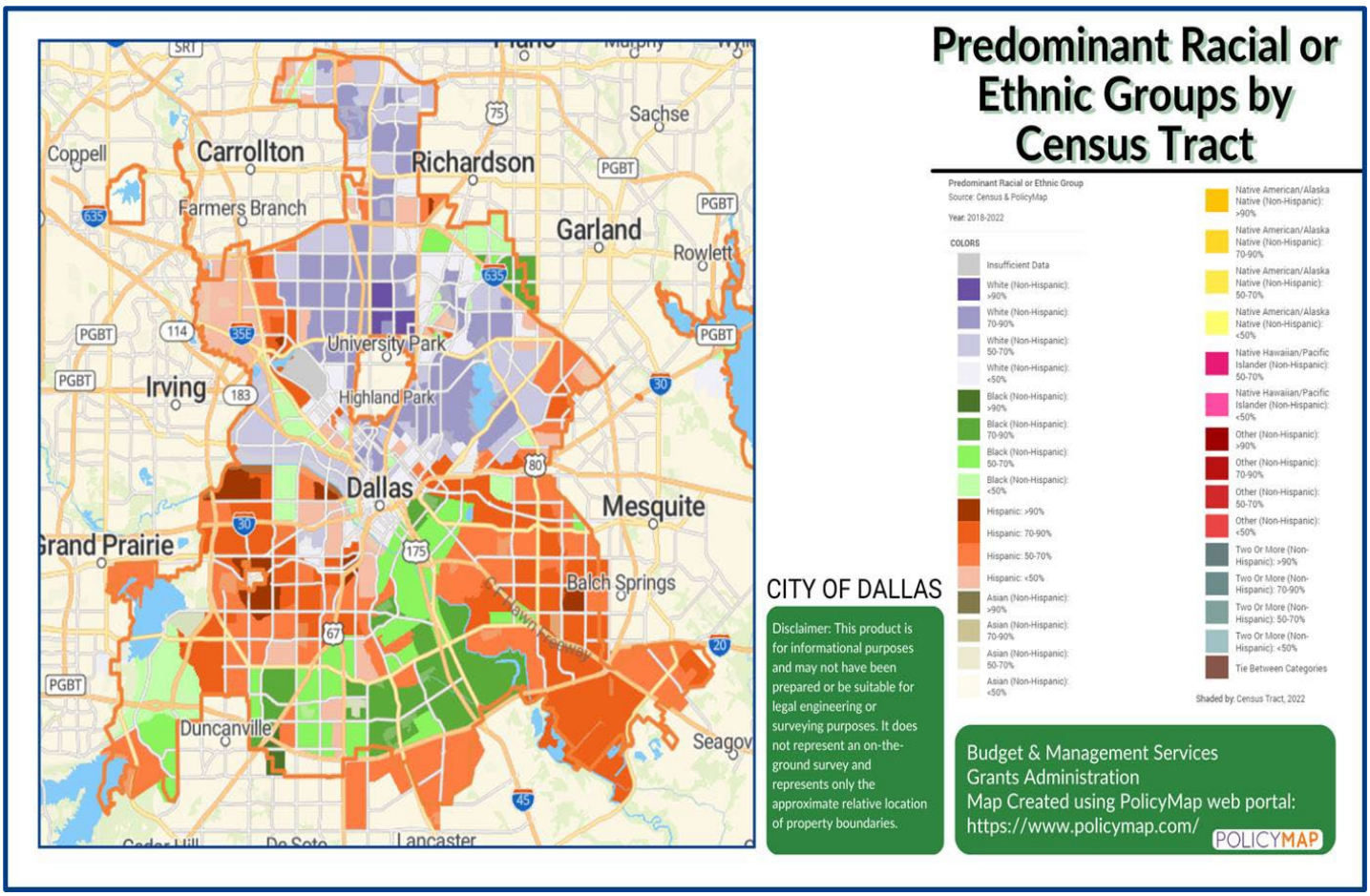
For a family of four, $33,100 MFI would be considered extremely low income (30% of the median), $55,150 MFI would be considered very low income (50% of median), and $88,250 AMI would be considered low income (80% of median). The map below shows areas with concentrations of low-income families, with the primary areas being in the south and west.

Map 17 - Concentrations of Low-Income Families



An area with a minority concentration is defined as a census tract where a single minority group comprises more than 50 percent of the total population. The map below highlights regions within the city where specific minority groups are predominantly represented.

Map 18 - Areas of Specific Minority Concentrations



*Areas shaded in purple represent the White population, green indicates the Black or African American population, and red, orange, and peach denote Hispanic populations.

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

The maps and tables presented highlight low-income census tracts and areas with high concentrations of minority populations, predominantly located in south and west Dallas neighborhoods. African American communities are primarily concentrated in southern Dallas, while Hispanic populations are chiefly found in southeastern and southwestern areas. These communities are experiencing continued growth, but also face persistently low incomes. The housing stock in these regions needs repairs and infrastructure upgrades, and these areas often lack essential services such as grocery stores, transportation, and retail food outlets.

Census tracts with a high concentration of low-income families are those where 50 percent or more of residents earn below 80 percent of the Dallas Area Family Median Income.

(AFMI). The "Concentrations of Low-Income Families" map illustrates these areas. Additionally, areas with a high concentration of minority populations are defined as census tracts where a single minority group comprises more than 50 percent of the total population.

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

The neighborhoods in the western and southern parts of the city exhibit several characteristics indicative of market vulnerability. These areas have a higher concentration of low- to moderate-income census tracts and minority populations. Reflecting broader city trends, these neighborhoods face significant housing issues, with racial and ethnic minorities living in conditions that require substantial rehabilitation and reinvestment. Additionally, many households in these areas are cost-burdened and overcrowded, with Hispanic/Latino households disproportionately experiencing these housing challenges.

Are there any community assets in these areas/neighborhoods?

Many low- and moderate-income neighborhoods facing challenges in south and west Dallas have community assets such as parks, libraries, transit services, and recreational facilities, though these resources are limited. The 2024 City of Dallas Bond Program aims to enhance these assets through substantial investments. Proposition A, with $521.2 million allocated, will fund improvements to streets, bridges, sidewalks, traffic signals, and safety projects. Proposition B, at $345.27 million, focuses on developing and upgrading parks, recreation centers, trails, and playgrounds. Proposition C, with $52.1 million in funding, addresses flood protection and storm drainage needs. Proposition D will provide $43.53 million for new and improved library facilities, including the Preston Royal Library and replacements for the North Oak Cliff and Park Forest Branch libraries. Proposition E, totaling $75.2 million, supports cultural and performing arts facilities, including the Oak Cliff Cultural Center and the Dallas Museum of Art. These investments aim to enhance community life, support local businesses, and provide essential services, including improved infrastructure and increased mobility through transit investments by the Dallas Area Rapid Transit (DART) system in the southern part of the city.

Are there other strategic opportunities in any of these areas?

The strategic opportunities below will be used in coordination with designated Target Areas:

- The City's Tax Increment Financing (TIF) Program identifies under-performing real estate in the city, develops redevelopment plans, works with private developers to implement these plans, and reinvests a portion of property tax revenues generated from new real estate development into the area to encourage the implementation of the redevelopment plan. Dallas currently has 18 active TIF districts. The creation of a new district is considered

based on set criteria and requires the approval of the City Council. All TIF districts created or amended after 2005 require an affordable housing set-aside:

- 20% of all housing receiving TIF funding must be set aside for families earning less than 80% of Area Median Family Income (AMFI) for a period of 15 years (except City Center and Downtown Connection TIF Districts, which have a 10% set-aside).
- Affordable units must be distributed geographically and by unit size.
- Maximum affordable rents set at 30% of 80% of AMFI, adjusted annually.
- All units must share access to the same amenities.
- Fair Housing considerations include avoidance of disparate impact against protected classes, and that Affirmative Furtherance of Fair Housing extends to all City funding programs related to Housing and Urban Development.
- No 'Buy-outs' allowed in Mixed Income Housing Policy.

- The Public Improvement District (PID) Program allows for groups of property owners to request special property tax assessments for the provision of services above typical City of Dallas levels. Working with City staff, each PID may select its own budget and categories based on its goals and needs, subject to Chapter 372 of the Texas Local Government Code. This may consist of eligible supplemental activities such as marketing the area, providing additional security, landscaping and lighting, street cleaning, or cultural and recreational improvements. A designated management organization operates each PID. PID types include:
    - Commercial and Mixed-Use PIDs – Boundaries with less than 30 percent of land area dedicated to detached single-family homes (excluding undeveloped subdivisions). The City requires that property owners representing at least 60 percent of the value, 60 percent of all record property owners, or 60 percent of the land area support the creation or renewal of the PID.
    - Single-Family PIDs – Boundaries with a minimum of 30 percent of land area dedicated to detached single-family homes in established areas (those that are at least 80 percent of the single-family lots are developed). Single-Family PIDs (with limited exceptions) may be created to fund screening wall improvements, park improvements and maintenance, landscaping, other public improvements, and additional security (if less than 50 percent of the total PID budget). The City requires that property owners representing at least 66.7 percent of the property value, 66.7 percent of all recorded owners, or 66.7 percent of the land area support the creation or renewal of the PID.

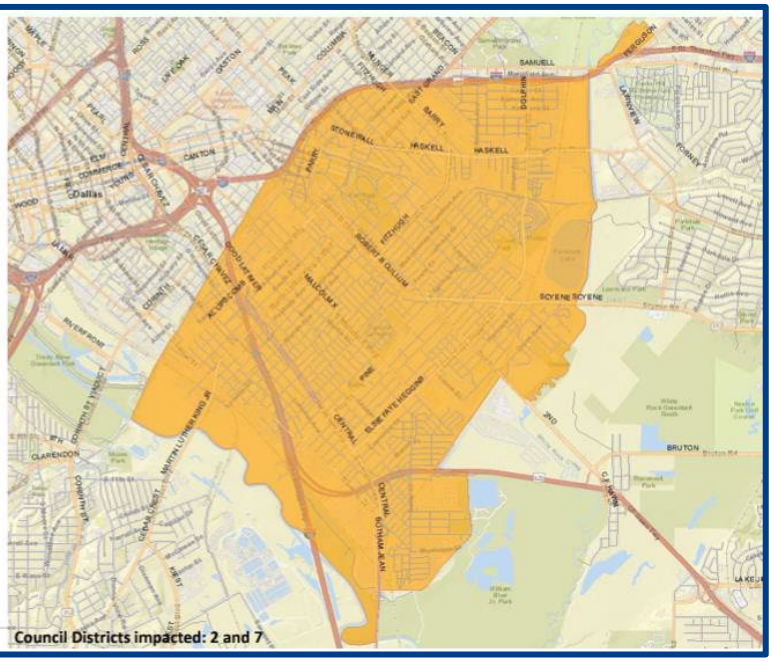
The Department of Housing and Neighborhood Revitalization, with support from TDA Consulting, selected three Strategic Target Areas through a structured process that combined multiple data sources. This process used the Housing Index—which integrates the 2023 Market Value Analysis, the Impact Assessment Tool, and information on current City investments and partnerships—to identify neighborhoods where targeted efforts would have the greatest impact.

The Impact Assessment is a tool the City uses to understand better which neighborhoods face the greatest challenges. It looks at factors such as income levels, housing conditions, and access to essential services to identify areas where residents may need additional support. This helps the City direct resources and investments to places where they can make the most meaningful difference.

Map 19 - Strategic Target Area A [Data]

	Target Area 1	City-wide
Population	32,908	N/A
Total housing units	13,237	573,597
Median year structures built	1966	1979
% Homeowner occupied	33.13%	41.43%
% Renter occupied	66.87%	58.57%
% Population below poverty	26.00%	17.70%
Median household income	$36,530*	$58,231
Bachelor's degree or higher	8.60%	35.60%
% Hispanic households	37.16%	42.00%
% Black households	55.29%	24.00%

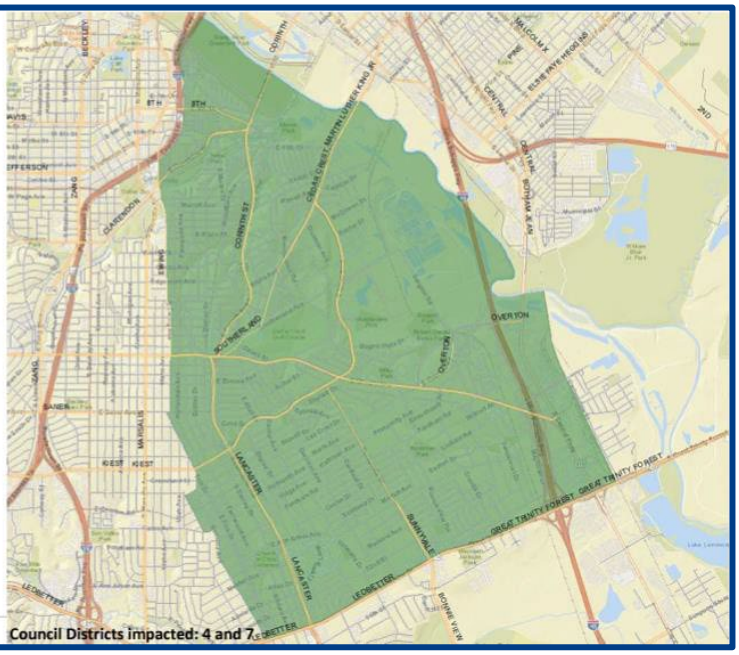
For median income and year built, block groups show an average of the medians and the City-wide data shows a median. (ACS 2021 5-Year estimates block group data)



Map 20 - Strategic Target Area B [Data]

	Target Area 2	City-wide
Population	42,087	N/A
Total housing units	17,104	573,597
Median year structures built	1960	1979
% homeowner occupied	51.25%	41.43%
% renter occupied	48.75%	58.57%
% Population below poverty	36.36%	17.70%
Median household income	$33,054	$58,231
Bachelor's degree or higher	8.42%	35.60%
% Hispanic households	40.21%	42.00%
% Black households	56.56%	24.00%

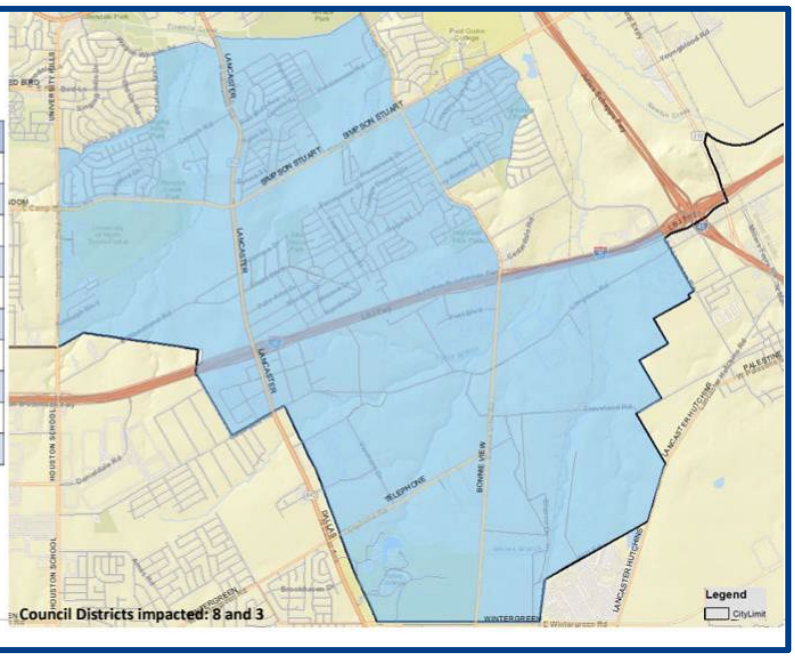
For median income and year built, block groups show an average of the medians and the City-wide data shows a median. (ACS 2021 5-Year estimates block group data)



Map 21 - Strategic Target Area C [Data]

	Target Area 3	City-wide
Population	17,157	N/A
Total housing units	6,097	573,597
Median year structures built	1979	1979
% homeowner occupied	64.55%	41.43%
% renter occupied	35.45%	58.57%
% Population below poverty	25.46%	17.70%
Median household income	$40,079	$58,231
Bachelor's degree or higher	12.77%	35.60%
% Hispanic households	27.61%	42.00%
% Black households	65.66%	24.00%

For median income and year built, block groups show an average of the medians and the City-wide data shows a median. (ACS 2021 5-Year estimates block group data)



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

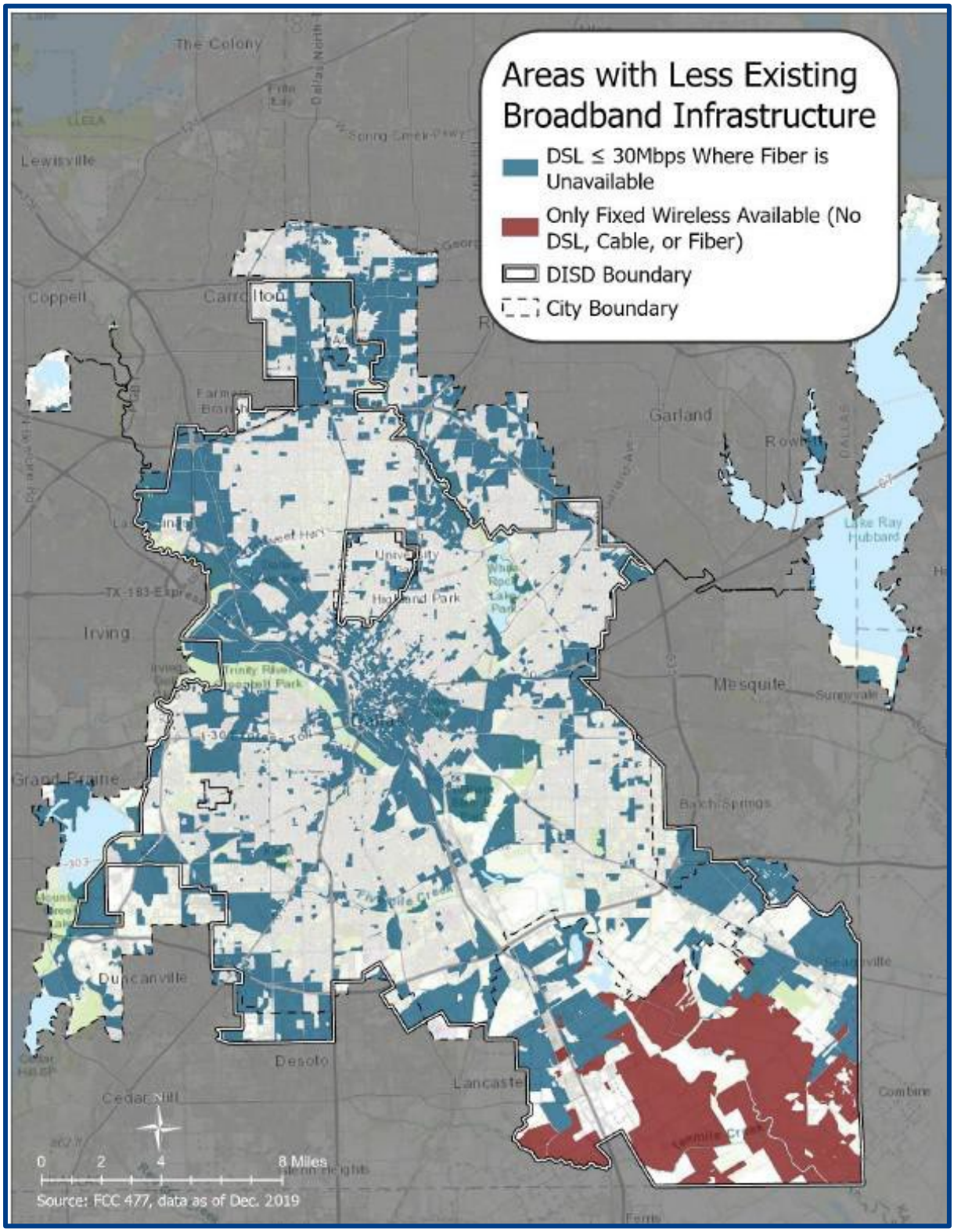
The City of Dallas 2021 Broadband and Digital Access Plan highlights significant needs for broadband infrastructure, especially in low- and moderate-income neighborhoods. Many of these areas lack adequate high-speed internet, creating a digital divide that affects online learning, remote work, and access to essential services. Infrastructure gaps continue to limit connectivity, reducing economic opportunities, educational participation, and access to healthcare. The plan also emphasizes the importance of digital literacy programs to help residents confidently and effectively use online tools.

In late 2020 and early 2021, CTC Technology & Energy conducted research to identify, quantify, and understand the digital divide affecting DISD families and Dallas residents more broadly. This research included a mail survey that provided insights into challenges related to broadband access, affordability, device access, and digital literacy. The study concluded that broadband use gaps existed among students and other residents in the Dallas area, with four key findings: gaps in broadband access, gaps in device utilization, the impact of COVID-19 on broadband use, and skills gaps in using broadband and computers.

The need within the City of Dallas is significant, especially in low- and moderate-income areas. Engineers from CTC Technology & Energy estimated that building a citywide fiber-to-the-premises (FTTP) network would cost more than $1.5 billion. However, this approach would not use resources efficiently, as it would direct substantial funding to affluent neighborhoods that already have strong internet service. A more targeted strategy would better use capital funds by focusing investments on areas with the greatest need.

Over 790 residents completed the survey, with 96 percent reporting having an internet connection (either home or mobile/cellular). However, 18 percent of low-income households earn less than $25,000 per year has no internet service. Among lower-income households with children (earning less than $50,000), 11 percent lack internet access. Many households face frequent issues with their computing devices: 60 percent of respondents experience trouble with their computers, and 15 percent have problems at least weekly. Low-income households are particularly at risk, with one-fourth of internet subscribers earning less than $25,000 experiencing weekly issues with their primary computer. Additionally, 60 percent of low-income subscribers would struggle to replace their computer, with 30 percent unable to do so and another 30 percent needing 1 to 6 months to do so. Many respondents also expressed interest in becoming more confident in using technology, with 43 percent wanting to improve their skills and 29 percent wanting to attend training sessions.

Map 22 - Areas With Less Existing Broadband Infrastructure



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Increased competition among broadband Internet service providers in the City is essential for several reasons. A review of the four fixed broadband service providers, Charter, Suddenlink, AT&T, and Rise Broadband, conducted in the spring of 2021, revealed significant disparities in service availability and pricing. For fiber (which generally offers faster speeds than fixed broadband), there are two service providers: AT&T and Verizon. AT&T, the primary fiber provider, offers service primarily in the northeast and southwest regions, leaving areas like the southeast pocket of the DISD territory almost entirely unserved. Moreover, Verizon's fiber service is limited to scattered pockets mostly in the northern part of the City and DISD district. This lack of comprehensive coverage by a single provider underscores the need for greater competition to ensure more residents have access to reliable, affordable broadband services.

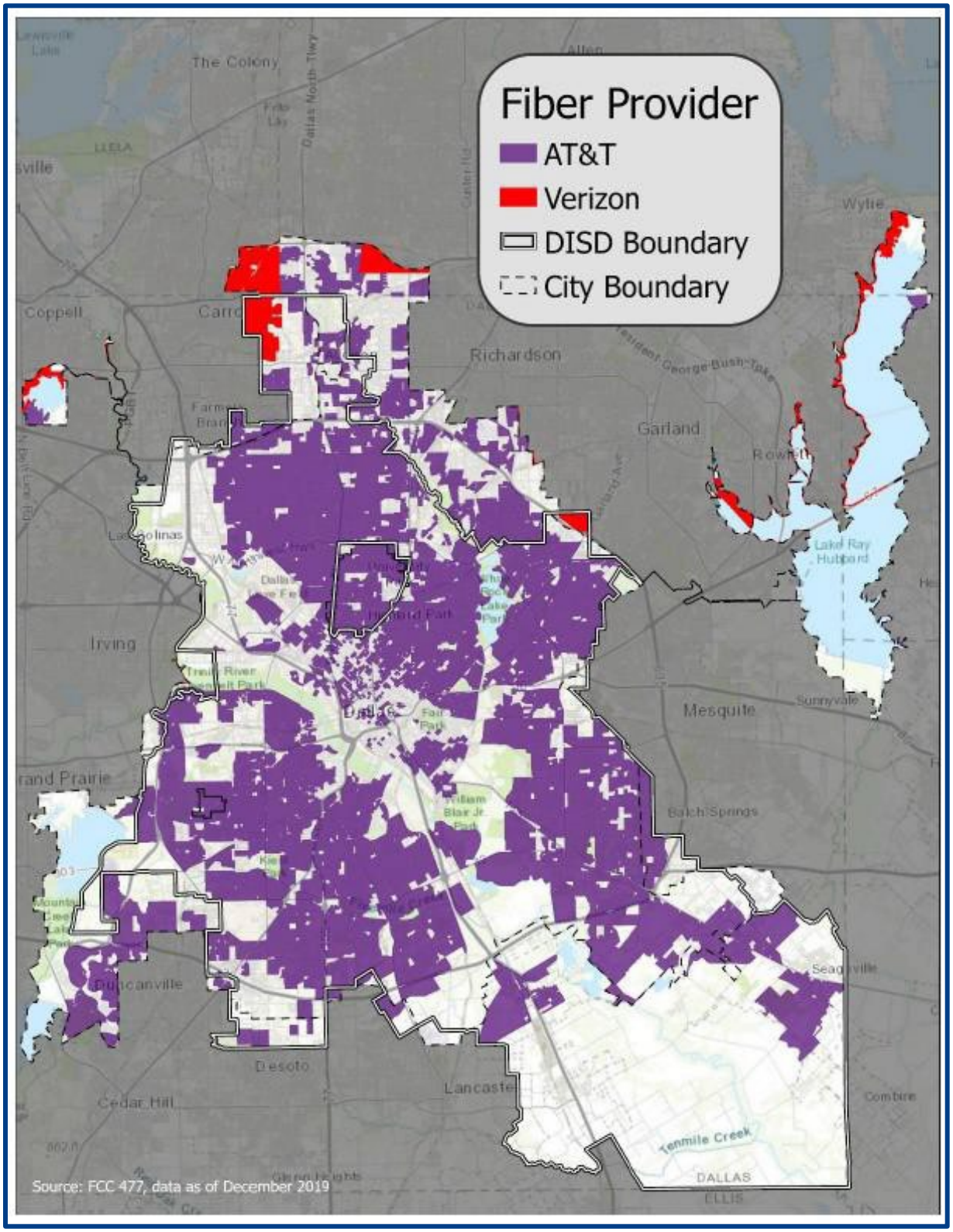
The data also show that AT&T offers three fiber packages with promotional prices that increase by $20 after 12 months. Such pricing structures can be burdensome for residents, particularly those from low-income households. A speed-test survey further identified a lack of uniform broadband speeds across areas, indicating that service quality varies significantly by provider and location. This inconsistency affects residents' ability to access essential services, such as online education and remote work, highlighting the critical need for more providers to enter the market. By increasing competition, providers will be motivated to enhance their services and offer more competitive pricing, ultimately benefiting consumers.

Table 56 - AT&T Fiber Service Costs

Service	Advertised Download/Upload Speeds	Monthly Price (non-promotional)	Notes
Internet 100	100/100 Mbps	$35 for first 12 months, then $55	Equipment is additional $10/month
Internet 300	300/300 Mbps	$45 for first 12 months, then $65	Equipment is additional $10/month
Internet 1000	1/1 Gbps	$60 for first 12 months, then $80	Equipment is additional $10/month

Competition in the broadband market offers many important benefits. It encourages innovation and pushes providers to improve their infrastructure and service quality to attract and retain customers. Competition also helps lower prices, making broadband more affordable for residents. This is especially important because lower-cost options expand access to online education, remote work, and other essential digital services. In a competitive environment, providers are more likely to broaden their coverage, helping reduce the digital divide and ensuring that underserved areas gain reliable, high-quality internet service. Overall, increased competition leads to better customer experiences, stronger service performance, and a more connected community.

Map 23 - Fiber Providers Within the City and DISD Boundaries



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Dallas 2024-2029 Hazard Mitigation Plan (HMP) was created to document and analyze the city's vulnerabilities to natural and technological hazards and to propose strategies to mitigate their impacts. The plan provides a comprehensive understanding of the hazards that could affect the city, identifying potential impacts, current and future vulnerabilities, and outlining mitigation projects. The goal is to reduce the city's vulnerability over five years, enhancing the safety and resilience of Dallas' population and properties.

The City's HMP specifies that climate change is projected to exacerbate Dallas's existing vulnerabilities to several natural disasters. The increase in temperature and frequency of extreme weather events will likely intensify the impacts of natural hazards such as droughts, floods, severe weather, tornadoes, extreme temperatures, and wildfires. Each of these hazards poses unique risks that are being amplified by climate change. The following natural hazard risks may impact residents:

- **Droughts:** Climate change is expected to increase the frequency and severity of droughts, affecting water supply and agriculture. Droughts can lead to water shortages, impacting both residents and industries, and increasing the risk of wildfires due to dry conditions.
- **Flooding:** With increased precipitation and storm intensity, flooding is anticipated to become more frequent and severe. The existing flood management infrastructure may be insufficient to handle more intense flood events, resulting in greater damage to properties and infrastructure. Climate change can also alter the hydrologic cycle, leading to changes in streamflow patterns and increased sedimentation in reservoirs and waterways.
- **Severe Weather (High Winds, Hail, Lightning):** Severe weather events, including high winds, hail, and lightning, are expected to become more frequent and intense. This can lead to more frequent power outages, building damage, and an increased risk of lightning-caused fires. Infrastructure such as power lines and transformers is particularly vulnerable to these hazards, and increased storm activity can result in prolonged disruptions.
- **Tornadoes:** The frequency and intensity of tornadoes are expected to increase with climate change. This can lead to more extensive damage to infrastructure, homes, and businesses, and increased risk to public safety. The economic impact of tornadoes may also be significant, especially if key industries or large population centers are affected.
- **Extreme Temperatures:** Both extreme heat and cold events are expected to become more frequent and severe. Extreme heat can lead to health issues, particularly among vulnerable populations such as the elderly, children, and those with pre-existing health conditions. It can also strain the power grid due to increased demand for cooling. Extreme cold can similarly affect health and disrupt infrastructure, particularly water supply systems, if pipes freeze and burst.

- **Wildfires:** The risk of wildfires is expected to increase due to higher temperatures and prolonged periods of drought. Wildfires can cause significant damage to homes, infrastructure, and natural resources, and pose a serious threat to public safety. The environmental impacts of wildfires include loss of vegetation, soil erosion, and degradation of water quality due to increased sediment and pollutants in runoff.
- **Earthquakes:** While not directly caused by climate change, the risk of earthquakes can be influenced by changes in groundwater levels due to droughts and heavy rains. Increased oil and gas drilling activities, coupled with these changes, can increase the likelihood of induced seismic events in the region.
- **Winter Storms:** Climate change can lead to more erratic weather patterns, resulting in severe winter storms. These storms can bring heavy snowfall, ice, and freezing temperatures, disrupting transportation, power supply, and daily activities. The increased frequency and intensity of winter storms pose significant challenges to the city's infrastructure and emergency response capabilities.

Overall, the impacts of climate change on these natural hazards are expected to increase the vulnerability of Dallas's infrastructure, economy, and population, necessitating enhanced mitigation and adaptation strategies.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income households in Dallas is particularly vulnerable to climate change-related risks for several reasons. These households often reside in older, less energy-efficient buildings that are more susceptible to extreme temperatures and severe weather damage. Low-income families are less likely to afford necessary adaptations, such as air conditioning, insulation, or storm-resistant infrastructure, making them more prone to heat-related illnesses and property damage. Low- to moderate-income households may be at risk of:

Economic Vulnerability: 2020 U.S. Census Bureau data indicate that approximately 17.5% of Dallas residents live in poverty, with many relying on rental housing that may not meet modern building standards. These households often lack the financial resources to prepare for, respond to, and recover from natural disasters, leading to prolonged recovery periods and greater overall impacts.

Social Vulnerability: Socially vulnerable populations include those with disabilities, non-English speakers, large families, residents under 18 years old, minorities (specifically Hispanics and African Americans), and persons who speak a language other than English at home face additional barriers in disaster preparedness and recovery efforts. The Social Vulnerability Index highlights that these groups are disproportionately affected by extreme weather events, as they often lack the resources and social support systems to respond and recover effectively. The analysis reveals that the increasing frequency and intensity of climate-related hazards will likely exacerbate existing inequities, making it imperative to address the specific needs of low- and moderate-income households in hazard mitigation planning.

Health Impacts: Vulnerable populations, such as the elderly, children, and those with pre-existing health conditions, are particularly at risk during extreme heat and cold events. Limited access to cooling and heating facilities can lead to severe health issues, including heatstroke, dehydration, hypothermia, and respiratory problems.

Infrastructure Deficiencies: Housing in low-income areas often lacks adequate insulation, modern HVAC systems, and structural resilience against severe weather. This makes these homes more susceptible to damage from high winds, hail, and flooding. Additionally, these areas are often located in flood-prone regions with inadequate drainage systems, increasing the risk of water damage and associated health hazards, such as mold growth.

Emergency Response and Recovery: Low- and moderate-income households may have limited access to emergency services and disaster relief resources. This can result in delayed evacuations, slower recovery times, and greater long-term impacts on physical and mental health.

Insurance Coverage: Many low-income households may lack adequate insurance to recover from natural disasters. This lack of financial protection can lead to significant economic hardship and prolonged displacement following a disaster.

Addressing these vulnerabilities requires targeted mitigation strategies, including improving housing infrastructure, enhancing emergency preparedness and response, providing financial assistance for disaster recovery, and ensuring equitable access to resources and services for all residents.

Strategic Plan

SP-05 Overview

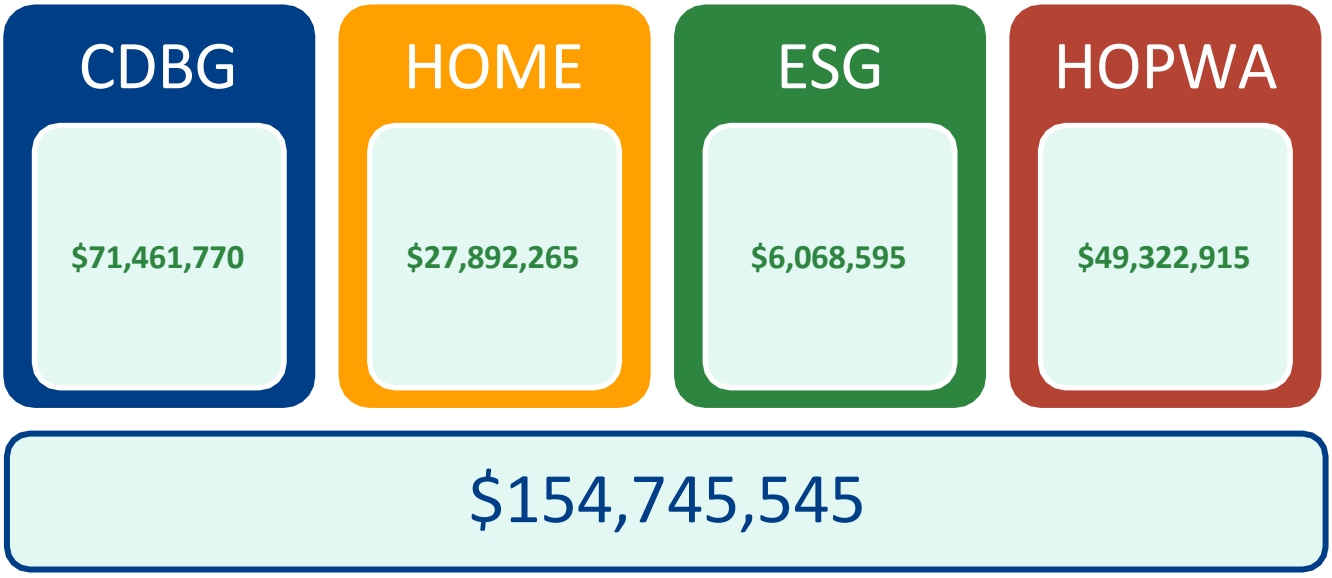
Strategic Plan Overview

The strategic plan is a five-year component of the Consolidated Plan, outlining general priorities for investment allocation within the jurisdiction (or within the EMSA for the HOPWA program) and detailing priority needs. It explains the rationale behind assigning priorities to each category of need and identifies obstacles to serving underserved populations. The plan sets quantitative goals for accomplishments that the City of Dallas aims to achieve over the next five years, from FY 2024-25 through FY 2028-29.

- **Geographic Priorities:** To maximize impact, the City will focus its efforts on designated strategy target areas and regions that score higher on the impact assessment tool, to reduce disparities and improve conditions in the communities that need the most support.
- **Priority Needs:** The City has identified affordable housing, economic development, non-housing community development (including public services), and support for homeless and special needs populations as top priorities for the next five years.
- **Influence of Market Conditions:** A major housing issue faced by many of the city's low and moderate-income renters is cost burden, defined as spending more than 30 percent of household income on housing.

Anticipated Resources

The city anticipates receiving entitlement funding, program income, and reallocated funds over the next five years, totaling **$154,745,545.**



Institutional Delivery Structure:

The City of Dallas utilizes a diverse network of public, private, and non-profit organizations to execute its strategic plan. Over the next five years, the City aims to address gaps in the institutional structure and delivery system by enhancing non-profit capacity through targeted training, improving program performance through rigorous monitoring, and fostering greater collaboration among agencies.

Public Housing:

The City will continue to support public housing developments and their residents through the Dallas Housing Authority (DHA). This support includes regular physical, operational, and management improvements to effectively meet the needs of both developments and tenants.

Barriers to Affordable Housing:

The City of Dallas completed an analysis of impediments to affordable housing in June 2019, with the University of Texas at Arlington (UTA) providing consultancy. This analysis was part of the HUD-encouraged North Texas Regional Housing Assessment (NTRHA), launched in January 2017. The assessment involved community outreach, data analysis, and the formulation of fair housing goals, utilizing HUD-provided data and UTA's local insights. Additionally, the City is currently conducting another analysis of impediments to affordable housing, which will be included in the consolidated plan.

Homelessness Strategy:

The City supports the local Continuum of Care (TX-600 - Dallas City & County/Irving CoC) in addressing the housing and service needs of people experiencing homelessness. The Office of Homeless Solutions (OHS) has developed a four-track strategy to tackle homelessness, focusing on increasing shelter capacity, providing inclement weather shelters, providing subsidized supportive housing through a landlord-subsidized leasing program, and making investments in combating homelessness.

through development. The strategy aims to prevent and reduce homelessness by addressing all facets of it.

Broadband Access:

Recognizing the critical role of digital connectivity in economic and educational opportunities, the City of Dallas is committed to expanding broadband access across underserved areas. Efforts include partnering with private and non-profit entities to enhance infrastructure, providing subsidies or incentives to increase affordable broadband options, and supporting community programs to improve digital literacy. The goal is to bridge the digital divide and ensure equitable access to high-speed internet for all residents.

Neighborhood Revitalization

The City of Dallas aims to revitalize neighborhoods by focusing on enhancing affordable housing availability, supporting mixed-income and mixed-use developments, and improving infrastructure and public spaces. This strategy includes targeted investments in high-need areas, improvements to public facilities, and partnerships with community organizations to strengthen local engagement and ensure the long-term success of revitalization efforts.

Anti-Poverty Strategy:

Dallas' anti-poverty strategy encompasses economic development activities, employment training, literacy and youth programs, lead abatement, and affordable housing initiatives. The City aims to develop a comprehensive approach to eradicate poverty, assist residents in escaping poverty, and prevent new instances of poverty. This includes partnering with non-profit and community organizations to tackle the nine drivers of poverty and remove barriers to employment.

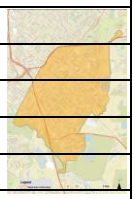
Monitoring:

The City implements rigorous performance monitoring for all sub-recipients of CDBG, HOME, ESG, and HOPWA funding to ensure effective and appropriate use of federal resources. This includes ongoing technical assistance and training to bolster sub-recipients' administrative and management capacities. Established monitoring guidelines, policies, and performance measures are in place for all funding recipients.

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

Table 57 - Geographic Priority Areas

Area Name	Strategy Target Area A
Area Type	Focus on geography for targeted investments in housing, economic development, and neighborhood revitalization that support fair and inclusive outcomes.
Other Target Area Description	N/A
HUD Approval Date	N/A
% of Low/Mod	
Revital Type	Neighborhood Revitalization
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	**Census Tracts-** 25, 27.03, 37, 203, 208, 209 115 partial tract [pt.]. 22.08 partial tract [pt.] Sante Fe Ave generally bounds this area to the west; Interstate 30 to the north; White Rock Creek, Railroad Ave, and Municipal St. to the east; and Trinity River to the south.
Include specific housing and commercial characteristics of this target area.	A weaker real estate market (characterized by below-average to depressed home values with more renters than owners having high subsidy levels, or more owners than renters having high levels of vacancy and foreclosure) surrounded by stronger markets. It is at risk of displacement based on market conditions and scheduled redevelopment projects. The area has a 26% of the area below poverty, and 37.16% Hispanic, and 55.29% black household demographics.
How did your consultation and citizen participation process help you identify this neighborhood as a target area?	**(1) Indicator and Market Condition Data Analysis** To identify a preliminary set of Strategy Target Areas, the team developed an index that combined, with equal weighting, measures of community need and current housing conditions across the city. This two-factor approach reflects methods used by other City departments. The specific data sources that make up this housing needs index include: • The Dallas Office Housing and Community Development (Impact Assessment Score) • The 2023 Market Value Analysis **(2) Interdepartmental Coordination** In August 2023, TDA and City staff presented the results of the data analysis work referenced above to department leaders. The team then met with department leaders individually to discuss each department's existing and planned investments that could benefit from coordination with DHP33. **(3) Community Engagement** The two stages above produced a set of 11 potential Strategy Target Areas. To narrow this preliminary list down to a final set of 3–5, the team launched a community engagement effort to gather input directly from residents. This initiative included: • A Telephone Town Hall event that was hosted in English and Spanish and attended by 3,192 residents. • A digital Housing and Community Needs Survey that recorded over 600 responses. • Individual Focus Group sessions for the following



	stakeholder groups: community development corporations, senior and special needs populations, environmental and sustainability advocates, Latinx and immigrant populations, workforce housing stakeholders, and nonprofit/housing advocates. These sessions were attended by over 50 individual stakeholders.
Identify the needs in this target area.	The construction of new for-sale units and homebuyer assistance were identified by respondents to the Housing and Community Needs Survey as the two types of housing investment that are in the "highest need" in Dallas. This target area includes spaces conducive to these activities, and developable land. Pockets of this area also have the highest vacancy rates among residential properties and are in need of redevelopment or assisted occupancy. Additionally, the area contains higher rates of homeowner-occupied units and lower median annual household incomes, as compared to the rest of the city, where residents can benefit from home repair programs.
What are the opportunities for improvement in this target area?	The Target Areas showed the highest potential to leverage cross-departmental investment in a way that aligns with community feedback. In the Housing and Community Needs Survey, infrastructure improvement and utility access were identified as the two types of investments that the Department of Housing and Neighborhood Revitalization should most align with. The selected areas overlap with Tax Increment Financing (TIF) Districts, which can generate revenue to support programs further. Planned investments by Dallas Water Utilities (DWU), as well as investments in streets, sidewalks, and utility infrastructure through the 2024 Bond, are concentrated in the selected target areas. All activities outlined further support investments made by the Department.
Are there barriers to improvement in this target area?	• Lack of affordable housing • Lack of accessible housing limits housing choices for seniors and persons with disabilities • Poor condition of affordable rental housing in the city, especially in neighborhoods with high poverty and low opportunities • Lack of awareness of a reasonable accommodation procedure to provide relief from codes that may limit housing opportunities to individuals with disabilities • Historical pattern of concentration of racial/ethnic and low-income populations in the city • Lending practices disproportionately impact racial and ethnic minority populations based on denial rates • Inadequate Fair Housing education and awareness in the community, especially for underrepresented and minority populations with limited English proficiency • Increase in potential for persons with mental disabilities to be restricted in housing management and support services • Inadequate public transportation for minority disabled • and low-income populations

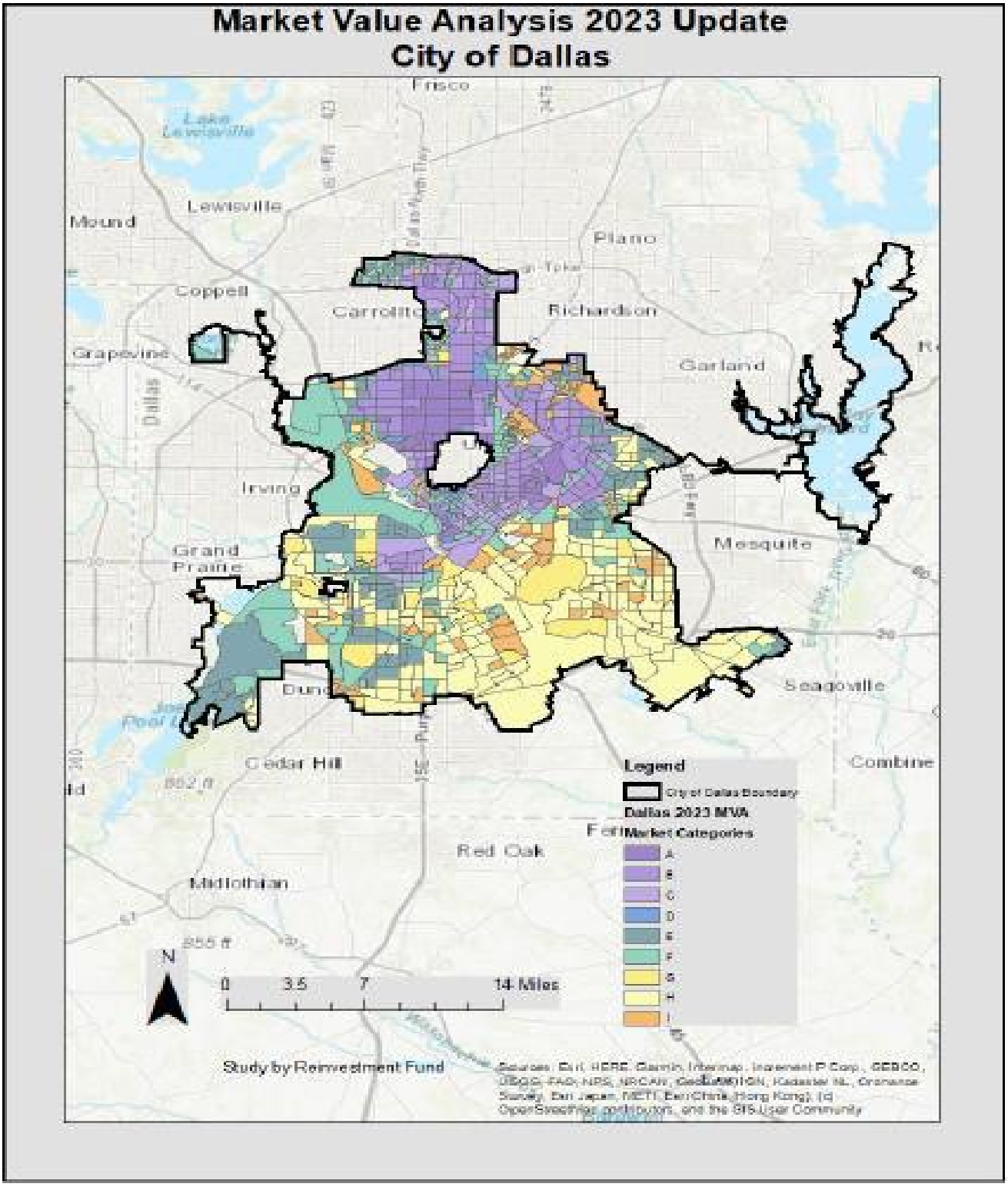
Area Name	Strategy Target Area B
Area Type	Focus on geography for targeted investments in housing, economic development, and neighborhood revitalization that support fair and inclusive outcomes.
Other Target Area Description	N/A
HUD Approval Date	N/A
% of Low/Mod	
Revital Type	Neighborhood Revitalization
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	**Census Tracts-** 55, 86.04, 87.03, 87.04, 88.01, 88.02, 210, 211 87.01 partial tract [pt.]. This area is generally bounded by Highway 35, SEwing Ave, Frio Dr, De Kalb Ave, and Ramona Dr to the west; the Trinity River to the north; Houston and Texas Central Railroad and Carbondale St to the east; and Texas Loop 12 to the south.
Include specific housing and commercial characteristics of this target area.	A weaker real estate market (characterized by below-average to depressed home values with more renters than owners having high subsidy levels, or more owners than renters having high levels of vacancy and foreclosure) surrounded by stronger markets. It is at risk of displacement based on market conditions and scheduled redevelopment projects. The area has a 36.36% of the area below poverty, and 40.21% Hispanic, and 55.56% black household demographics.
How did your consultation and citizen participation process help you identify this neighborhood as a target area?	**(1) Indicator and Market Condition Data Analysis** To identify a preliminary set of Strategy Target Areas, the team developed an index that combined, with equal weighting, measures of community need and current housing conditions across the city. This two-factor approach reflects methods used by other City departments. The specific data sources that make up this housing needs index include: • The Dallas Office of Housing and Community Development (Impact Assessment Score) • The 2023 Market Value Analysis **(2) Interdepartmental Coordination** In August 2023, TDA and City staff presented the results of the data analysis work referenced above to department leaders. The team then met with department leaders individually to discuss each department's existing and planned investments that could benefit from coordination with DHP33. **(3) Community Engagement** "The two stages above produced a set of 11 potential Strategy Target Areas. To narrow this preliminary list down to a final set of 3–5, the team launched a community engagement effort to gather input directly from residents: • A Telephone Town Hall event that was hosted in English and Spanish and attended by 3,192 residents. • A digital Housing and Community Needs Survey that recorded over 600 responses. • Individual Focus Group sessions for the following stakeholder groups: community development corporations, senior and special needs populations, environmental and sustainability advocates, Latinx and immigrant populations,

	workforce housing stakeholders, and nonprofit/housing advocates. These sessions were attended by an aggregate total of over 50 individual stakeholders.
Identify the needs in this target area.	The construction of new for-sale units and homebuyer assistance were identified by respondents to the Housing and Community Needs Survey as the two types of housing investment that are in the "highest need" in Dallas. This target area includes spaces conducive to these activities, and developable land. Pockets of this area also have the highest vacancy rates among residential properties and are in need of redevelopment or assisted occupancy. Additionally, the area has higher rates of homeowner-occupied units and lower median annual household incomes than the rest of the city, where residents can benefit from home repair programs.
What are the opportunities for improvement in this target area?	The Target Areas showed the highest potential to leverage cross-departmental investment in a way that aligns with community feedback. In the Housing and Community Needs Survey, infrastructure improvement and utility access were identified as the two types of investments that the Department of Housing and Neighborhood Revitalization should most align with. The selected areas overlap with Tax Increment Financing (TIF) Districts, which can generate revenue to support programs further. Planned investments by Dallas Water Utilities (DWU), as well as investments in streets, sidewalks, and utility infrastructure through 2024 Bond is concentrated in the selected target areas. All activities outlined further support investments made by the Department.
Are there barriers to improvement in this target area?	• Lack of affordable housing • Lack of accessible housing limits housing choices for seniors and persons with disabilities • Poor condition of affordable rental housing in the city, especially in neighborhoods with high poverty and low opportunities • Lack of awareness of a reasonable accommodation procedure to provide relief from codes that may limit housing opportunities to individuals with disabilities • Historical pattern of concentration of racial/ethnic and low-income populations in the city • Lending practices disproportionately impact racial and ethnic minority populations based on denial rates • Inadequate Fair Housing education and awareness in the community, especially for underrepresented and minority populations with limited English proficiency • Increase in potential for persons with mental disabilities to be restricted in housing management and support services • Inadequate public transportation for minority disabled • and low-income populations

Area Name	Strategy Target Area C
Area Type	Focus on geography for targeted investments in housing, economic development, and neighborhood revitalization that support fair and inclusive outcomes.
Other Target Area Description	N/A
HUD Approval Date	N/A
% of Low/Mod	
Revital Type	Neighborhood Revitalization
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	**Census Tracts-** 167.10 113 partial tract [pt.]. 114.01 partial tract [pt.], 167.09, partial tract [pt.], 167.11 partial tract [pt.], and 202 partial tract [pt.], This area is generally bounded by University Hills Blvd, Tripple St, City of Dallas boundary to the west; Lazy River Dr, Wagon Wheels Trl, Five Mile Creek, Simpson Stuart Rd and Interstate 20 to the north; Bonnie View Rd, Golden Gate Dr, Texas College Dr, Tioga St, Bonnie View, Lemmon St, and the City of Dallas boundary to the east; and the City of Dallas boundary to the south.
Include specific housing and commercial characteristics of this target area.	A weaker real estate market (characterized by below-average to depressed home values with more renters than owners having high subsidy levels, or more owners than renters having high levels of vacancy and foreclosure) surrounded by stronger markets. It is at risk of displacement based on market conditions and scheduled redevelopment projects. Area has 25.46% of households below poverty, 27.61% Hispanic, and 65.66% black.
How did your consultation and citizen participation process help you identify this neighborhood as a target area?	**(1) Indicator and Market Condition Data Analysis** To identify a preliminary set of Strategy Target Areas, the team developed an index that combined, with equal weighting, measures of community need and current housing conditions across the city. This two-factor approach reflects methods used by other City departments. The specific data sources that make up this housing needs index include: • The Dallas Office Housing and Community Development (Impact Assessment Score) • The 2023 Market Value Analysis **(2) Interdepartmental Coordination** In August 2023, TDA and City staff presented the results of the data analysis work referenced above to department leaders. The team then met with department leaders individually to discuss each department's existing and planned investments that could benefit from coordination with DHP33. **(3) Community Engagement** The two stages above produced a set of 11 potential Strategy Target Areas. To narrow this preliminary list down to a final set of 3–5, the team launched a community engagement effort to gather input directly from residents. This initiative included: • A Telephone Town Hall event that was hosted in English and Spanish and attended by 3,192 residents. • A digital Housing and Community Needs Survey that recorded over 600 responses. • Individual Focus Group sessions for the following

	stakeholder groups: community development corporations, senior and special needs populations, environmental and sustainability advocates, Latinx and immigrant populations, workforce housing stakeholders, and nonprofit/housing advocates. These sessions were attended by an aggregate total of over 50 individual stakeholders.
Identify the needs in this target area.	The construction of new for-sale units and homebuyer assistance were identified by respondents to the Housing and Community Needs Survey as the two types of housing investment that are in the "highest need" in Dallas. This target area includes spaces conducive to these activities, and developable land. Pockets of this area also have the highest vacancy rates among residential properties and are in need of redevelopment or assisted occupancy. Additionally, the area contains higher rates of homeowner-occupied units and lower median annual household incomes, as compared to the rest of the city, where residents can benefit from home repair programs.
What are the opportunities for improvement in this target area?	The Target Areas showed the highest potential to leverage cross-departmental investment in a way that aligns with community feedback. In the Housing and Community Needs Survey, infrastructure improvement and utility access were identified as the two types of investments that the Department of Housing and Neighborhood Revitalization should most align with. The selected areas overlap with Tax Increment Financing (TIF) Districts, which can generate revenue to support programs further. Planned investments by Dallas Water Utilities (DWU), as well as investments in streets, sidewalks, and utility infrastructure through the 2024 Bond, are concentrated in the selected target areas. All activities outlined further support investments made by the Department.
Are there barriers to improvement in this target area?	• Lack of affordable housing • Lack of accessible housing limits housing choices for seniors and persons with disabilities • Poor condition of affordable rental housing in the city, especially in neighborhoods with high poverty and low opportunities • Lack of awareness of a reasonable accommodation procedure to provide relief from codes that may limit housing opportunities to individuals with disabilities • Historical pattern of concentration of racial/ethnic and low-income populations in the city • Lending practices disproportionately impact racial and ethnic minority populations based on denial rates • Inadequate Fair Housing education and awareness in the community, especially for underrepresented and minority populations with limited English proficiency • Increase in potential for persons with mental disabilities to be restricted in housing management and support services • Inadequate public transportation for minority disabled • and low-income populations

Map 24 - 2023 Market Value Analysis



Map 25 - Strategy Target Areas by Census Tract

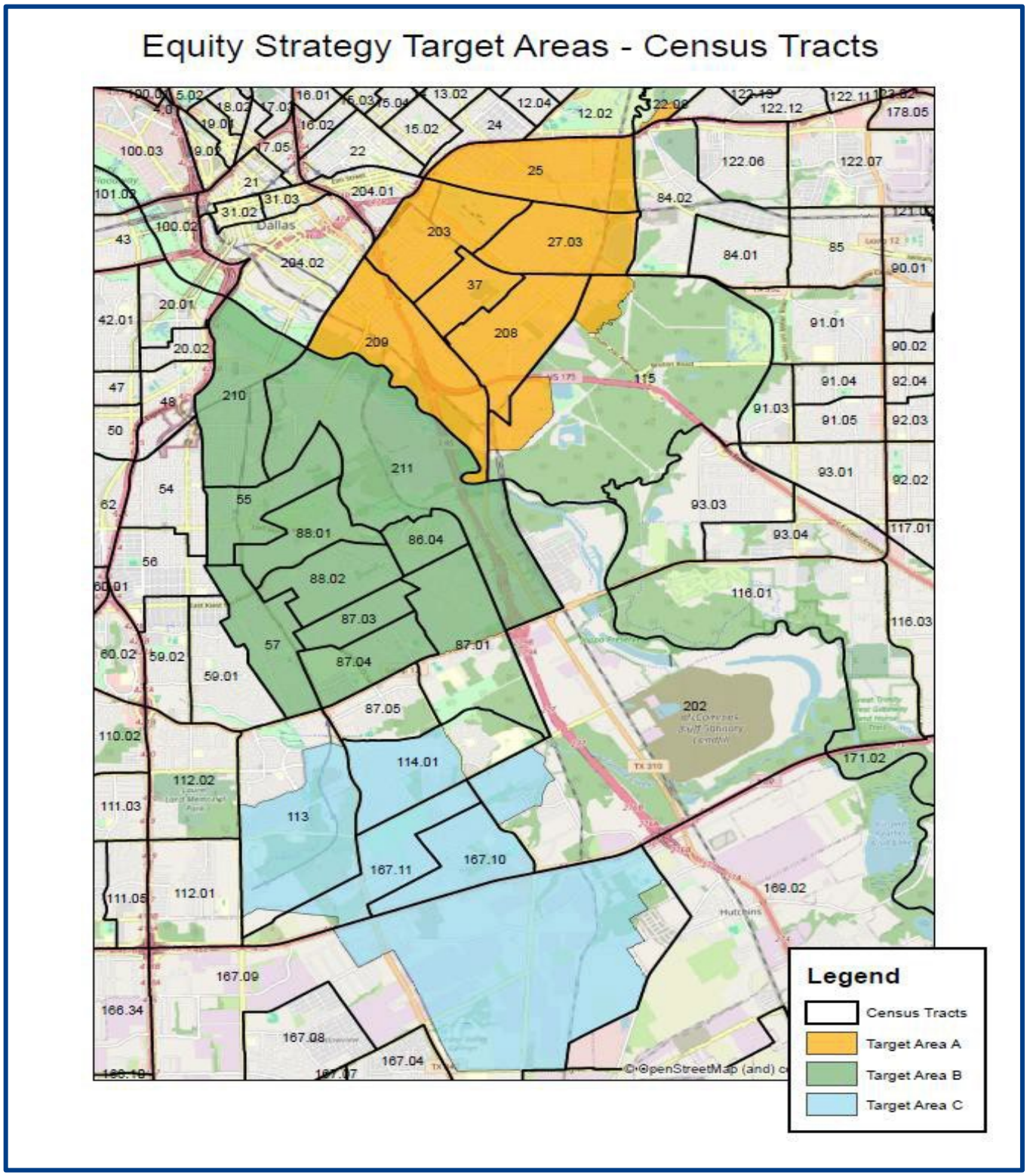


Table 58 - Strategic Target Areas Data

	Target Area A	City-wide
Population	32,908	N/A
Total housing units	13,237	573,597
Median year structures built	1966	1979
% Homeowner occupied	33.13%	41.43%
% Renter occupied	66.87%	58.57%
% Population below poverty	26.00%	17.70%
Median household income	$36,530*	$58,231
Bachelor's degree or higher	8.60%	35.60%
% Hispanic households	37.16%	42.00%
% Black households	55.29%	24.00%
EIA Score	5*	2

	Target Area B	City-wide
Population	42,087	N/A
Total housing units	17,104	573,597
Median year structures built	1960	1979
% homeowner occupied	51.25%	41.43%
% renter occupied	48.75%	58.57%
% Population below poverty	36.36%	17.70%
Median household income	$33,054	$58,231
Bachelor's degree or higher	8.42%	35.60%
% Hispanic households	40.21%	42.00%
% Black households	56.56%	24.00%
EIA Score	4*	2

	Target Area C	City-wide
Population	17,157	N/A
Total housing units	6,097	573,597
Median year structures built	1979	1979
% homeowner occupied	64.55%	41.43%
% renter occupied	35.45%	58.57%
% Population below poverty	25.46%	17.70%
Median household income	$40,079	$58,231
Bachelor's degree or higher	12.77%	35.60%
% Hispanic households	27.61%	42.00%
% Black households	65.66%	24.00%
EIA Score	4*	2

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Dallas uses a comprehensive approach to directing investments across different areas of the city, relying on several strategic frameworks to address community needs effectively. A key component of this effort is the City's plan to reduce longstanding gaps in access to opportunity. This plan works alongside the Dallas Housing Policy 2033, which guided the identification of three primary Strategy Target Areas: A, B, and C. These areas were selected through detailed analysis to ensure that resources are prioritized where they can have the greatest impact on supporting housing opportunities and community development

The city's strategic allocation is also guided by the Analysis of Impediments, which provides insights into the barriers that various demographics face in accessing affordable housing and services. The findings from these analyses are critical in shaping policies and targeting investments. Additionally, ForwardDallas 2.0 plays a significant role in this framework by refining the City's land use and development plans and shaping future growth. The Broadband and Digital Access Plan addresses the digital divide, prioritizing resources in areas with the most vulnerable populations. Priority determinations are also supported by additional poverty studies and the City's 5-Year Infrastructure Needs inventory to address and prioritize needs.

Many programs, such as youth programs, drivers of poverty support, homebuyer assistance, and home improvement programs, benefit eligible low- to moderate-income persons citywide. CDBG Low Moderate Area benefit activities, including infrastructure and park improvements, are restricted to areas with a 51% concentration of low- to moderate-income populations. This targeted approach ensures that the most vulnerable communities receive the necessary support and enhancements to improve their quality of life.

HOPWA

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

HOPWA allocation priorities are made consistent with priorities established by the Ryan White Planning Council for the Dallas Area and needs identified in the Ryan White HIV Needs Assessment. The emphasis for HOPWA is on providing housing assistance, which is not typically funded through local Ryan White grant funds. Based on the 2019 HIV Needs Assessment (and estimates of unmet need described earlier), housing needs consistently ranked very high:

- Long-Term Housing (highest rank need and estimated unmet need for persons living with HIV/AIDS)
- Emergency Financial Assistance for Rent/Mortgage/Utilities (next highest needed estimated unmet need for persons living with HIV/AIDS)

- Facility-Based Housing (not ranked as a separate need, but the third-highest estimated unmet need for persons living with HIV/AIDS)

The City of Dallas adopts a similar priority for HOPWA housing services, but also includes funding for supportive services to support housing stability, and housing information and resource identification (to support housing stability), as well as administrative and data support for these activities.

Homelessness and Emergency Social Services

City of Dallas Emergency Solutions Grant (ESG) grant funds are used to serve persons who are homeless or at risk of homelessness in the City of Dallas and within the Continuum of Care. Other jurisdictions, including the State of Texas and Dallas County, also provide ESG grant funding that extends beyond the city of Dallas. Those funds are coordinated through the Continuum of Care, which has adopted policies for ESG administration and consultation within the CoC service area. The selected ESG projects are those that best address priority needs in terms of local objectives.

The local CoC has identified the following priorities for the use of ESG funds locally:

- Benefit chronically homeless persons (Emergency Shelter and Street Outreach)
- Assist in rapidly moving homeless persons into housing (Rapid Re-Housing)
- Address specific subpopulation needs – with current CoC priorities as follows:
    - Effectively ending veteran homelessness
    - Significantly reducing chronic unsheltered homelessness
    - Significantly reducing family and youth homelessness
- Cost-effectiveness and integration into the CoC Coordinated Access System (CAS), where applicable
- Include a system of programmatic measurements to identify quantifiable data points indicating benchmarks for success

While the CoC's priorities target those who are already homeless, the CoC has recognized the need for "prevention to shrink the inflow" of newly homeless individuals and families into the homeless response system (Homelessness Prevention).

The City of Dallas adopts a similar priority for ESG funds with: (1) a majority of funding being used to serve those who are homeless through Emergency Shelter, Street Outreach, and Rapid Re-Housing, taking into account other resources that are available in the community; (2) funding to serve those who are at-risk of homelessness through Homelessness Prevention; and (3) funding for administrative and data support for those activities through Administration and Homeless Management Information System (HMIS), as needed.

Based on the characteristics of housing instability identified in the prior 5-Year Consolidated Plan (and as also identified in this plan), on November 11, 2020 (for regular ESG funds), Dallas City Council approved an expansion of ESG homeless prevention eligibility by adding additional risk conditions for those living in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the City's approved Consolidated Plan, to include:

- Cost-burdened households (paying more than 30% of income toward housing) and severely cost-burdened households (paying more than 50% of income toward housing)
- Elderly (age 62 and above), frail (with impairment of at least three activities of daily living), or other households living on a fixed income
- Households experiencing unemployment resulting in a loss of income available for housing
- Households with a lack of assets for emergencies

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

Priority Needs

Table 59 – Priority Needs Summary

1	**Priority Need Name**	**Affordable Housing**
	Priority Level	**High**
	Population	• Extremely Low-Income Households • Low-Moderate • Large Families • Families with Children • Elderly • Public Housing Residents • Chronic Homelessness Individuals • Families with Mentally Ill Children • Chronic Substance Abuse Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied Youth • Unaccompanied Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Developmental Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Non-housing Community Development
	Target Areas Affected	Dallas citywide, with preference to the Strategic Target Areas: Target Area A, Target Area B, and Target Area C.
	Associated Goals	• Housing Needs- Dallas Homebuyer Assistance • Housing Needs- Home Improvement & Preservation • Housing Needs- Residential Development Acquisition Loan Program • Housing Needs- CHDO Development Loans • Housing Needs- Housing Development Loans • Other Housing-HIV Rental Assistance • Other Housing - HIV Facility-Based Housing • Other Housing-HIV Housing Facilities: Rehab, Repair, Acquisition
	Describe Basis for Relative Priority	According to the Dallas Housing Policy 2033, a significant percentage of households are cost-burdened (spend more than 30% of their income on housing) or severely cost

		burdened (spend more than 50% of their income on housing), specifically in racially or ethnically concentrated areas of poverty and historically disadvantaged areas. Additional contributing factors include homelessness rates, population growth, and a shortage of available affordable units. Stable and affordable housing is essential for individuals living with HIV/AIDS to maintain health and achieve viral suppression, reducing the risk of transmission. However, the Dallas EMSA has significant unmet HIV housing needs, with over 4,500 individuals requiring assistance. These estimates are based on the 2019 Ryan White Comprehensive Needs Assessment and 2023 data on those likely to access HOPWA assistance.
2	**Priority Need Name**	**Homelessness**
	Priority Level	**High**
	Population	• Extremely Low Income • Low Income • Moderate Income • Families with Children • Elderly • Chronically Homeless Individuals • Disabled persons (including persons with HIV/AIDS, with mental illness, and/or with chronic substance use) • Victims of Domestic Violence • Unaccompanied Youth • Unsheltered (including chronically homeless) • Sheltered (including chronically homeless) • At risk of homelessness (extremely low and very low income) • Veterans
	Target Areas Affected	Dallas Citywide
	Associated Goals	• Other Housing- HIV Homeless Prevention • Homeless Services - Tenant-Based Rental Assistance • Homeless Services- Essential Services • Homeless Services- Prevention • Homeless Services- Operations • Homeless Services –Emergency Shelter • Homeless Services – Street Outreach

		• Homeless Services – Homelessness Prevention • Homeless Services – Rapid Re-Housing
	Describe Basis for Relative Priority	The 2024 PIT Count, conducted on January 25, 2024, indicates that there were 3,718 homeless persons on that night, with 1,086 unsheltered and 2,632 sheltered. While this represents a 12.4% decrease in overall homelessness and an 8.2% decrease in unsheltered homelessness from 2023, and is a positive trend for Dallas, homelessness continues to affect Dallas residents. Per the 2024 PIT Count, there are 663 chronically homeless persons (646 individuals and 17 persons in families), representing 17.4% of the total homeless population. Of those, 348 are unsheltered and 298 are sheltered, and 12 are unsheltered and 5 are sheltered in chronically homeless families.
3	**Priority Need Name**	**Public Services**
	Priority Level	**High**
	Population	• Extremely Low Income • Low Income • Moderate Income • Large Families • Families with Children • Elderly • Public Housing Residents • Chronic Homelessness Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse Veterans • Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied Youth • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Developmental Disabilities
	Target Areas Affected	Dallas Citywide
	Associated Goals	Public Services- Youth Programs Public Services- Drivers of Poverty Other Housing- HIV Supportive Services

		Other Housing- HIV Housing Information
	Describe Basis for Relative Priority	The City of Dallas' special-needs populations, as well as low- and moderate-income households in general, have a variety of public service needs. In particular, the Mayor's Task Force on Poverty determined that poverty continues to drive many Dallas resident needs and identified nine drivers of poverty in Dallas. Following public input, funding suggestions were presented to the City's Community Development Council (CDC) and elaborated upon by the CDC in subsequent public meetings. CDC recommendations were submitted to the City Council, which, upon consideration, approved and incorporated them into the Consolidated Plan. Public service needs were identified through the Consolidated Plan process.
4	**Priority Need Name**	**Economic Development**
	Priority Level	**High**
	Population	• Extremely Low-Income Households Low-Income Households • Moderate-Income Households Large Families • Families with Children • Public Housing Residents • Non-housing Community Development
	Target Areas Affected	Dallas Citywide
	Associated Goals	Economic Development- Business Loan Program
	Describe Basis for Relative Priority	Dallas prioritizes economic development to promote equitable growth, tackle racial and geographic disparities, and address existing barriers. Barriers include historically inequitable policies such as redlining and predatory lending, a lack of investment in disadvantaged communities, and inaccessible city processes. The City Council's Economic Development Policy focuses on wealth building, ownership, and economic mobility. This initiative addresses the need to manage Dallas's significant demographic and economic growth while correcting imbalances, such as the fact that 44% of the city's population lives in Southern Dallas, yet it generates only 19% of the city's tax base (City of Dallas Economic Development Policy).

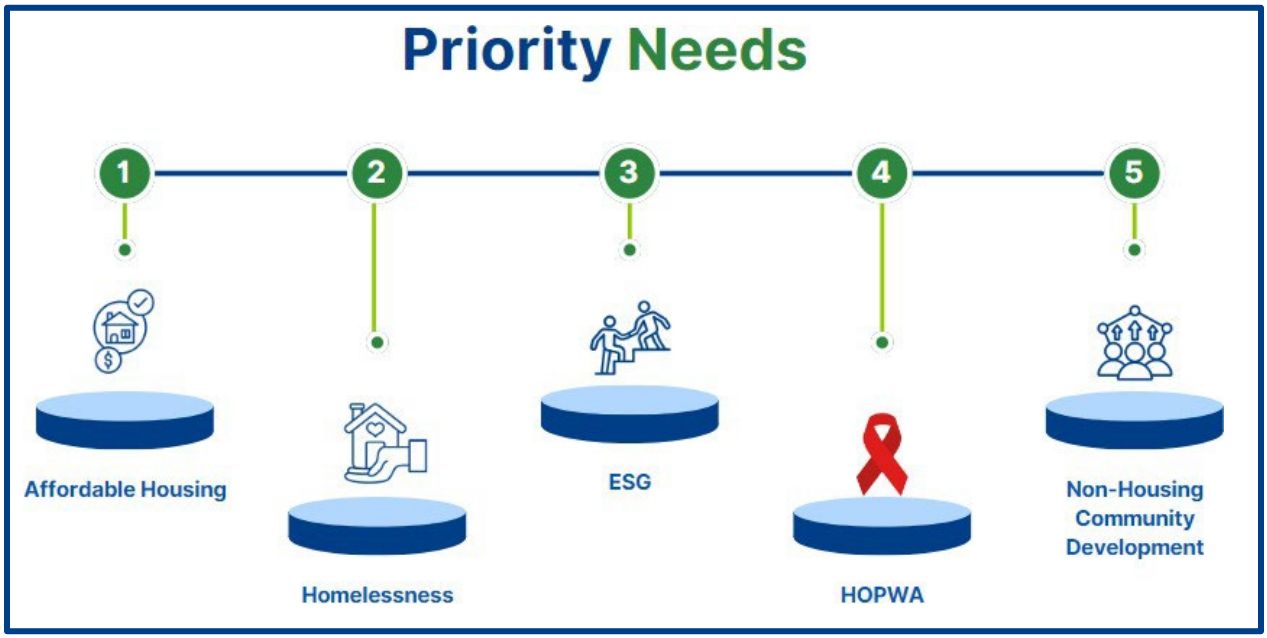
		By fostering innovation, supporting small businesses, and empowering minority and women-owned enterprises, Dallas aims to create a thriving, inclusive economy.
5	**Priority Need Name**	**Public Improvements/ Infrastructure**
	Priority Level	**High**
	Population	• Extremely Low-Income Households Low-Income Households • Moderate-Income Households Large Families • Families with Children, Elderly • Public Housing Residents • Non-housing Community Development
	Target Areas Affected	Dallas Citywide, including areas eligible for Community Development Block Grant (CDBG) funding and neighborhoods identified as having concentrated poverty or other priority needs. These locations have been recognized because they face greater challenges in areas such as economic opportunity, housing quality, and access to essential services, making them important focus areas for targeted investment and community-driven improvements.
	Associated Goals	Public Facilities and Improvements Neighborhood Clearance and Enhancement Program within CDBG-Eligible Areas.

	Describe Basis for Relative Priority	The 2023 City of Dallas Community Survey highlighted key concerns among residents regarding infrastructure, with 55% identifying issues with the city's streets and infrastructure, and 59% prioritizing infrastructure maintenance above all other major city services. Additionally, 18% of residents noted problems with blighted buildings. In developing the Consolidated Plan, the City's Budget and Management Services Department consulted with the public, various city departments, and private agencies. A Five-Year Consolidated Plan Community Survey was conducted to target low- to moderate-income households. Among the 412 respondents, 53% strongly agreed, and 25% agreed that grant funds should continue to be allocated to enhance public infrastructure in racially and ethnically concentrated areas of poverty (R/ECAPs). Proposed projects include street and sidewalk repairs, improved accessibility for individuals with disabilities, and revitalization of nonprofit facilities. Based on this feedback, the City plans to address public facility needs by constructing or rehabilitating neighborhood facilities, improving streets and sidewalks, and demolishing abandoned structures that are unsuitable for rehabilitation to eliminate blight and encourage neighborhood redevelopment.

6	**Priority Need Name**	**Compliance Monitoring and Program Oversight**
	Priority Level	**High**
	Population	• Extremely Low-Income Households • Low-Income Households • Moderate-Income Households • Large Families • Families with Children, Elderly • Public Housing Residents
	Target Areas Affected	Dallas Citywide
	Associated Goals	Program Administration, Fair Housing, Oversight
	Describe Basis for Relative Priority	This provides administrative oversight of Consolidated Plan grant-funded projects and ensures timely implementation while promoting compliance with established rules, policies, and guidelines.

Narrative (Optional)

The City has identified the following Priorities for FY 2024-25 through FY 2028-29 to address affordable housing, homelessness, special needs, economic development, and non-housing community development needs (including public services).



Affordable Housing

- Create affordable housing that is decent, safe, and sanitary
- Improve the development process for all types of housing development
- Remove barriers to land assembly and land use for affordable housing
- Support housing in the context of community building to revitalize distressed neighborhoods
- Overcome patterns of segregation and concentration of poverty and blight
- Promote greater fair housing choice
- Increase the impact of current housing programs
- Foster inclusive neighborhood redevelopment, including mixed-income, mixed-use developments
- Design transit-oriented developments

Homelessness

- Affordable housing options (including rapid re-housing)
- Street outreach (including homeless encampments)
- Emergency shelter expansion (including inclement weather)
- Support services (including case management, transportation, health care, behavioral health care services, and job training/employment opportunities)
- Homeless prevention

Emergency Solutions Grant (ESG)

- Emergency shelter (operations and essential services)
- Rapid re-housing
- Street outreach
- Homeless prevention

Housing Opportunities for Persons with AIDS (HOPWA)

- Rental assistance
- Homeless prevention
- Housing facilities operations (including rehabilitation/repair/acquisition/new construction, as well as master leasing and emergency hotel/motel vouchers)
- Permanent housing placement
- Supportive services
- Housing information services and resource identification

Non-Housing Community Development

- Public Services- Youth
- Public Services- non-youth (drivers of poverty)
- City Infrastructure Improvements
- City facilities improvements
- Non-profit public Improvements

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence The use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	Market characteristics that influence the use of funds available for this type of housing (in general) include: • Number of extremely low-income residents and number of fixed-income residents • High market rents and low vacancy rates • High housing cost burden rates • Limited access to the rental housing market based on the willingness of the landlord to accept the voucher and the quality of housing • Limited choices of where to live and limited availability of units (particularly 0- and 1-bedroom units) Assistance is limited by HUD Fair Market Rent (FMR) rates for the Dallas Metro Area for the unit size or, if less, a reasonable rent. There may be a time limit on assistance.
TBRA for Homeless and At- Risk of Homelessness	Market characteristics that will influence the use of funds for this housing type for the homeless or those at-risk of homelessness include: • Number of homeless residents as reported by the Point-In-Time count • Number of extremely low-income residents who are at-risk of becoming homeless or experiencing housing instability • Overcrowding rates for the city • Limited access to the rental housing market based on the willingness of the landlord to accept the voucher and the quality of housing • Limited choices of where to live and limited availability of units (particularly 0- and 1-bedroom units) • Availability of housing near or accessible to community-based resources and support systems To be eligible for assistance, the applicant must be: • Homeless • At-Risk of Homelessness earning income level up to 30% of AMI Assistance is time-limited (typically up to 1 year and no more than 2 years in three years). Assistance is also limited by HUD Fair Market Rent (FMR) rates for the Dallas Metro Area for the unit size, or, if less, reasonable rent.
TBRA for Non-Homeless Special Needs	Market characteristics that influence the use of funds available for this housing type for persons living with HIV/AIDS include: • Number of extremely low-income and fixed-income residents • High housing cost burden rates

	• Limited access to the rental housing market based on the willingness of the landlord to accept the voucher and the quality of housing • Limited choices of where to live and limited availability of units (particularly 0- and 1-bedroom units) • Availability of housing near or accessible to community-based resources (including health care) and support systems Assistance is also limited by 120% HUD Fair Market Rent (FMR) rates for the Dallas Metro Area for the unit size or, if less, a reasonable rent. There is no time limit on assistance.
New Unit Production	The Housing Department will continue to invest in citywide production and preservation. The Housing Department uses the Notice of Funding Availability (NOFA) to advertise available federal funding (CDBG and HOME), along with other funding sources, to provide gap financing to for-profit and non-profit developers of single-family and multi-family housing. The NOFA process supports housing projects to produce new mixed-income housing units and to develop Permanent Supportive Housing (PSH) rental units for families and individuals experiencing homelessness, including a portion with units for people with special needs. Applications will be scored with preference for developments that provide mixed-income housing in the ESTAs. NOFA applications will also be preferred if they are for the development of new for-sale single-family housing. Units are available at up to 30% AMI for PSH and up to 80% AMI for affordable units in mixed-income developments that include market-rate units. Strategy Target Areas (ESTAs): As outlined in Pillar 1 of DHP33, the Housing Department has designated ESTAs to make focused, concentrated investments in housing through both preservation and new development. Housing will create tailored neighborhood revitalization strategies for each area using data, community engagement, and alignment with other City initiatives. The Housing Department will invest at least 50% of its resources to these ESTAs.
Rehabilitation	The Housing Department will continue to invest in citywide production and preservation. To better serve residents, the Housing Department consolidated the home repair programs into a single program: the Home Improvement & Preservation Program (HIPP). This preservation program is the sole CDBG-funded home repair program and now offers three forms of assistance for low- to moderate-income homeowners. These three programs include Emergency Home Rehabilitation (EHR), which provides grants up to $10,000;

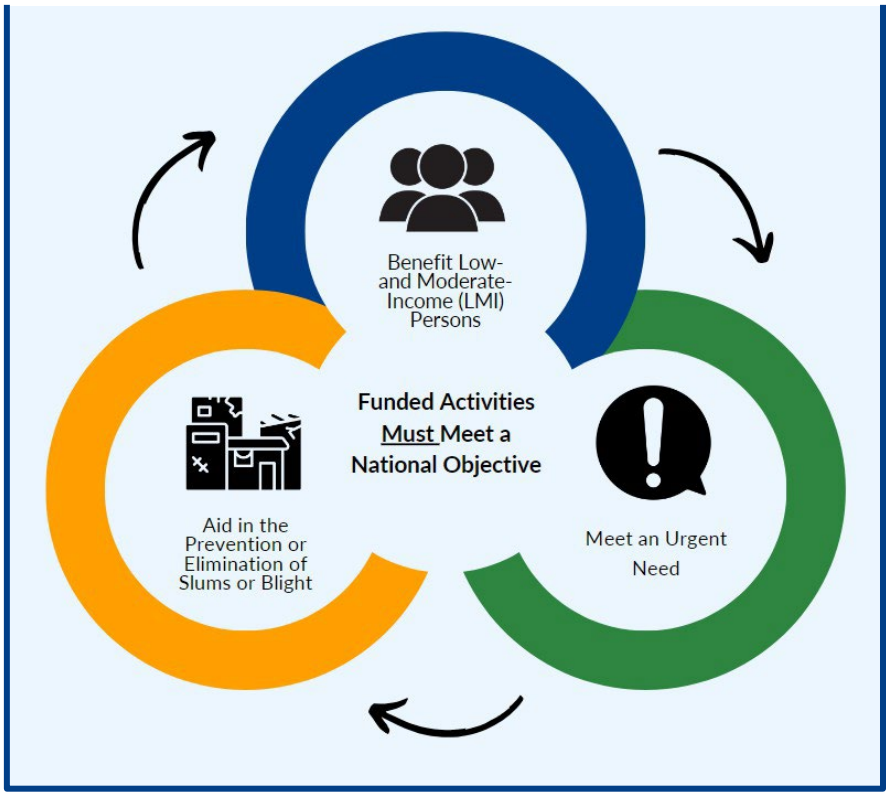
	The Dallas Tomorrow Fund (DTF) for exterior code violations, which provides grant assistance up to $20,000; and the Major-Systems Repair Program (MSRP), which provides up to $24,000 in forgivable loan assistance to homeowners needing major systems repair on their homes. All preservation programs are designed to help residents stay in their homes longer, and to promote healthy, safe, affordable living environments. Strategy Target Areas (ESTAs): As outlined in Pillar 1 of DHP33, the Housing Department has designated ESTAs to make focused, concentrated investments in housing through both preservation and new development. Housing will create tailored neighborhood revitalization strategies for each area using data, community engagement, and alignment with other City initiatives. The Housing Department will invest at least 50% of its resources to these ESTAs.
Acquisition, including preservation	The Housing Department will continue to invest in citywide production and preservation. The Housing Department uses the Notice of Funding Availability (NOFA) to advertise available federal funding (CDBG and HOME) and other funding sources to support preservation. The NOFA application requirements are related to the specific type of project being developed, such as city-owned land or buildings available for repurposing or preservation, preservation of existing affordable housing, and acquisitions and rehabilitation. All applications require evidence of market demand. Units are available at up to 30% AMI for PSH and up to 80% AMI for affordable units in mixed-income developments that include market-rate units. Applications will be scored with preference for developments that provide mixed-income housing in the ESTAs. Strategy Target Areas (ESTAs): As outlined in Pillar 1 of DHP33, the Housing Department has designated ESTAs to make focused, concentrated investments in housing through both preservation and new development. Housing will create tailored neighborhood revitalization strategies for each area using data, community engagement, and alignment with other City initiatives. The Housing Department will invest at least 50% of its resources to these ESTAs.

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

Introduction

The City of Dallas has identified federal, state, local, and private resources expected to be available to address priority needs and the objectives put forward in the Strategic Plan. These may include the following (although not all funds come to or through the City of Dallas):

- Entitlement allocations: CDBG, HOME, HOPWA, ESG
- American Rescue Plan Act (ARPA) Funds
- Bond funds
- Housing trust fund
- Tax increment financing
- Tax-exempt bonds
- Low-income housing tax credits
- Continuum of Care funds (McKinney-Vento)
- CDBG Program Income
- HOME Program Income
- ESG match
- HOME ARPA Funds
- General Fund
- State grants
- Private grant funds
- Section 108 loan funds
- Other federal grants



The City plans to use **Community Development Block Grant (CDBG)** funds made available under this Strategic Plan (including any remaining prior-year CDBG funds) to serve low- to moderate-income households in the City of Dallas. Activities may include providing decent housing, creating suitable living environments, expanding economic opportunities, and neighborhood revitalization principally for low- and moderate-income persons. The basic eligible activities include, but are not limited to:

- Real property acquisition and disposition
- Housing development (including construction and rehabilitation)
- Homeownership assistance
- Pre-purchase housing services
- Relocation and related costs
- Clearance and remediation
- Public and human services
- Public facility and infrastructure improvements
- Interim assistance
- Business loans for job creation
- Planning and program oversight (including fair housing and environmental review activities)

Eligible rehabilitation and preservation activities; special economic development activities; special activities by community-based development organizations; eligible planning, urban environmental design, and policy-planning and management capacity building activities; and program administrative costs may also be included.

The City of Dallas will continue to use remaining CDBG funds under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (CDBG-CV), in accordance with previously approved budgets, as amended from time to time, to serve low- to moderate-income persons.

HOME Investment Partnerships Program (HOME) funds may be used to assist a variety of housing activities. The City of Dallas, as a participating jurisdiction, may decide how the funding will be used from among the following activities:

- Acquisition of real property
- Housing rehabilitation and new construction
- Tenant-based rental assistance and homebuyer assistance
- Planning and support services

The City of Dallas plans to use **Emergency Solutions Grant (ESG)** funds that were made available under this Strategic Plan (including remaining prior year ESG funds) to serve eligible persons in the City of Dallas and within the Continuum of Care, including those experiencing homelessness as well as those at-risk of homelessness, for the following activities:

- Emergency shelter (operations and essential services)

- Street outreach
- Rapid Re-Housing
- Homelessness Prevention
- Program Administration

Eligible uses of ESG funds may include costs for street outreach, emergency shelter essential services, shelter renovation (including major rehabilitation, conversion, or other renovation), shelter operations, homelessness prevention and rapid re-housing (each including rental assistance, housing relocation and stabilization financial assistance, and service costs), homeless management information system (HMIS) costs, and administrative costs.

In addition, in 2022, the City of Dallas received $21,376,123 in **HOME American Rescue Plan Act (HOME-ARP)** funds. It will continue to use remaining HOME-ARP funds to serve qualifying populations, including homeless and those at-risk of homelessness, in accordance with the City's approved HOME-ARP Allocation Plan, as amended from time to time. This includes funding for:

- Tenant-based rental assistance
- Supportive services
- Administration and planning

Additional eligible HOME-ARP activities include HOME ARP rental housing, acquisition and development of non-congregate shelter, nonprofit operating and capacity building assistance, and other activities that HUD may authorize.

Among other things, HOME-ARP funds will continue to be used to fund the R.E.A.L. Time Rehousing (RTR) initiative (formerly Dallas R.E.A.L. Time Rapid Rehousing initiative) to address homelessness in the Continuum of Care. The goal of the initiative is to house more than 6,000 persons by 2025. The REAL Time initiative was expanded to include two additional pathways out of homelessness (Diversion and Permanent Supportive Housing). Since the expansion's launch in May 2023, REAL Time (Rapid Rehousing, Diversion, and Permanent Supportive Housing) has housed 9,016 individuals as of March 2024. The goal of housing a cumulative total of 6,000 unique individuals has been met. It is a regional partnership among the City of Dallas, Dallas County, Dallas Housing Authority, Dallas County Housing Assistance Program, City of Mesquite through the Mesquite Housing Authority, City of Plano, and Housing Forward – with local homeless service providers supporting the initiative. Through public funding, RTR includes rental subsidies, deposits, case management, housing navigation to assist participants in finding and securing housing, and administration. Through private funding raised by Housing Forward, RTR provides landlord incentives to encourage landlords to provide housing, move-in kits to provide basic supplies needed at move-in, and support for data systems. Through participating local housing authorities, RTR provides Emergency Housing Vouchers (EHV) made available through HUD to help individuals and families who are homeless.

The City expects to use **Housing Opportunities for Persons with AIDS (HOPWA)** funds made available under this Strategic Plan (including remaining prior year HOPWA funds) to serve low-income persons living with HIV/AIDS and pay eligible costs for the following activities:

- Tenant-based rental assistance (TBRA)
- Short-term rent, mortgage, and utility (STRMU) assistance
- Facility-based housing (including operating costs for short-term, transitional, and permanent housing facilities, master leasing, and emergency hotel/motel vouchers, as well as acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services, as needed and as funds become available)
- Permanent housing placement (PHP) assistance
- Supportive services (provided in conjunction with housing services above or as separate, standalone services)
- Housing information services and resource identification
- Program administration (for grantee and project sponsors)
- Such other activities as may be authorized by HUD or regulation

Anticipated Resources

Table 60 - Anticipated Resources (Consolidated Plan)

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan*
		Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Public-Federal	$13,023,068	$200,000	$ 1,069,286	$14,292,354	$57,169,416
Use of Funds: Acquisition, rehabilitation, demolition, relocation, administration and planning oversight, economic development, housing, public improvements, public services						
Narrative Description: Funds will be used for acquisition, relocation, rehabilitation, and demolition to support affordable housing development. Revitalization activities include loans and grants to for-profit and nonprofit developers for acquisition, relocation, and demolition to support affordable housing development, funds for Community-Based Development Organizations (CBDOs) for mixed-use development with affordable housing and commercial/retail space, and housing rehabilitation. Public service funds will be available for youth, childcare, and other public services. Public facility funds will be used to perform public facility and infrastructure improvements. Funds will be used to pay administrative costs for staff working in CDBG & HOME activities. *The expected amount available for the remainder of the Con Plan only includes the anticipated annual allocation amount.						

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan**
		Annual Allocation	Program Income	Prior Year Resources	Total	
HOME	Public-Federal	$5,078,453*	$500,000	$0	$5,578,453	$22,313,812
Use of Funds: Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership.						
Narrative Description: Funds will be used for housing development with CHDOs and other qualified developers. Specific services covered include housing rehabilitation, mixed-use development with affordable housing, down payment assistance, principal reduction, closing cost assistance, and commercial/retail space development. Additionally, funds will be used to cover administrative costs for staff working on HOME activities. *The anticipated resources annual allocation field does not accept cents. The allocation amount for FY 2024-25 from HUD, including cents, is $5,078,453.38. **Expected amount available for the remainder of the Con Plan only includes the anticipated annual allocation amount.						

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan
		Annual Allocation	Program Income	Prior Year Resources	Total	
ESG	Public-Federal	$1,213,719	$0	$0	$1,213,719	$4,854,876
Use of Funds: Emergency Shelter (including operations, essential services, and renovation), Street Outreach, Rapid Re-Housing, Homelessness Prevention, and Program Administration						
Narrative Description: Funds have been allocated to cover costs to: (a) renovate and operate emergency shelters designed to increase the quantity and quality of temporary shelters provided to homeless people; (b) provide services designed to meet the immediate needs of unsheltered homeless by connecting them with emergency shelter, housing, and/or critical health services; (c) provide services designed to move homeless persons quickly to permanent housing through rental assistance and housing relocation and stabilization services; (d) provide services designed to prevent an individual or family from moving into an emergency shelter or living in a public place not meant for human habitation through rental assistance and housing relocation and stabilization services; and (e) provide for program administration. Grant funds may also be used for other eligible activities, including homeless management information system (HMIS), as needs arise.						

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan
		Annual Allocation	Program Income	Prior Year Resources	Total	
HOPWA	Public-Federal	$9,864,583	$0	$0	$9,864,583	$39,458,332
Use of Funds: Tenant-Based Rental Assistance (TBRA), Short-Term Rent/Mortgage/Utility (STRMU) Assistance, Facility-Based Housing (short-term, transitional, and permanent housing, including master leasing and emergency hotel/motel vouchers), Permanent Housing Placement, Supportive Services, Housing Information and Resource Identification, and Program Administration						
Narrative Description: HOPWA funds will be used to provide housing, housing placement, supportive services, and housing information and resource identification for persons living with HIV/AIDS in the Dallas EMSA, as well as for administrative costs. Grant funds may also be used for other eligible activities, including acquisition, rehabilitation, conversion, lease, and repair of facilities, as needs arise.						

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

The City of Dallas will strategically use federal funds to maximize the reach and effectiveness of its programs, ensuring that more residents benefit from available resources. By partnering with local lenders, private investors, and organizations that can provide in-kind contributions, the City will help address budget gaps and reinforce program delivery. These collaborative efforts will support continued investment in housing, community development, and essential services, ultimately strengthening opportunities for residents in neighborhoods with the greatest needs. Federal grant funds (CDBG, HOME, ESG, and HOPWA) will be combined with City General Funds and Bond Funds to cover a range of costs, including infrastructure improvements, predevelopment expenses, land acquisition, and relocation efforts. This comprehensive approach ensures that federal resources are used efficiently to support the priorities outlined in the City's strategic planning efforts. Additionally, the City will use Low Income Housing Tax Credits in conjunction with HOME funds to further enhance the development of affordable housing projects.

Furthermore, Dallas will employ Section 108 funds as subordinate gap financing to assist private and nonprofit developers who lack sufficient private funding for their projects. This will ensure that critical housing developments can proceed despite financial challenges. The City will also leverage Tax Increment Financing to promote higher-density, mixed-income housing within a quarter-mile of DART stations, aligning with the ForwardDallas 2.0 Comprehensive Plan. By collaborating with Fannie Mae, DART, and other agencies, the City aims to promote location-efficient mortgages, thereby increasing housing affordability near transit hubs. This multifaceted strategy highlights the City's commitment to aligning housing investments with broader efforts in economic development, transportation, and infrastructure. By coordinating these areas, the City aims to strengthen long-term sustainability, reduce existing gaps in access to opportunity, and support community growth. Together, these actions help ensure that housing improvements are reinforced by reliable services, improved mobility options, and targeted development that benefits residents across Dallas.

The HOME Program, authorized by the National Affordable Housing Act of 1990, also provides formula grants to units of government. The HOME Program was designed to facilitate partnerships between units of government and the private and non-profit sectors to expand the availability of affordable housing. A minimum of 15 percent of HOME Program funds is set aside for nonprofits and Community Housing Development Organizations (CHDOs) to further affordable housing efforts. HOME funds require a 25 percent match from a non-federal source; however, the City has received a 50 percent waiver of its match obligation due to fiscal distress, thus its match requirement is 12.5 percent.

Homelessness

Emergency Solutions Grant (ESG) funds are used locally to support emergency shelters, street outreach, homeless prevention, and rapid rehousing activities. ESG regulations require a dollar-for-dollar match for ESG funding. Matching funding may consist of cash, the value of real property, equipment, goods or services, the purchase value of donated property, donated materials or buildings, including lease time and volunteer services, salary paid to staff, or professional services at current reasonable and customary rates. Matching funds typically come from local, private, or other sources.

At this time, the City of Dallas provides a dollar-for-dollar ESG match through General Fund dollars used to support shelter activities at the City-owned emergency shelter, The Bridge. Homeless Recovery Center, operated by Bridge Steps. Subject to annual appropriation by City Council, the City of Dallas currently provides $5,669,686 annually to support operations and services at The Bridge (including $1,000,000 of support from Dallas County). For this reason, the City of Dallas does not currently require organizations awarded ESG funding to match the ESG award with other funding. This was done to encourage organizations to participate in an ESG fund, but this policy is subject to change.

Other federal funds supporting the homeless response system in Dallas include the following Continuum of Care (CoC) awards. These awards are not made to the City of Dallas, but rather through the local Continuum of Care:

HUD FY 2023 Annual Continuum of Care NOFO Competition – On February 26, 2024, HUD announced the CoC NOFO award of $27,254,224 to fund 24 continuing homeless housing projects (as well as coordinated access system (CAS) and homeless management information system (HMIS) activities) and 4 new projects (including 50 new units of permanent supportive housing and 150 new units of rapid re-housing). This represented a 23.4% increase and an additional $5 million over the prior year.

HUD's Special NOFO Competition to Address Unsheltered Homelessness – On April 15, 2023, HUD awarded new one-time funding of $22,801,633 for 7 new projects to expand homeless street outreach, enhance permanent housing options, improve supportive services, and make overall system improvements (including an enhancement in diversion efforts).

Youth Homelessness Demonstration Program (YHDP) – On September 20, 2023, HUD announced the first-ever YHDP award of $9,392,854 to the CoC to enhance efforts to end and prevent homelessness among youth and young adults in Dallas.

In addition, Housing Forward recently secured a $1.25 million private grant from the Day One Families Fund to reduce family homelessness by expanding systemwide diversion initiatives for families. Housing Forward also secures other private funding to support the homeless response system.

In addition to federal funds, the City's Office of Homeless Solutions receives State of Texas funding to address homelessness. Subject to future appropriations by the Texas Legislature, these State funds include:

- Texas Department of Housing and Community Affairs (TDHCA) Homeless Housing and Services Program (HHSP) grant funds of $701,076 (General Set-Aside) and $236,809 (Youth Set-Aside).

In terms of local funding, the City's Office of Homeless Solutions has worked diligently to deploy $20 million in **public bond funding** (under Proposition J, authorized by City of Dallas resident in 2017) to develop over 400 new housing units. This funding provides permanent supportive housing for the chronically homeless population, rapid rehousing for people who are elderly and/or disabled and for families with children and young adults, and day centers for seamless wrap-around services. These additional housing units will help move homeless persons out of shelters and off the streets. Bond funds have been deployed to create:

- 180 units of permanent supportive housing at the St. Jude – Park Central hotel conversion project with Catholic Charities of Dallas
- 245 beds at the Miramar and Candlewood Hotel projects
- Future beds at another hotel project and a former hospital and medical building acquired by the City of Dallas.

In addition, in May 2024, City of Dallas residents approved Proposition I, authorizing an additional $19 million in **public bond funding** for permanent, supportive, and short-term housing facilities for people experiencing homelessness, including gap financing for permanent supportive housing projects and a small amount for needed repairs to the City-owned shelter, The Bridge Homeless Recovery Center.

In addition, the City of Dallas (through the Office of Homeless Solutions) continues to invest considerable General Fund resources (approximately $16.66 million) toward the homeless response system. This includes, but is not limited to:

- About $4.3 million ($3.3 million provided by the City and $1.0 million provided by Dallas County) for day and night shelter services at The Bridge Homeless Recovery Center
- About $2.96 million invested in street outreach and homeless encampment resolution (including the Homeless Action Response Team (H.A.R.T/team)
- About $3.32 million for supportive housing for seniors, inclement weather shelter, Healthy Community Collaborative program (for persons experiencing co-occurring mental illness and/or substance use), homeless diversion, and enhanced outreach and engagement services.
- $1.72 million for other homeless activities

These funds are subject to annual appropriation by the City Council.

As well, the City's Office of Homeless Solutions continues to deploy **local ARPA funding** associated with the City's allocation of Local Fiscal Recovery Funds under the American Rescue Plan Act of 2021. Homeless Solutions expects to continue using these funds ($5.32 million) in support of the homeless recovery system as follows:

- $1.5 million for Real Time Re-Housing (RTR) Initiative
- $547,486 for design of a supportive housing project
- $1.4 million for CoC milestone supporting reductions in homelessness
- $1.7 million for renovation of a supportive housing project
- $100,000 for COVID testing within the homeless response system

Non-Homeless Special Needs Populations

The City's Office of Community Care provides direction and oversight for the City's social, human, and supportive services for seniors, children, and other Dallas residents through all stages of life. To this end, the Community Care deploys a range of resources to support residents in need of help (including those at risk of becoming homeless). These resources include:

- $10 million in General Funds to support several programs, including but not limited to, the City's Social Services Program, the City's Senior Services Program, the Martin Luther King, Jr. Community Center, the West Dallas Multipurpose Center, and Vital Statistics

- $17 million in federal funding (passed through the State of Texas) under the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)
- $500,000 in State funding from the Texas Department of Criminal Justice (TDCJ) to support re-entry services for individuals being released from TDCJ who are returning to the City of Dallas.
- $1.8 million in grant funding for Dallas Financial Empowerment Center (Dallas FEC)
- The City partners with TXU Energy, Reliant Energy, Atmos Energy, and Dallas Water Utilities to disperse or link eligible residents to financial assistance

Persons with HIV/AIDS and Their Families

In addition to the annual HOPWA formula allocation, the City of Dallas is a grantee of a HOPWA Competitive (HOPWA-C) Grant for $780,129, providing housing placement, tenant-based rental assistance, and housing case management for non-violent ex-offenders living with HIV/AIDS in Dallas County. The City has received this grant and successfully operated this program since January 1, 2007. The grant renews every three years and will renew again on October 31, 2025.

HOPWA funds (both formula and competitive) are used locally to provide housing assistance and housing-related support. In contrast, U.S. Department of Health and Human Services Department Ryan White funds are used locally to provide core medical services and support services for persons living with HIV/AIDS. Ryan White funds are awarded and administered by Dallas County Health and Human Services. Funding comes directly from the federal agency (about $20.6 million in Part A and Minority AIDS Initiative funds) and indirectly from the State of Texas (about $3.6 million in Part B funds). Additional funds include Ryan White Part D funding for family care and HIV prevention. The State also administers the statewide Texas AIDS Drug Assistance Program (ADAP) for medication assistance. It provides a small amount of funding for HIV housing and services under the State of Texas HIV Services Grant ($2.8 million). By using HOPWA funds primarily for housing and Ryan White and other federal and state funds primarily for medical care, support services, and HIV prevention, local providers can leverage resources to the greatest extent possible and avoid duplication of efforts.

Parks and Recreation:

Federal funds can catalyze attracting outside investment by demonstrating a commitment to programming. The Parks and Recreation department will leverage resources through the following:

- Co-funded projects with investments and contributions of resources and expertise from private entities
- Grant writing for additional funding
- Fundraising
- Community Partnerships with organizations and non-profits
- Diverse funding strategies to provide financial support to assist with effective community development initiatives

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

Land Bank property consists of tax foreclosed vacant lots acquired through a private sheriff's sale that are sold to developers to build affordable housing. The City of Dallas works with developers interested in building affordable housing by acquiring property from the Land Bank through various means, including financing, process review, and project management. Public right-of-way improvements are made in conjunction with revitalization efforts throughout the city to benefit the community and address the needs of targeted neighborhoods. CDBG funds are used to improve medians, sidewalks, street lighting, and infrastructure such as water and sewer lines.

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Discussion

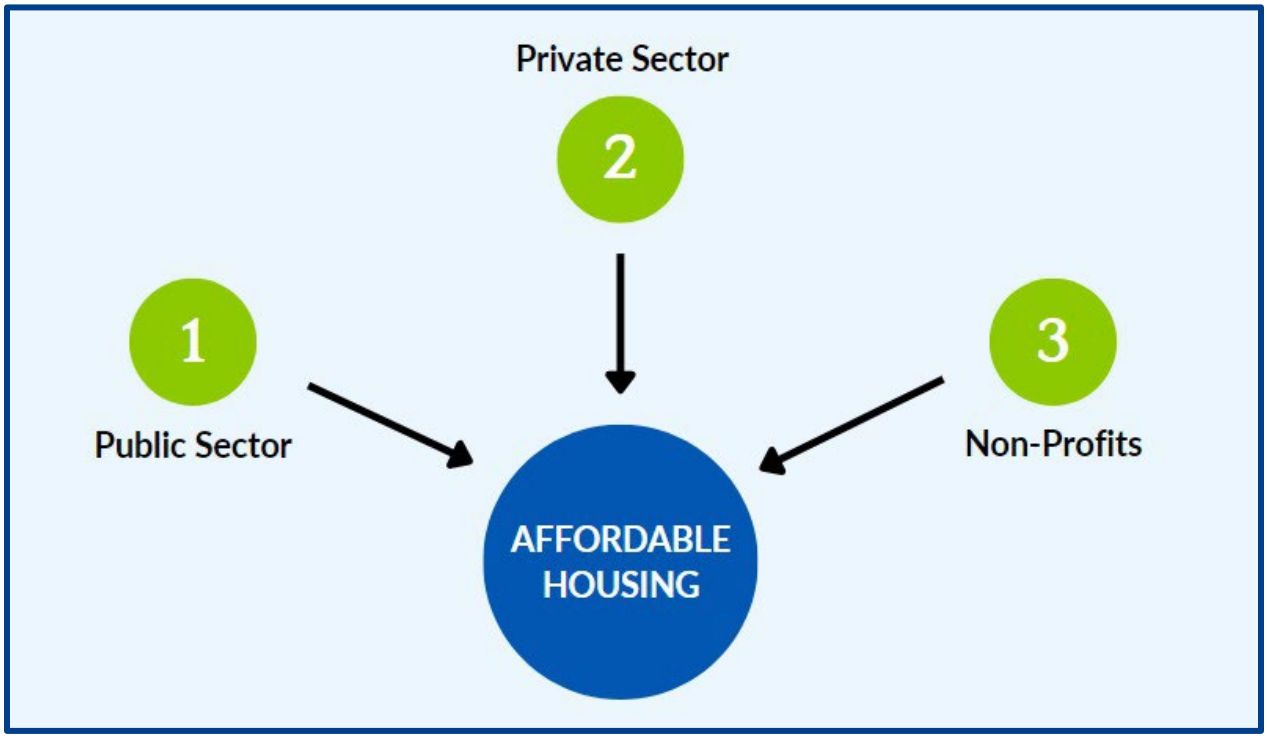
The City has identified a variety of resources, including federal, state, local, and private funds, to address priority needs and strategic objectives. Key federal entitlement allocations such as CDBG, HOME, ESG, and HOPWA are pivotal in providing services to low- to moderate-income households, supporting housing development, homelessness prevention, and other community needs. These funds are complemented by local resources like bond funds, the Housing Trust Fund, and tax increment financing, as well as state grants and private contributions. Together, these resources will be utilized for a wide array of activities, including real property acquisition, housing development and rehabilitation, homeownership assistance, public services, infrastructure improvements, and economic development initiatives.

To maximize the impact of these federal funds, the City will strategically leverage additional resources from private investors, local lenders, and in-kind contributions. Partnerships with private and nonprofit organizations will help increase the availability of affordable housing, including through programs such as the Low-Income Housing Tax Credit. For homelessness services, ESG funds will be paired with local support, including substantial General Fund contributions that help sustain shelter operations and related services. For special needs programs, funding will continue to assist residents with disabilities and individuals diagnosed with HIV/AIDS. Overall, the City's approach emphasizes coordinating housing investments with broader efforts in economic development, transportation, and infrastructure, creating a comprehensive strategy that supports long-term sustainability, reduces existing gaps in access to opportunity, and promotes growth throughout Dallas.

SP-40 Institutional Delivery Structure – 91.215(k)

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

The successful delivery of affordable housing relies on robust collaboration among public-sector entities, private industry, and nonprofit housing organizations. Effective, affordable housing strategies necessitate strong partnerships and coordination between these stakeholders. The private sector frequently requires public sector gap financing to advance affordable housing projects, while the public sector depends on private resources to amplify its impact. Additionally, public-sector partners need comprehensive information and connections to provide continuous support to their clients. In contrast, non-profit organizations require stable administrative funding and resources to focus on local services. Overall, successful affordable housing development depends on a well-integrated network between the public and private sectors.



Public Structure

The City of Dallas will continue to act as a provider of federal and local governmental resources, oversee program and project implementation, and evaluate and report on their effectiveness. Dedicated to both developing and preserving affordable housing, the City manages home development and rehabilitation programs supported by federal and local funds. It also backs the Dallas Housing Finance Corporation in creating and rehabilitating affordable multifamily housing and provides mortgage assistance to low- and moderate-income homebuyers through bond financing. The City actively allocates general funds and seeks bond funds to advance affordable housing projects. Additionally, Dallas works with non-profit organizations and provides technical assistance.

providers to strengthen local capacity, optimize resource use, and enhance affordable housing production. The City offers operational support and development financing to nonprofits, helping them access state tax credits, state trust fund resources, and other grants. Efforts are also underway to remove institutional barriers that impede the creation and retention of affordable housing.

The City of Dallas relies on and works closely with local partners in the delivery of social and human services in the community (including housing assistance) for Dallas residents who are homeless, at-risk of becoming homeless, or in need of help, or have special needs. These partners include non-profit organizations (like United Way), other local governmental organizations (like Dallas County), and public institutions (like Parkland Hospital)

The City will continue to provide federal and other governmental resources (directly or as a pass-through entity) to support efforts to address community needs (including efforts to improve the homeless response system). The City will also continue to participate in local planning efforts and, where needed, act as a convener of local resources and work to break down barriers in institutional structures. A good example is the R.E.A.L. Time Rehousing (RTR) initiative mentioned earlier, which is a regional partnership among the City of Dallas, Dallas County, Dallas Housing Authority, Dallas County Housing Assistance Program, City of Mesquite through the Mesquite Housing Authority, City of Plano, and Housing Forward – with local homeless service providers supporting the initiative. The City will also continue its work with nonprofit organizations to improve their capacity to take advantage of resources that are or may become available. To this end, Homeless Solutions has partnered with United Way on a capacity-building project for local homeless service providers.

Private Sector Involvement

The City of Dallas has greatly expanded its collaboration with private sector partners, incorporating their input to improve housing policies and programs. Over the next five years, the City will continue to refine these initiatives, guided by ongoing discussions with real estate professionals, housing developers, lenders, and other stakeholders. This engagement helps the City better understand and enhance private sector involvement in publicly supported housing. The City has successfully executed affordable housing projects largely funded by private investments and is now pursuing innovative partnerships to drive future developments. These new collaborations are designed to address the needs of low- and moderate-income individuals and families through privately sponsored projects.

The City works to involve its private-sector partners to the greatest extent possible to address community needs. One example is the Friends Group recently launched by the Office of Homeless Solutions. The OHS Friends Group is a volunteer network that participates in initiatives serving homeless persons, including the “A Seat at the Table” event, which provides food for unsheltered residents at various locations in the City. In addition, the OHS Friends Group assists with the setup, operation, and closure of the City’s temporary shelter during inclement weather, and works at The Bridge Homeless Recovery Center, as well as several other volunteer projects at local homeless providers.

The Office of Community Care works with dozens of community-based nonprofit organizations across numerous programs, such as:

- Services of Hope Entities, Inc.
- Catholic Charities of Dallas
- The Senior Source
- Redemption Bridge
- Ascend Dallas (formerly WiNGS Dallas)

Non-profit structure

In Dallas, several non-profit community-based organizations focus on affordable housing, delivering services directly at the grassroots level. These organizations often engage individuals, neighborhood groups, churches, and local businesses to contribute to the development and preservation of affordable housing. They also collaborate through organized networks to share resources, exchange knowledge, and pool funds. The City of Dallas actively involves these non-profits in its planning processes and provides funding for their projects. Each year, Community Housing Development Organizations (CHDOs) present housing development proposals, which are reviewed and evaluated by a committee of private sector lenders and housing experts, who then recommend the most viable projects for HOME funding.

Within the City of Dallas, there is a robust network of local nonprofit organizations that provide services to address the community's human and social needs. Several of these social service providers are small, medium, and even large 501(c)(3) organizations, but many are neighborhood groups, churches, and other faith-based organizations. The City of Dallas seeks to involve nonprofit organizations of all sizes in its planning process, to partner on local initiatives in the community, and to provide funding for projects where possible. Many of these non-profit organizations are shown in the chart below and have been mentioned earlier in this plan.

Table 61- Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing			
BUILDERS OF HOPE CDC	CHDO	Ownership Rental	Jurisdiction
Notre Dame Place CDC	CHDO	Ownership Rental	Jurisdiction
SouthFair CDC	CHDO	Ownership Rental	Jurisdiction
Brompton CDC	CHDO	Ownership Rental	Jurisdiction
Parks and Recreation			
Dallas Park and Recreation	Government	Public Services	Census Tract Neighborhood
Office of Homeless Solutions			
City of Dallas Office of Homeless Solutions	Government	Homelessness	Jurisdiction
Housing Forward (formerly Metro Dallas Homeless Alliance)	Continuum of Care	Homelessness	Region
Dallas Housing Authority	PHA	Homelessness Public Housing	Region
Bridge Steps	Non-profit organization	Homelessness	Jurisdiction
Austin Street Center	Non-profit organization	Homelessness	Jurisdiction
Family Gateway, Inc.	Non-profit organization	Homelessness	Jurisdiction
The Salvation Army	Non-profit organization	Homelessness	Jurisdiction
Catholic Charities of Dallas, Inc.	Non-profit organization	Homelessness	Jurisdiction
Parkland Health & Hospital System	Public Hospital	Public Services	Region
Communities Foundation of Texas	Non-profit organization	Public Services Convenor	Regional
Office of Community Care			
City of Dallas Office of Community Care	Government	Non-homeless special needs Public Services	Region
Ryan White Planning Council of Dallas Area	Regional organization	Non-homeless special needs	Region

Dallas County Health & Human Services	Government	Non-homeless special needs Public Services	Region
Health Services of North Texas, Inc.	Non-profit organization	Non-homeless special needs	Region
Legacy Counseling Center, Inc.	Non-profit organization	Non-homeless special needs	Region
Open Arms, Inc.	Non-profit organization	Non-homeless special needs	Region
PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas	Non-profit organization	Non-homeless special needs	Region
Senior Source	Non-profit organization	Non-homeless special needs	Region

Assess the Strengths and Gaps in the Institutional Delivery System

The institutional structure through which affordable housing is produced in Dallas is stronger today than it has been in the past. There is a greater awareness by the private sector of the need for affordable housing, and there are more outreach efforts by both the City and the private sector to find better ways to coordinate efforts and resources to address the need for affordable housing. While there are substantial strengths in the system of affordable housing delivery in Dallas, gaps and weaknesses exist. Weaknesses include the lack of availability of funds for infrastructure investments for affordable housing developments. The City is currently seeking alternative resources for funding infrastructure investments for large affordable housing developments through bond funds.

Specific actions the City will take to strengthen, coordinate, and integrate affordable housing institutions and delivery system include:

- Continued input from private sector interests
- Continued dialogue with all housing providers to coordinate services and leverage private and public funds
- Continued support for the Dallas Housing Finance Corporation
- Continued technical assistance and capacity building for non-profit housing developers
- Continued strengthening of partnerships between the City, the State, and HUD
- Pursuing private resources to increase flexibility in the delivery of affordable housing developments.

The institutional delivery system for homeless service providers in the Dallas area is strong and long-standing and, following a complete restructuring of the Continuum of Care in 2021, along with improvements to the Coordinated Access System (CAS) and the Homeless Management Information System (HMIS), is more coordinated and better prepared to tackle homelessness. While there is more work to do and continual improvements to make, the 18.6% reduction in overall homelessness and 24.1% reduction in unsheltered homelessness over the last

three years demonstrates that the Dallas homeless response system is headed in the right direction.

Housing Forward (formerly Metro Dallas Homeless Alliance or MDHA) serves as the lead agency for the local Continuum of Care (CoC) and was designated by Dallas City Council in 2006 as the "regional authority on homelessness." Through Housing, the CoC, includes representatives from area shelters, government agencies, local municipalities, nonprofits, faith-based organizations, housing providers, health care and treatment providers, business leaders, and other community members. In this role, Housing Forward provides leadership to develop programs and secure funding to ensure an effective homeless response system.

In addition to Housing Forward's leadership, the City of Dallas has also taken several steps to facilitate a community-wide system of leadership, accountability, and sustainable funding to address homelessness. As mentioned earlier, these include:

- **Citizen Homeless Commission** – local resident participation in the development of policy recommendations to ensure alignment of city services with regional services for the community-wide response to homelessness.
- **Dallas Area Partnership to End and Prevent Homelessness** – local institutions participating in a collaborative structure convened by the City and the County to address and end homelessness from the broader community perspective.
- **Office of Homeless Solutions** – dedicated team within the City of Dallas to provide leadership, resources, coordination, and community mobilization for the City's efforts to addressing homelessness.

The organizational capacity of Recreation services and its partners to address community needs through afterschool programming and seasonal camps is robust and multifaceted. Key aspects in the delivery system include:

- Staff that is experienced and trained in program development, youth engagement, and educational enrichment.
- Resource management that includes budgeting, scheduling, and maintaining high-quality program standards.
- 30 years of successful afterschool and seasonal camp implementation.
- Evaluation to assess program effectiveness and the ability to make continuous improvements and adapt to community needs.
- Partnership with local school district to integrate programs with broader community goals and educational standards.
- Partnership with non-profit organization specializing in youth services to bring expertise and provide additional resources.
- Community engagement to ensure outreach efforts and involve parents and other community members.
- Continuous professional development for staff.

Despite the strengths, there are gaps that present challenges for fully meeting the needs of the community. This includes:

- Staffing challenges: Recruitment of qualified staff.
- Infrastructure Limitations: Limited space can restrict the number of participants and variety of activities offered.
- Community Awareness: Outreach efforts may not reach all segments of the community effectively. Some families may not be fully informed of available programming and the benefits.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 62 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other	X	X	X

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system, including but not limited to the services listed above, meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth), by providing a comprehensive continuum of services to address the needs of the whole person or family experiencing homelessness. Locally, those experiencing homelessness have access to health care services (through Parkland's Homeless Outreach Medical Services (HOMES), to mental health services (through organizations like Metrocare and Integrated Psychotherapeutic Services (IPS)), to legal services (through organizations like Legal Aid of NorthWest Texas), and to housing (through Continuum of Care funded housing projects), among others. For homeless persons, these services

are brought together through the local Continuum of Care (CoC), convened by Housing Forward, which seeks to coordinate those services.

For persons living with HIV/AIDS, HOPWA housing activities (including tenant-based rental assistance, short-term rent/mortgage/utility assistance, facility-based housing, housing information, and housing-related support services) are provided by the City of Dallas, through Dallas County Health & Human Services and through non-profit project sponsors. Medical care and support services for persons living with HIV/AIDS are provided primarily through Ryan White funded providers, which include core medical services (including outpatient medical, dental care, mental health and substance abuse services, disease management, insurance assistance, home health care, and AIDS drugs assistance) and support services (including comprehensive case management, transportation, food pantry, childcare, and legal services).

For individuals and families who do not qualify as homeless, and yet are living on low or very low income (sometimes fixed income) and are at risk of becoming homeless, the service delivery system can be more difficult to navigate. These can sometimes feel like they go unnoticed because they do not fit within priority populations. Often (though not always) there are resources available in the community if they can be found. A good example includes individuals or families staying in hotels or motels at their own expense. They do not qualify as homeless, but they cannot afford to get into or keep a place of their own.

Homeless persons, persons living with HIV/AIDS, and residents in need of help can access mainstream services directly through local federal or state offices depending on the program, including Social Security, Medicare, Medicaid, Food Stamps (SNAP), Temporary Aid to Needy Families (TANF), and Texas Workforce Commission (TWC) employment services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

A key strength of the service delivery system for special needs populations and persons experiencing homelessness is that, from both a service standpoint as well as a planning perspective, the systems are comprehensive and provide a broad array of services to meet client needs, though they still tend to be siloed and separate. Another key strength is the commitment of local providers to end and prevent homelessness and serve special needs clients, as well as the tireless efforts of their staff to meet the needs of clients. Better coordination and cooperation within and among the service delivery systems, as well as more creative problem-solving or thinking outside the box, have been positive byproducts of the COVID-19 pandemic, when public and non-profit providers (and their staff) had to come together to meet the needs of residents in the community.

However, while the continuum of services available may be broad, it is not always deep enough. There is not enough to meet the need, especially regarding housing and housing assistance. There is not enough available affordable housing in the community to house those who need it. This causes homeless persons to stay in emergency shelter for longer periods of time and it causes

persons who are already housed but living on very low or fixed incomes to become at risk of losing their housing.

As well, the continuum of services for both homeless and special needs populations can be challenging to navigate. It often requires an expert case manager with real-time information to help a client navigate the myriad of services (especially housing programs) to get to the right place with the right service at the right time. Housing navigation and information referrals are critical. Efforts to centralize access to housing resources (particularly for non-homeless populations) is very helpful. In addition, in the Dallas area, transportation among services (and particularly when looking for housing) can be challenging, as public transit is limited.

While the COVID-19 pandemic brought a significant infusion of new funding to assist many more residents (not just homeless or special populations), that funding is now winding down, and both residents and non-profit partners are feeling the loss. Community needs are still high, and important partnership are being lost as community-based non-profit partners have to downsize or even close.

One significant change to the service delivery system in Dallas is the May announcement about the closure of CitySquare, scheduled to be completed by December 2024. This change will be felt. CitySquare has played an important role in the local homeless response system for many years and has been a key partner for the City of Dallas on several initiatives. The organization has been a significant provider of street outreach through its homeless outreach team and of permanent supportive housing with wrap around services through CoC funding. Permanent supportive housing projects will be transitioned to other local providers. CitySquare targeted youth homelessness serving young people ages 14-24 exiting foster and juvenile care and other homeless youth through the Transition Resource Action Center (TRAC), which is expected to continue operations as its own separate non-profit organization. Beyond homelessness, CitySquare (formerly Central Dallas Food Pantry and Central Dallas Ministries) has played an important role in the fight against poverty in Dallas (its core mission) - focused on alleviating hunger through its food pantry services and improving community health by providing resources, navigation, and referrals to meet basic needs. Through Central Dallas Community Development Corporation, CitySquare has also contributed to local homeless and affordable housing development, including The Cottages at Hickory Crossing (with 50 permanent supportive housing units serving chronically homeless) and CityWalk@Akard (with 200 units of affordable housing. CitySquare is working with several community partners to transition programs and clients to partnering organizations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

For homeless persons, a key priority for the City's Office of Homeless Solutions is to promote affordable housing solutions, increase the supply of supportive housing units, and provide funding for strengthening the homeless responses system. The local Continuum of Care (CoC), led by Housing Forward, has established a centralized Homeless Crisis Line for persons experiencing

homelessness to call for help. In addition, the CoC has successfully integrated the Coordinated Access System (CAS) into the local homeless management information system (HMIS) to make the process easier and more efficient for persons experiencing a housing crisis to be assessed using a single CAS assessment tool, and either be diverted from homelessness or prioritized, matched, and connected to housing based on service need. The goal of CAS is that all households experiencing homelessness will be connected to the right housing intervention through a standardized matching and referral process.

For persons living with HIV/AIDS, HOPWA and Ryan White funds (as well as other mainstream resources) will continue to provide a comprehensive continuum of care, including housing and other services, for persons with HIV/AIDS living in the Dallas EMSA. HOPWA services will continue to primarily fund housing and housing assistance, with funding for supportive services to maintain housing stability. As well, HOPWA funds will continue to be used to provide housing information and referral services to help persons living with HIV/AIDS navigate other housing resources and services.
For other residents in need, the Community Council of Greater Dallas (with 2-1-1 Texas) can assist with information and referral services. Connect to Care (operated by Metrocare Services), the local Aging and Disability Resource Center (ADRC), can help senior and disabled residents access services if available. The local behavioral health authority for the area, North Texas Behavioral Health Authority (NTBHA), can help residents access mental health and substance use services if available. However, frankly, these residents often need a case manager to help guide them through available options. The City's Office of Community Care helps direct residents to services with a warm handoff to a partner organization.

To strengthen the Recreation Department's impact, the city will enhance its fundraising efforts and seek additional grants to support its initiatives. Improving the recruitment and retention of qualified staff will be a priority by fostering a supportive work environment and providing professional development opportunities. The department will also explore partnerships with other community spaces to accommodate more participants. By continuously assessing and updating program offerings, the department aims to ensure a diverse range of activities that cater to the varied interests and needs of youth. Additionally, increasing outreach and marketing efforts through various communication channels will help raise program awareness and engage a broader audience.

To address priority needs and overcome gaps in the institutional structure and service delivery system, the City will implement a comprehensive strategy. This involves maintaining active engagement with private sector interests and ensuring continuous dialogue with all housing providers to improve coordination and leverage both private and public funds. The City will support the Dallas Housing Finance Corporation and offer technical assistance and capacity building for non-profit housing developers. Strengthening partnerships with the State and HUD will be a priority, along with pursuing private resources to enhance flexibility in affordable housing delivery. These efforts aim to address gaps and improve the effectiveness of the strategy to meet priority needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 63 – Goals Summary (Consolidated Plan)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services Youth Programs	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	CDBG $6,941,505	Public Service activities other than Low/Moderate Income Housing Benefit 10,350 Persons Assisted
2	Public Services Drivers of Poverty	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	CDBG $3,092,825	Public Service activities other than Low/Moderate Income Housing Benefit 800 Persons Assisted
3	Housing Needs Dallas Homebuyer Assistance Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	CDBG $2,000,000 HOME $2,000,000	Direct Financial Assistance to Homebuyers 80 Households Assisted
4	Housing Needs Home Improvement and Preservation Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	CDBG $21,514,440	Homeowner Housing Rehabilitated 640 Household Housing Unit
5	Housing Needs Residential Development Acquisition Loan Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	CDBG $13,191,120	Rental Units Constructed 200 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities and Improvements	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Improvement and Infrastructure	CDBG $11,698,810	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 147,745 Persons Assisted
7	Neighborhood Clearance and Enhancement Program	2024	2028	Non-Housing Community Development	Council Districts 1, 3, 4, 5, 7, and 8.	Neighborhood Clearance and Enhancement Program	CDBG $1,500,000	To clear, demolish, and remove structurally unsafe vacant properties that pose a threat to the health, safety, and welfare of the surrounding community: 50 Housing Units
8	Fair Housing, Planning and Program Oversight	2024	2028	Administration, Fair Housing, Oversight	Dallas Citywide	Compliance Monitoring and Program Oversight	CDBG $13,023,070 HOME $2,535,000 ESG $455,145 HOPWA $3,437,785	Other
9	Housing Needs CHDO Development Loan Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	HOME $3,825,000	Homeowner Housing Added 55 Household Housing Unit
10	Housing Needs Housing Development Loan Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	HOME $19,532,265	Rental Units Constructed 295 Household Housing Unit
11	Homeless Services Emergency Shelter	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $2,816,590	Homeless Person Overnight Shelter 17,500 Persons Assisted

12	Homeless Services Street Outreach	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $824,565	Public Service activities other than Low/Moderate Income Housing Benefit 1,700 Persons Assisted
ort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Homeless Services Homelessness Prevention	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $1,230,430	Homelessness Prevention: 510 Persons Assisted
14	Homeless Services Rapid Re-Housing	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $741,865	Tenant-Based Rental Assistance/ Rapid Re- Housing 50 Households Assisted
15	Special Needs Emergency/ HIV Tenant Based Rental Assistance	2024	2028	Non-Homeless Special Needs	Dallas Citywide	Affordable Housing	HOPWA $30,853,405	Housing for People with HIV/AIDS added 2,980 Household Housing Unit
16	Special Needs Facility Based Housing	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	HOPWA $13,162,250	HIV/AIDS Housing Operations 1,305 Household Housing Unit
17	Special Needs Housing Placement and Other Support Services	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	HOPWA $816,975	Public Service activities for Low/Moderate Income Housing Benefit 95 Persons Assisted
18	Special Needs Housing Information Services/ Resource Identification	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	HOPWA $802,500	Public Service activities for Low/Moderate Income Housing Benefit 875 Households Assisted

19	Special Needs HIV Housing Rehab/ Acquisition	2024	2028	Non-Homeless Special Needs	Dallas Citywide	Affordable Housing	HOPWA $250,000	Housing for People with HIV/AIDS 75 Household Housing Unit

Goal Descriptions

Table 64 – Goal Descriptions (Consolidated Plan)

1	Goal Name	Public Services - Youth Programs
	Goal Description	This goal includes Early Childhood and Out of School Time Services programming, including two key activities: (1) After-school, winter break, spring break, and summer activities for low-income youth, ages 5-12, where youth participate in high-quality academic, recreational, cultural, social, emotional, and life skill activities in a safe and positive environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at elementary school sites located throughout the city, as well as school-break programs during winter, spring and summer. Youth may also participate in supplemental enrichment activities that include visual and performing arts, such as dance, theatre, and music. To mitigate learning loss and provide academic support, educational enrichment classes are offered for participants, as well as Science, Technology, Engineering, and Mathematics (STEM) and literacy tutoring sessions provided by certified DISD teachers. (2) Childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school, as well as childcare subsidies for various programs for children and youth, including afterschool school programs, as well as programs for special populations, which may include daycare for special needs children, children who are homeless, children with disabilities and children who are affected/infected by HIV/AIDS via contracts with nonprofit agencies. Service providers are selected by parents based on the needs of their children. Program participants pay a portion of their subsidy based on a sliding scale, and subsidies are paid directly to childcare facilities, not to parents. Parent workshops (such as Money Matters, Legal Aid, Parenting, Nutrition, Diabetes Prevention Management, and Housing) are held to assist program participants, with a minimum of two required workshops during the first year in the program.
2	Goal Name	Public Services - (Drivers of Opportunity- Financial Empowerment)
	Goal Description	The program supports financial empowerment services that help residents build economic mobility and long-term financial stability. Through the Dallas Financial Empowerment Center (FEC), participants receive one-on-one financial coaching based on the nationally recognized model developed by the Cities for Financial Empowerment Fund. This evidence-based approach helps households navigate complex financial challenges by integrating coaching into existing City and community social service systems. Participants work with trained coaches to set and track personal financial goals—such as increasing savings, reducing debt, improving credit, strengthening financial resilience, and preparing for homeownership—typically over one to three years.

3	Goal Name	Housing Needs - Dallas Home Buyer Assistance Program (DHAP)
	Goal Description	Provide homeownership opportunities to low- and moderate-income homebuyers by providing financial assistance for the purchase of a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction, and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD-approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrower's need and debt capacity. The maximum amount of assistance provided under this program is $50,000.
4	Goal Name	Housing Needs - Home Improvement and Preservation Program (HIPP)
	Goal Description	Home Improvement and Preservation Program (HIPP) will offer a Major Systems Rehabilitation Program for single-family owner-occupied housing units. Financial assistance will be provided as a no-interest forgivable loan up to $24,000 secured with one five (5) year lien for all eligible rehabilitation. HIPP can be administered by staff, subrecipient, or contractor.
5	Goal Name	Housing Needs - Residential Development Acquisition Loan Program (RDALP)
	Goal Description	Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing development for low-income households at 80% or below Area Median Family Income. Eligible costs may include, but are not limited to, infrastructure, predevelopment, relocation, demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Submitted developments are underwritten in accordance with established City underwriting standards. Long-term affordability restrictions are required for every funded project based on subsidy amounts.
6	Goal Name	Public Facilities and Improvements

	Goal Description	Provide funding in CDBG-eligible areas, including communities experiencing concentrated poverty or other designated priority areas: 1. Special projects directed to the removal of materials and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons; May also include eligible projects to support housing development. 2. Facility improvements of public buildings and non-residential structures, including those owned by nonprofit entities, when the facilities and improvements are in place, and the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from industrial to another.
7	**Goal Name**	**Fair Housing, Planning, and Program Oversight**
	Goal Description	Budget and Management Services – Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support. Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Fair Housing and the Analysis of Impediments; engage the community with fair housing education outreach, enforcement, and resident referrals through the Office of Housing and Community Development – Housing Division. Staff includes the Housing Administrator, Housing Conciliator, Housing Investigators, and Administrative Support. HUD Environmental Review - Budget & Management Services. Provides compliance and administers the City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD-funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas. Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts. Provide operational support for the management and administration for servicing of the CDBG and HOME programs which are housing based. Staff activities include budgeting and compliance monitoring.
8	**Goal Name**	**Housing Needs - Community Housing Development Organization Development (CHDO) Loan Program**

	Goal Description	Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum).
9	Goal Name	**Housing Needs - Housing Development Loan Program**
	Goal Description	Provide for profit and nonprofit organizations with loans for the development of single-family housing, one to four (1-4) units, and multifamily housing (5 or more units). Eligible costs may include, but are not limited to, predevelopment, construction, relocation, demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Submitted developments are underwritten in accordance with established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts.
10	Goal Name	**Homeless Services – Emergency Shelter**
	Goal Description	This goal provides for (i) payment of operational costs and renovations for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional facilities.
11	Goal Name	**Homeless Services – Street Outreach**
	Goal Description	This goal covers direct services designed to meet the immediate needs of unsheltered homeless people by connecting them with emergency shelter, housing, and/or critical services.
12	Goal Name	**Homeless Services – Homelessness Prevention**
	Goal Description	This goal covers services designed to prevent at-risk individuals or families from moving into emergency shelters or living in a public or private place not meant for human habitation through housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

13	Goal Name	Homeless Services – Rapid Re-Housing
	Goal Description	This goal is for rapid re-housing services to persons who are homeless, including housing relocation and stabilization services, financial assistance, and rental assistance.
14	Goal Name	Emergency/ Tenant Based Rental Assistance
	Goal Description	Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, as well as supportive services, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.
15	Goal Name	HOPWA- Facility Based Housing
	Goal Description	Provide housing operation costs, (including lease, maintenance, utilities, insurance, and furnishings) and supportive services, as well as rehabilitation/repair/acquisition, at facilities (including master leasing and emergency vouchers) that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.
16	Goal Name	HOPWA –Housing Placement/ Other Support Services
	Goal Description	Provide supportive services to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice and respite care for affected children.
17	Goal Name	HOPWA – Housing Information Services / Resource Identification
	Goal Description	Provide housing information and resource identification, including a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.
18	Goal Name	HOPWA – HIV Housing Rehab/ Acquisition
	Goal Description	Provides rehabilitation/repair and/or acquisition of housing units for persons with HIV/AIDS and their families who live in the Dallas eligible Metropolitan area. A Notice of Funding Opportunity (NOFO) will be issued to secure subrecipients for this project.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the Consolidated Plan years of October 1, 2024, through September 30, 2029, it is estimated that approximately 1,270 families will receive affordable housing services through home repair loan programs, housing development loan programs, CHDO programs, and homebuyer assistance programs. Based on previous accomplishments, it is estimated that the number of families to be served based on income would be as follows:

- Extremely low-income
  - Approximately 229 households (18%)
- Low-income
  - Approximately 597 Households (47%)
- Moderate income
  - Approximately 444 Households (35%)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

None. DHA Housing Solutions for North Texas provides a minimum of five percent of its rental units at each housing development as fully accessible meeting Federal requirements. An additional two percent are accessible for persons with hearing/visual impairments. There is no Voluntary Compliance Agreement (VCA) requiring additional units be made accessible.

Activities to Increase Resident Involvements

DHA provides many opportunities for resident involvement including participation in crime watch activities, self-sufficiency and education activities. Additionally, both public housing and HCV program participants may serve on DHA's Resident Advisory Board (RAB) which assists the Agency with policy recommendations and preparation of its PHA and Capital Fund Program plans. DHA is also working to re-establish resident councils at its housing sites.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable. DHA Housing Solutions for North Texas is not designated as troubled by HUD.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The city adheres to fair housing standards in its marketing of funded programs. Promoting affordable housing and fostering a diverse community are critical steps to affirmatively further fair housing and remove barriers, especially because protected classes are often overrepresented in low- and moderate-income categories and need affordable housing. The AI identified six impediments impacting fair housing and highlighted affordable housing issues.

First, there is a lack of affordable housing in high-opportunity areas, where systemic barriers and income discrimination persist. These areas offer amenities that boost economic mobility, but the high cost of development and stringent designation criteria leave most properties out of reach for affordable housing projects. Secondly, there is insufficient affordable housing available city-wide, compounded by gentrification, demolition, and conversion of units to higher-end housing, necessitating efforts to create inclusive, mixed-income communities.

Additionally, there is a shortage of affordable, accessible housing for persons with disabilities. The absence of accessible units in higher-density, mixed-use locations limits housing options for older adults and other protected classes. There is also a lack of public and private investments in certain neighborhoods, resulting in inequities. The Office of Housing and Community Development was established to focus city actions and initiatives on addressing these disparities.

There is also insufficient access to opportunities for residents of supported housing. The lack of community investments in higher poverty areas exacerbates social division and impacts access to jobs, services, and recreation. Lastly, there is a lack of education regarding affordable housing and fair housing enforcement. This knowledge gap worsens housing problems and enables predatory practices. The city must enhance awareness of tenant rights, fair housing resources, and support local fair housing groups' efforts.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing barriers to affordable housing through several comprehensive initiatives. Central to these efforts are the Dallas Housing Policy 2033 and a plan focused on reducing longstanding disparities and supporting inclusive, vibrant neighborhoods. The City uses General Obligation Bond funds to help developers install necessary infrastructure for affordable housing, recognizing that rising costs related to environmental controls and infrastructure can hinder development. Additionally, the consolidation of vacant lots into an Urban Land Bank Program aims to stabilize distressed communities, though rising demolition costs present an ongoing challenge.

To combat challenges such as the conversion of homes into rental properties, maintenance needs of older homes, and environmental hazards, the city engages in continuous stakeholder input to identify and address policies impeding affordable housing development, which results in programmatic funding for activities such as the Housing Improvement and Preservation Program (HIPP). ForwardDallas 2.0 supports affordable housing by integrating land use, economic development, and strategies that advance fairness and inclusion into city planning, ensuring that affordable units are well-distributed, sustainable, and aligned with broader growth and infrastructure improvements. These efforts help the housing market grow in ways that meet the diverse and evolving needs of Dallas residents.

Partnerships are critical to Dallas's strategy in overcoming affordable housing barriers. Collaborations among the city, the Dallas Housing Finance Corporation, and the Dallas Housing Authority are ongoing and essential to expanding affordable rental and homeownership opportunities, especially for low- and moderate-income households and special-needs populations.

Pillar 1 of the Dallas Housing Policy 2033 (DHP33) removes barriers to affordable housing by prioritizing assistance in three Equity Strategy Target Areas A, B, and C, identified through comprehensive data analysis. This targeted approach addresses systemic disparities, improves housing conditions, and increases investment in high-need areas, thereby facilitating greater access to affordable housing and promoting neighborhood revitalization. The Department of Housing and Neighborhood Revitalization will commit at least 50% of all funding for housing activities over the next five years to the three Strategic Target Areas. By concentrating on resources and interventions in these areas, the city aims to reduce inequities, enhance housing opportunities, and spur economic development for underserved communities. The department will also seek opportunities to layer its resources with other city departments within these areas to further impact and promote neighborhood revitalization.

Furthermore, Dallas places a strong emphasis on supporting homeless persons, individuals with disabilities, and special needs populations, including those living with HIV/AIDS. By fostering partnerships with the public sector, private sector, and non-profits that provide comprehensive support and housing solutions, the city strives to address the multifaceted needs of these vulnerable groups. Continued investment and strategic planning are essential to ensuring that the city's housing initiatives meet the full spectrum of demand, promoting affordable housing opportunities and removing barriers for all residents.

The Fair Housing Division continues to promote and preserve housing choice without regard to race, color, religion, sex, national origin, handicap (disability), familial status or sexual orientation; and to promote and preserve equal employment and public accommodations without regard to sexual orientation. The division is able to achieve this by addressing fair and equal housing opportunities for all in Dallas. The Office supports City leadership, staff, community partners, and residents through education and training in the identification and elimination of systemic barriers to fair and just distribution of resources access to services/opportunities, and proper investigations of discrimination complaints.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Dallas, through the Office of Homeless Solutions (OHS), has enhanced its efforts to assist and serve persons experiencing homelessness (especially unsheltered persons). In support of its mission to positively impact quality of life in the City of Dallas through innovative, collaborative, and comprehensive solutions for homelessness, OHS has the four key priorities:

- **Prevent and divert homelessness** – by identifying at-risk populations and targeting solutions (like enhanced diversion) that are sensitive to the special needs of those populations, increasing educational, skill-building, and employment opportunities, and identifying and addressing specific factors that contribute to homelessness.
- **Protect persons experiencing homelessness** – by employing innovative, low-barrier, person-centered, measurable, and high-quality services through the homeless response system of care, supporting the health, safety, and quality of life for persons experiencing homelessness, and reducing recidivism back into homelessness.
- **Promote and provide supportive and affordable housing solutions**– by addressing the inadequate supply of affordable housing units through creative, non-traditional, and sustainable housing solutions as well as equipping individuals and families with the tools to be successful at obtaining and maintaining housing.
- **Partner to strengthen the homeless response system** – by fostering a comprehensive, coordinated, system-led response that engages the community, encourages partnerships, and blends public and private funding focused on performance.

These strategies guide Homeless Solutions' efforts to prevent and intervene in homelessness in the city of Dallas. These strategies are formed through leadership, resources, coordination, and community mobilization, and in cooperation with the local Continuum of Care (CoC) managed by Housing Forward. They support the strategic goals of the CoC for the homeless response system:

- Effectively ending veteran homelessness
- Significantly reducing chronic unsheltered homelessness
- Significantly reducing family and youth homelessness

OHS has identified key target populations for its efforts, including unsheltered homeless persons, homeless persons residing in shelters, persons at risk of homelessness, special populations (including veterans, seniors over the age of 55, youth including those aged 18-24, disabled persons, and families with children), and persons fleeing domestic violence.

OHS's goals include:

- Decrease the total number of persons experiencing homelessness and the number of homeless encampments in Dallas
- Increase the total number of emergency shelter beds and supportive housing units in Dallas
- Increase the total number of unduplicated homeless persons placed into housing in Dallas

- Increase the percentage of unduplicated homeless persons placed in housing in Dallas who remain housed after six months

In terms of reaching to unsheltered persons, the City of Dallas has significantly increased its street outreach efforts (directly and through local partners), funded through Emergency Solutions Grant (ESG) funds as well as City General Funds. The City of Dallas works to decommission homeless encampments with the help of several partners, including Housing Forward and other providers (like Our Calling, Downtown Dallas Inc., Metrocare Services, and Metro Relief) who, along with City staff, systematically engage persons living in the encampments and connect them to housing or shelter.

Addressing the emergency and transitional housing needs of homeless persons

The City of Dallas will continue to use a significant portion of funds (up to the maximum allowable amount) under the Emergency Solutions Grant (ESG) to fund Emergency Shelter services, assisting shelters and transitional housing programs with the costs of operating those facilities and serving homeless clients. Although small, federal ESG funds are one of the few funding sources that dedicate resources to emergency shelters, in addition to the State TDHCA HHSP program, which supports shelter operations. Rapid Re-Housing is also expected to remain a funding priority in order to allow persons in emergency and transitional housing programs who come from the streets and/or shelters to be quickly rehoused. However, right now, Rapid Re-Housing is being funded through the REAL Time Re-Housing initiative, rather than through ESG. The City will also continue to use ESG funding for Homelessness Prevention.

Beyond ESG, the City's Office of Homeless Solutions (OHS) has introduced a **Four-Track Strategy** for addressing the needs of homeless persons in the community. Implementation through local funds is underway (subject to appropriation of continued funding). As described earlier, the Four-Track Strategy is:

- **Track 1** is designed to increase shelter capacity through contracted shelter overflow programs. This track is designed to increase shelter capacity through additional pay-to-stay shelter beds what would provide shelter stays of up to 90 days (where available) and to bring unsheltered persons off the streets and engage them in homeless services.
- **Track 2** provides for temporary inclement weather shelters to bring unsheltered persons off the street during bad weather and refer them to services. Homeless Solutions, with local partners, coordinates the operation of temporary inclement weather shelters.
- **Track 3** provides Subsidized Supportive Housing, including a master leasing/landlord participation program, to assist homeless persons to obtain housing, further alleviate poverty to tenants, and provide incentives and risk mitigation for participating landlords.
- Under **Track 4**, Homeless Solutions focuses on Investments in Facilities Combatting Homelessness, and has worked diligent to deploy $20 million in public bond funding (under Proposition J authorized by City of Dallas resident in 2017) to develop over 400 new housing units. Bond funds have been deployed to create:

  - 180 units of permanent supportive housing at the St. Jude – Park Central hotel conversion project with Catholic Charities of Dallas
  - 245 beds at the Miramar and Candlewood Hotel projects
  - Future beds at another hotel project and a former hospital and medical building acquired by the City of Dallas.

In addition, in May 2024, City of Dallas residents approved Proposition I, authorizing and additional $19 million in public bond funding for permanent, supportive and short-term housing facilities for the homeless, including gap financing for permanent supportive housing projects and a small amount for needed repairs to the City-owned shelter, The Bridge Homeless Recovery Center.

Additionally, Homeless Solutions, through budget enhancements of local funds approved by Dallas City Council, is working to implement additional programs to strengthen the homeless response system. These programs include:

- **System Enhancements** – These systems enhancement include:
  - Capacity Building Programmatic Support - supports small emergency non-profit organizations serving homeless populations.
  - Enhanced Outreach and Engagement Services – provides outreach and engagement for unsheltered individuals and families experiencing homelessness
  - Healthy Community Collaborative – supports services at local shelters for persons experiencing co-occurring mental health and substance disorders.
  - Homeless Diversion Services – includes outreach and engagement, emergency support and other short-term intervention services with aim to divert households who are experiencing a housing crisis away from shelter.
- **Supportive Housing for Seniors** – This will provide rapid re-housing rental subsidies for up to 120 chronically homeless seniors ages 55 and older.

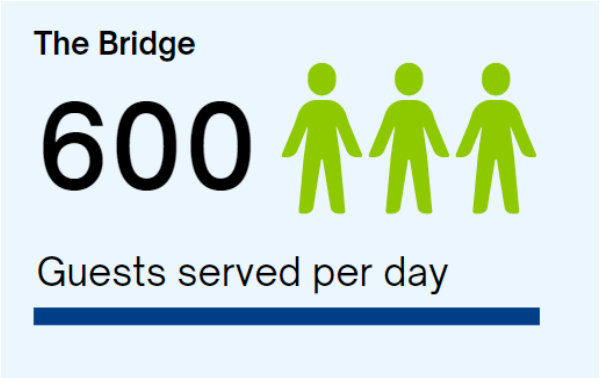
The Four-Track Strategy and budget enhancement projects are intended to fill gaps and strengthen the overall homeless response system.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Dallas will continue to support efforts within the homeless response system that lead to homeless recovery. One example includes the City's owned emergency shelter, The Bridge Homeless Recovery Center, operated by Bridge Steps, a private non-profit organization, which continues to make efforts to end long-term homelessness in Dallas. The Bridge offers services such as:

- Outreach/intake services

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



The Bridge is a campus of residential and social services facilities designed to meet gaps in social services for homeless individuals, serving almost 600 guest a day and 300 guest each night. The Bridge is specifically designed to address the emergency shelter and transitional housing needs for homeless persons in Dallas. The facility has become the central entry-point within the Dallas Continuum of Care for homeless persons seeking services, and it serves as a one-stop facility in that it houses multiple service providers, including: Parkland Hospital's Homeless Outreach Medical Services (HOMES) program, Legal Aid of Northwest Texas, Veterans Administration, Metrocare Services, Texas Workforce Commission and Workforce Solutions, and the Social Security Administration. The Bridge also works with many off-site partners.

In addition to meeting basic needs and other service needs, a core component of The Bridge's services is care management, including homeless recovery, care management and intensive care management. Case management is critical to a successful exit from homelessness for many homeless persons. Some can exit on their own, but many need the support of a care manager. Care managers work with clients to address their service needs and barriers, and to connect them to housing and other resources, including employment. Case management helps clients get housed and keeps them housed.

In terms of the connection to housing, Housing Forward continues to operate the local Coordinated Access System (CAS), which implements the Continuum-wide policy and procedure for prioritizing permanent supportive housing beds for chronically homeless, to which all members have agreed to abide. The CAS system has been successfully integrated into the homeless management information system (HMIS), to make the process easier and more efficient. The streamlined CAS system enables persons experiencing a housing crisis to be assessed using a single CAS assessment tool, and either be diverted from homelessness or prioritized and matched to housing based on service need. A separate confidential CAS system operates for those experiencing domestic violence. As part of CAS, Housing Forward has implemented a toll-free number that a person experiencing a housing crisis can call for assistance in finding shelter and housing. This Homeless Crisis Help Line is part of CAS and helps connect people in need with the appropriate resource that matches their needs. Calls to the system are routed to different providers based on the caller's needs.

Help low-income individuals and families avoid becoming homeless, especially extremely low- income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

A key part of the City's Office of Homeless Solutions (OHS) and the Continuum of Care's strategic plan is aimed at preventing homelessness. The strategy includes forming partnerships with local government health departments, child protective services, school districts, the mental health community, and the health care network to provide comprehensive support services to individuals and families to prevent them from entering homelessness. Through the City and Housing Forward, significant strides have been made to implement diversion services within the Continuum of Care (particularly for families), where residents are diverted away from homelessness (streets or shelter) through diversion or housing problem-solving activities (like mediation with landlords, short-term rental or utility assistance, relocation support to stay with friends or families, and connection with mainstream resources or benefits). The City supports homeless service providers in helping low-income individuals and families avoid becoming homeless in this manner. As well, through its social service programs in the Office of Community Care, the City works to prevent residents from losing their homes and becoming homeless.

Foster Care:

Supported by the efforts of the Continuum of Care and its Youth Workgroup, homeless service providers (like TRAC) continue to work with the Texas Department of Family Protective Services to serve youth awaiting discharge from foster care. Discharge planning is conducted by the state case manager and the foster home where the youth reside and can include a local homeless provider. Youth may be eligible for transitional living allowance (TLA) funding and housing programs from the transitional living program (TLP). In doing so, the youth/young adult can be served or housed in affordable housing or with a nonprofit or faith-based agency in the community. Some youths are eligible to receive educational and training vouchers upon discharge.

Mental Health:

Even though funding under the Texas Health and Human Services Commission's Healthy Community Collaborative (HCC) has shifted to NTBHA, the City of Dallas continues to support access to mental health and substance use services provided from local shelters and street outreach programs to sheltered and unsheltered homeless persons through a local HCC program. Several local homeless shelters and programs offer on-site mental health and substance use services (e.g., Metrocare Services at The Bridge). Others maintain referral relationships with behavioral health providers (e.g., Integrated Psychotherapeutic Services (IPS)) to ensure that homeless clients receive services. Also, the North Texas Behavioral Health Authority (NTBHA), the designated local behavioral health authority, has representatives who provide on-site benefits counseling and connections to services and benefits (e.g., at Austin Street Center).

As well, the City's Office of Integrated Public Safety Solutions provides two programs to assist those with mental health crises. First, the RIGHT Care Program provides a mental health response unit that includes a behavioral health clinician stationed in the 9-1-1 call center and field teams, consisting of a Dallas Police Officer, Dallas Fire Rescue, and a social worker to provide the most appropriate level of care during a mental health crisis and to divert patients from jail and unnecessary hospitalization. Second, the Mobile Crisis Intervention Unit: staffs Mobile Care Coordinators at each Dallas Police Department (DPD) patrol division to provide direct access to mental health clinicians, medical oversight, and general social support/resources (i.e., food, housing, transportation, shelter/safety) needs that are otherwise known to place strain on police officer response times and create an influx in repeat or crisis 911 callers.

Corrections:

The City of Dallas supports and collaborates with organizations serving incarcerated and formerly incarcerated persons and those involved with the court system. The Office of Homeless Solutions, as well as homeless providers, maintains relationships and partnerships with local and state corrections agencies (Dallas County Criminal Justice Department and the Texas Department of Criminal Justice Parole Division and Reentry Division) – to address the needs of homeless persons involved in the criminal justice system. In addition, Unlocking DOORS, Inc. operates locally as a comprehensive statewide reentry network that collaborates with hundreds of agencies (including homeless providers) to bring resources and programs together into a coordinated effort. Local reentry providers, such as T.O.R.I., provide case management services and resources to guide formerly incarcerated individuals toward successful reentry into society. These groups, along with other local, state, and federal organizations, provide a continuum of comprehensive services to meet the needs of the reentry population.

Locally, the Dallas County District Attorney's Office has restorative justice programs that include pre-trial diversion and specialty court programs aimed at mentally ill offenders, prostitution, among others. The Dallas County District Attorney's Office, together with Homeward Bound, operates the Dallas County Deflection Center. Dallas Deflects is a partnership between the Dallas County District Attorney's Office, Public Defender's Office, DPD, NTBHA, Parkland Hospital, and Homeward Bound Inc. It offers an alternative to arresting and jailing individuals suffering from mental illness who have committed certain low-level, non-violent misdemeanor offenses, where they can be diverted to the center for observation and/or short-term crisis respite care with a warm handoff to the appropriate level of care, like detoxification, transitional housing, etc.

Education:

Through its Youth workgroup, the local CoC engages with homeless liaison representatives from school districts within the CoC's geographic area to plan and build support systems for homeless students. For example, the Dallas Independent School District (DISD) Homeless Education Program, which participates in the CoC, operates Drop-in Centers at 10 high schools and 5 middle schools. In addition, CoC agencies that provide services to children are required to have policies and practices in place for their case managers to ensure that children are enrolled in

and attending school, have uniforms and supplies, and receive services for which they qualify such as special education, speech therapy or free/reduced price meals.

Youth:

The CoC Youth Workgroup is a standing committee that meets monthly to discuss issues related to children and youth experiencing homelessness. Members include representatives from service providers targeting youth (such as Jonathan's House/Promise House, TRAC, After 8 to Educate, Elevate North Texas, among others), as well as school district homeless liaisons and principals from local school districts, and other providers. These services for youth help prevent long-term homelessness while assisting with immediate needs. Toward the local CoC goal of significantly reducing family and youth homelessness, the CoC Youth Workgroup is actively addressing youth homelessness and re-engaging with the Youth Action Board (YAB) to hear from youth with lived experience.

As mentioned earlier, Housing Forward, in collaboration with the CoC Youth workgroup and the YAB, has received its first-ever $9.3 million grant award under HUD's Youth Homelessness Demonstration Program (YHDP). In March 2024, the Youth Action Board, together with Housing Forward and the All-Neighbors Coalition (through the CoC Youth Workgroup), submitted its Coordinated Community Plan to address youth homelessness in the area, with funding from YHDP. The plan covers the period of April 2024 through December 2026, and includes five goals: (1) Identify all unaccompanied youth experiencing homelessness or those at risk of homelessness; (2) No youth experiencing unsheltered homelessness; (3) Youth experiencing homelessness or those at risk of homelessness have immediate access to effective and safe prevention, diversion, and reunification services; (4) Youth experiencing homelessness or those at risk of homelessness have immediate access to crisis beds and services; and (5) All unaccompanied youth experiencing homelessness move into permanent housing with appropriate services and supports within 30 days. In addition to the development of transitional shelter, transitional housing, and rapid re-housing and permanent supportive housing units, a key priority under the plan includes "The Hub," which would serve as a centralized, full service, no-barrier drop-in center, with co-located supports to connect homeless youth to shelter immediately and to other resources (including housing), to be fully operational by the end of 2025.

The City of Dallas Office of Homeless Solutions prioritizes supporting youth, including those aged 18-24, within its initiatives for the homeless response system. TDHCA HHSP funding includes a set-aside amount specifically targeting youth homelessness. These funds support Transition Resource Action Center (TRAC) Program, providing street outreach and case management, coupled with supportive services for homeless and at-risk youth ages 14-17 and young adults ages 18-24.

SP-65 Lead-based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Housing Department reduces exposure risk through presumed lead presence and lead-based paint testing when relevant, information sharing, demolition, and other means allowed. Lead-based paint regulations are a barrier to saving many homes because the cost of complying with federal regulations prevents many homes from being saved. Stricter lead-based paint regulations require home rehabilitation and repair programs to test for lead presence and address lead hazards where applicable. Additionally, HOPWA-assisted housing units undergo habitability inspections at move-in and at least annually, where applicable. For applicable housing units, the habitability inspection includes a visual assessment of lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions will minimize lead hazards through remediation. Lead-based paint visual assessments and testing will eliminate hazards. Demolition will remove hazards from site-specific projects.

How are the actions listed above integrated into housing policies and procedures?

The City of Dallas Policies and Procedures for home repair addresses lead-based paint. The City provides brochures and information and answers questions on safe work practices on small jobs.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty, lack of affordable housing, and unemployment are the three most cited reasons for homelessness. Concentrated poverty and disconnection from economic opportunities have had long-term effects on many communities within the city of Dallas.

The Office of Community Care will provide comprehensive support to vulnerable clients to ensure that they are able to find and maintain safe and stable housing and employment opportunities. These programs are funded through a mix of federal grant dollars and General Fund dollars. Programs include the Women, Infants, and Children (WIC) Program, Dallas Financial Empowerment Centers (FEC), Social Service Programs offered through the City's two Community Centers, and the Senior Services Program. As well, the Office of Community Care has programming aimed at addressing the nine Drivers of Poverty identified by the Mayor's Task Force on Poverty (which will be expanded under this Strategic Plan).

Examples of other City of Dallas programming aimed at supporting residents who are living in poverty include: the Office of Housing and Community Development Eviction Assistance initiative (in partnership with Legal Aid of North West Texas), the City's Fresh Start Employment Program to provide employment opportunities for previously incarcerated residents or those with non- incarceration infractions, and the Office of Community Care Reentry Services Program that provides for reintegration of formerly incarcerated individuals into public life by offering community-based services such as housing placement and wraparound support services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

In Dallas, coordinating poverty-reduction goals, programs, and policies with the affordable housing plan is central to enhancing community well-being. Targeted initiatives include affordable housing development, home rehabilitation, public services, and public improvements. Anchored by the Dallas Housing Policy 2033, the city strategically aligns affordable housing development with broader goals of economic revitalization and neighborhood improvement. This comprehensive policy not only aims to expand affordable housing options but also prioritizes rehabilitating existing homes and enhancing public infrastructure in underserved areas.

Dallas incorporates its inclusion-focused planning efforts into these initiatives to ensure that all neighborhoods benefit fairly from housing investments. Collaborative partnerships with nonprofits, community organizations, and private developers are essential to leverage resources and support effective implementation. These partnerships help align housing policies with public improvement projects—such as infrastructure upgrades and community amenities—that together help reduce poverty and strengthen communities.

In addition, for those living in poverty or on fixed income, the City of Dallas will continue to use Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) funding to provide homeless prevention assistance to keep at-risk persons from losing their housing and falling into homelessness.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Budget and Management Services (BMS) serves as the City's overall grant administrator, ensuring implementation, reporting, and compliance with all pertinent regulations. City departments will ensure that programs and activities adopted in the FY 2024-25 through FY 2028-29 Consolidated Plan are implemented in a timely manner and consistent with the program descriptions. Programs will be monitored by BMS for compliance with HUD's requirement that undrawn CDBG funds in the line of credit do not exceed 1.5 times the amount of the most recent CDBG entitlement grant.

City policy obligates CDBG funds within 12 months of budget approval and requires their expenditure within 24 months. The City will inspect all HOME-assisted TBRA units and regular HOME-assisted rental units initially and, on an ongoing basis, in accordance with 24 CFR 92.504(d), per HOME Program guidelines, as well as ESG- and HOPWA-assisted TBRA-assisted rental units.

A compliance team within BMS is responsible for compliance monitoring of departments with programs, functions, and activities funded by entitlement grant funds awarded to the City through the HUD Consolidated Plan-Action Plan. Department directors are charged with ensuring adequate oversight and compliance with the programmatic requirements of programs funded under the Consolidated Plan and Annual Action Plan administered in their departments, including monitoring sub-recipients.

Compliance monitoring may consist of:

While BMS provides oversight monitoring of grant activities, City departments conduct onsite and/or desk compliance monitoring of sub-recipients, contractors, and in-house programs, indicating findings of noncompliance related to violations of federal, state, local, or other applicable requirements identified during onsite and/or desk compliance monitoring reviews. City departments work with sub-recipients, contractors, and in-house staff to address and resolve findings identified during compliance reviews.

City departments must provide technical assistance to sub-recipients and contractors receiving HUD funds to ensure they understand contractual requirements, regulations, guidelines, and grant administrative procedures. Contract requirement forms are completed on-site during the scheduled delivery of the fully executed contract to sub-recipients and contractors. An on-site technical assistance visit is typically conducted by staff from the administering City department for each sub-recipient or contractor receiving HUD funds at the beginning of the contract term. Additional on-site visits are conducted as needed.

BMS coordinates an annual technical assistance workshop for City staff, sub-recipients and contractor staff. The workshop typically covers:

- Consolidated Plan Oversight
- Federal Statutory Requirements for CDBG, ESG, HOME and HOPWA
- Reporting Requirements
- Federal Uniform Guidance (2 CFR Part 200) (including Cost Principles and Single Audit Requirements)
- Davis-Bacon and Labor Standards Requirements
- Updates to Guidance and Regulations

City of Dallas

U.S. Department of Housing and Urban Development

FY 2024-25 ANNUAL ACTION PLAN

Budget & Management Services • Grant Administration Division
1500 Marilla St.
Dallas, TX 75201
www.dallas.gov

Expected

Resources AP-15 Expected Resources –

91.220(c)(1,2) Introduction

The Action Plan is a one-year component of the Consolidated Plan, outlining the general priorities for allocating investment within the jurisdiction (or the EMSA for the HOPWA program) and detailing priority needs. It explains the basis for prioritizing each category of needs and identifies obstacles to serving underserved populations. The plan quantifies the proposed accomplishments that the City of Dallas expects to achieve in FY 2024-25.

The strategies and priorities proposed for the one-year period are based on pragmatic goals and resources reasonably anticipated to be available from federal, state, and local sources. ``

The City of Dallas has identified the following public and private resources expected to be available to address priority needs and objectives outlined in the Strategic Plan:

- Entitlement allocations:
  - CDBG, HOME, HOPWA, ESG
- American Rescue Plan Act (ARPA) Funds
- Continuum of Care funds (McKinney-Vento)
- CDBG Program Income
- Bond funds
- Housing trust fund
- Tax increment financing
- Tax exempt bonds
- Low-income housing tax credits
- HOME ARPA Funds
- HOME Program Income
- ESG match
- General Funds
- State grants
- Private grant funds
- Section 108 loan funds
- Other federal grants

These resources will be instrumental in implementing the priorities of the Consolidated Plan, ensuring that the City of Dallas can effectively address the housing and community development needs of its residents.

The CDBG program is a federal initiative that provides grants to states, cities, and counties. The City of Dallas, an entitlement city, receives annual CDBG funds based on a predetermined formula. These funds provide the City with flexibility to support a range of activities aimed at developing sustainable urban communities.

Activities include providing decent housing, creating suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons. Eligible activities include, but are not limited to, real property acquisition, housing development, homeownership assistance, housing rehabilitation, pre-purchase housing services, relocation, clearance, public and human services, public facility and infrastructure improvements, interim assistance, business loans for job creation, and planning and program oversight. Each funded activity must meet a specific national objective, which includes:

1. Benefit low- and moderate-income (LMI) persons
2. Aid in the prevention or elimination of slums or blight
3. Meet an urgent need

The HOME Program, authorized by the National Affordable Housing Act of 1990, is a federal grant program administered by HUD. The HOME Program was designed to facilitate partnerships AND address the affordable housing needs of low-income individuals and families by providing grants to states, local governments, and nonprofits. A minimum of 15 percent of funds allocated through the HOME Program is set aside for non-profits and Community Housing Development Organizations (CHDOs) to promote affordable housing efforts. HOME funds require a 25 percent match from a non-federal source, and historically, the City has received a 50 percent waiver of its match obligation due to fiscal distress; thus, its match requirement is 12.5 percent.

ESG priorities are:

- Street Outreach – targeted and combined with housing placement and supportive services
- Emergency Shelters – with case management focused on housing solutions
- Prevention – financial assistance and stabilization services designed to assist at-risk households to remain in suitable and appropriate housing
- Rapid Rehousing – financial assistance and relocation/stabilization services designed to assist homeless households to move into housing (Other non-ESG funding is currently being used to provide this service.)

Eligible uses of ESG funds may only pay costs directly related to street outreach, emergency shelter essential services, shelter rehabilitation and renovation, shelter operations, homelessness prevention, rapid re-housing, housing relocation and stabilization, financial assistance, rental assistance and service costs, case management, Homeless Management Information System (HMIS) costs, and administrative costs.

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

FY 2024-25 HUD Grant Allocations

CDBG	HOME	ESG	HOPWA
$13,023,068	$5,078,453.38	$1,213,719	$9,864,583
$200,000 (Program Income)	$500,000 (Program Income)		

$29,879,823.38

FY 2023-24 CDBG Reprogrammed Funds

$1,069,286

FY 2024-25 Total Budget

$30,949,109.38

Anticipated Resources

Table 65 - Anticipated Resources (Annual Action Plan)

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan*
		Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Public-Federal	$13,023,068	$200,000	$ 1,069,286	$14,292,354	$52,092,272
Use of Funds: Acquisition, rehabilitation, demolition, relocation, administration and planning oversight, economic development, housing, public improvements, public services						
Narrative Description: Funds will be used for acquisition, relocation, rehabilitation, and demolition to support affordable housing development. Revitalization activities include loans and grants to for-profit and nonprofit developers for acquisition, relocation, and demolition to support affordable housing development, funds for Community-Based Development Organizations (CBDOs) for mixed-use development with affordable housing and commercial/retail space, and housing rehabilitation. Public service funds will be available for youth, childcare, and other public services. Public facility funds will be used to perform public facility and infrastructure improvements. Funds will be used to pay administrative costs for staff working in CDBG & HOME activities. *Expected amount available remainder of Con Plan only includes the anticipated annual allocation amount						

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan**
		Annual Allocation	Program Income	Prior Year Resources	Total	
HOME	Public-Federal	$5,078,453*	$500,000	$0	$5,578,453	$20,313,812
Use of Funds: Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership						
Narrative Description: Funds will be used for housing development with CHDOs and other qualified developers. Specific services covered include housing rehabilitation, mixed-use development with affordable housing, down payment assistance, principal reduction, closing cost assistance, and commercial/retail space development. Additionally, funds will be used to cover administrative costs for staff working on HOME activities. *The anticipated resources annual allocation field does not accept cents. The allocation amount for FY 2024-25 from HUD including cents is $5,078,453.38. **Expected amount available remainder of Con Plan only includes the anticipated annual allocation amount						

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan
		Annual Allocation	Program Income	Prior Year Resources	Total	
ESG	Public-Federal	$1,213,719	$0	$0	$1,213,719	$4,854,876
Use of Funds: Emergency Shelter (including operations, essential services, and renovation) Street Outreach, Rapid Re-Housing, Homelessness Prevention, and Program Administration						
Narrative Description: Funds have been allocated to cover costs to: (a) renovate and operate emergency shelters designed to increase the quantity and quality of temporary shelters provided to homeless people; (b) provide services designed to meet the immediate needs of unsheltered homeless by connecting them with emergency shelter, housing, and/or critical health services; (c) provide services designed to move homeless persons quickly to permanent housing through rental assistance and housing relocation and stabilization services; (d) provide services designed to prevent an individual or family from moving into an emergency shelter or living in a public place not meant for human habitation through rental assistance and housing relocation and stabilization services; and (e) provide for program administration. Grant funds may also be used for other eligible activities, including homeless management information system (HMIS), as needs arise.						

Program	Source of Funds	Expected Amount Available in Year 1				Expected Amount Available Remainder of Con Plan
		Annual Allocation	Program Income	Prior Year Resources	Total	
HOPWA	Public-Federal	$9,864,583	$0	$0	$9,864,583	$39,458,332
Use of Funds: Tenant Based Rental Assistance (TBRA), Short-Term Rent/Mortgage/Utility (STRMU) Assistance, Facility Based Housing (short-term, transitional, and permanent housing, including master leasing and emergency hotel/motel vouchers), Permanent Housing Placement, Supportive Services, Housing Information and Resource Identification, and Program Administration						
Narrative Description: HOPWA funds will be used to provide housing, housing placement, supportive services, and housing information and resource identification for persons living with HIV/AIDS in the Dallas EMSA, as well as for administrative costs. Grant funds may also be used for other eligible activities, including acquisition, rehabilitation, conversion, lease, and repair of facilities, as needs arise.						

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

The City of Dallas will strategically leverage federal funds to maximize the impact of its programs, ensuring that more residents benefit from available resources. By forming partnerships with local lenders, private equity investors, and accepting in-kind donations, the city will address budget shortfalls and provide additional support to programs. Federal grant funds (CDBG, HOME, ESG and HOPWA) will be combined with City General Funds and Bond Funds, funds to cover a range of costs, including infrastructure improvements, predevelopment expenses, land acquisition, and relocation efforts. This comprehensive approach ensures that federal resources are utilized efficiently to support the priorities set forth in the City's strategic planning efforts. Additionally, the City will use Low Income Housing Tax Credits in conjunction with HOME funds to further enhance the development of affordable housing projects.

Furthermore, Dallas will employ Section 108 funds as subordinate gap financing to assist private and nonprofit developers who lack sufficient private funding for their projects. This will ensure that critical housing developments can proceed despite financial challenges. The City will also leverage Tax Increment Financing to promote higher-density, mixed-income housing within a quarter-mile of DART stations, aligning with the Forward Dallas 2.0 Comprehensive Plan. By collaborating with Fannie Mae, DART, and other agencies, the City aims to promote location-efficient mortgages, thereby increasing housing affordability near transit hubs. This multifaceted strategy highlights the City's commitment to integrating housing investments with broader economic development, transportation, and infrastructure improvements, ultimately supporting the city's goals of sustainability, fairness, and growth.

The HOME Program, authorized by the National Affordable Housing Act of 1990, also provides formula grants to units of government. The HOME Program was designed to facilitate partnerships between units of government and the private and non-profit sectors to expand the availability of affordable housing. A minimum of 15 percent of HOME Program funds is set aside for non- profits, Community Housing Development Organizations (CHDOs), to further affordable housing efforts. HOME funds require a 25 percent match from a non-federal source; however, the City has received a 50 percent waiver of its match obligation due to fiscal distress, thus its match requirement is 12.5 percent.

Emergency Solutions Grant (ESG) regulations require that grant funds be matched dollar for dollar (100% match). The City matches ESG funds dollar-for-dollar through cash sources (including federal, state, and local funds, as well as other foundation or other private funds) and non-cash sources (such as the value or fair value of any donated materials or building, value of any lease on a building, salary paid to staff to carry out a program, and value of the time and services contributed by volunteers to carry out the ESG program at a rate consistent with that ordinarily paid for similar work). Subject to annual appropriation by City Council, the City of Dallas currently provides $5,669,686 annually to support operations and services at The Bridge (including $1,000,000 of support from Dallas County). For this reason, the City of Dallas does not currently require organizations awarded ESG funding to match the ESG award with other funding. This was done to encourage organizations to participate in ESG funding, but this policy is subject to change.

There are no matching requirements for Housing Opportunities for Persons with AIDS (HOPWA) funding. However, leveraging for the HOPWA grant comes primarily through Ryan White HIV/AIDS program funds (about $24.2 million) and, to a lesser extent, through the State of Texas HIV Services Grant. (about $2.8 million) HOPWA funds are used locally to provide housing assistance and housing-related support, which is not typically funded by local Ryan White funds. Ryan White funds are used to provide core medical services (like outpatient medical, medical case management, medication assistance, insurance assistance, dental care, mental health and substance use treatment, among others) and support services (like comprehensive case management, transportation, and food pantry) for persons living with HIV/AIDS. The community leverages resources to the greatest extent possible and avoids duplication of efforts by using HOPWA funds primarily for housing and Ryan White and other federal and state funds primarily for medical care, support services, and HIV prevention.

The City of Dallas also expects to leverage other resources in the coming year, including, but not limited to:

- **City of Dallas Bond Funds** - The City's Office of Homeless Solutions has worked diligently to deploy $20 million in public bond funding (under Proposition J authorized by City of Dallas resident in 2017) to develop over 400 new housing units. This funding provides permanent supportive housing for the chronically homeless population, rapid rehousing for people who are elderly and/or disabled and for families with children and young adults, and day centers for seamless wrap-around services. These additional housing units will help move homeless persons out of shelters and off the streets. Bond funds have been deployed to create: (a) 180 units of permanent supportive housing at the St. Jude – Park Central hotel conversion project with Catholic Charities of Dallas; (b) 245 beds at the Miramar and Candlewood Hotel projects; and (c) future beds at another hotel project and a former hospital and medical building acquired by the City of Dallas. In addition, in May 2024, City of Dallas residents approved Proposition I, authorizing an additional $19 million in public bond funding for permanent, supportive, and short-term housing facilities for the homeless, including gap financing for permanent supportive housing projects and a small amount for needed repairs to the City-owned shelter, The Bridge Homeless Recovery Center.
- **City of Dallas General Funds Targeting Homelessness** – Estimated to be approximately $16.66 million for the City's Office of Homeless Solutions for the upcoming year (subject to appropriation by City Council) for activities targeting homelessness, including, but not limited to: (1) support for the operation of the Bridge Homeless Recovery Center ($3.3 million in City General Funds and $1.0 million provided by Dallas County), (2) street outreach and homeless encampment resolution (including the Homeless Action Response Team (H.A.R.T/team) ($2.96 million), (3) supportive housing for seniors ($250,000), (4) inclement weather shelter ($1,250,000), (5) Healthy Community Collaborative program ($1,500,000), (6) homeless diversion ($320,000), and (7) $1.72 million for other homeless support activities.

- **Office of Homeless Solutions ARPA-Related Funding** – Estimated to be $5.32 million for activities targeting homelessness, including (1) Real Time Re-Housing (RTR) Initiative ($1.5 million), (2) design of a supportive housing property ($547,486), (3) CoC milestone supporting reductions in homelessness ($1.4 million), (4) renovation of a supportive housing project ($1.7 million), and (5) COVID testing within the homeless response system ($100,000).
- **Texas Department of Housing and Community Affairs (TDHCA) Homeless Housing and Services Program (HHSP) and Other State grant funds** – Estimated to be $701,076 from the general allocation, as well as an additional allocation of $236,809 set aside to address youth homelessness.
- **American Rescue Plan Act of 2021 (ARP) HOME Homelessness Assistance and Supportive Services Program (HASS) grant funds** - $21,376,123 in APR funds allocated to the City of Dallas under the HOME Investment Partnership Program to provide assistance for individuals or families who are homeless, at risk of homelessness, fleeing domestic violence, and populations with the greatest risk of housing instability, as well as veterans within any of the qualifying populations. A portion of these funds are anticipated to be used to fund the REAL Time Rehousing (RTR) initiative and landlord subsidized leasing program, as well as supportive services for persons experiencing homelessness.

The City's Office of Homeless Solutions continues to seek out additional public and private funding opportunities in support of homeless initiatives. Engaging with the private philanthropic community to support homeless initiatives is also a goal for the Dallas Area Partnership to End and Prevent Homelessness, the local government corporation formed by the City of Dallas and Dallas County to provide a collaborative structure to address ending homelessness from the broader community perspective, identify priorities, establish alignment, and bring resources to bear from many sources.

There are additional resources that come into the community to support homeless initiatives but do not pass through the City of Dallas. For example, several local housing authorities have received an allocation of Emergency Housing Vouchers (EHV) to assist homeless individuals and families (as described below). As well, Emergency Solutions Grant (ESG) funds from the State of Texas and Dallas County also support local homeless efforts. Finally, much of the federal and other funding earmarked specifically to address homelessness comes through the local Continuum of Care managed by Housing Forward. Examples include:

- **Continuum of Care – HUD Annual Continuum of Care NOFO Competition** – Estimated to be $27,254,224 (FY2023 award) to fund 24 continuing homeless housing projects (as well as coordinated access system (CAS) and homeless management information system (HMIS) activities) and 4 new projects (including 50 new units of permanent supportive housing and 150 new units of rapid re-housing).
- **Continuum of Care - HUD's Special NOFO Competition to Address Unsheltered Homelessness** – One-time funding awarded on April 15, 2023, for $22,801,633 for 7 new projects to expand homeless street outreach, enhance permanent housing options,

improve supportive services, and make overall system improvements (including an enhancement in diversion efforts).

- **Continuum of Care - Youth Homelessness Demonstration Program (YHDP)** – New funding awarded on September 20, 2023, for $9,392,854 to enhance efforts to end and prevent homelessness among youth and young adults in Dallas.
- **Continuum of Care – Day One Families Fund** - Private grant to Housing Forward from the Day One Families Fund for $1.25 million to reduce family homelessness by expanding systemwide diversion initiatives for families. Housing Forward also secures other private funding to support the homeless response system.
- **City of Dallas General Funds Targeting Non-Homeless Populations** – Estimated to be approximately $10.1 million for the Office of Community Care for the upcoming year (subject to appropriation by City Council), for activities targeting non-homeless populations, including several programs, like City's Social Services Program, the City's Senior Services Program, the Martin Luther King, Jr. Community Center and West Dallas Multipurpose Center, and Vital Statistics.
- **U.S. Department of Agriculture Special Supplemental Nutrition Program for Women, Infants and Children (WIC)** – Estimated to be approximately $17.7 million in federal funding (passed through the State of Texas) for the Office of Community Care for the upcoming year for the Special Supplemental Nutrition Program for Women, Infants and Children (WIC).
- **Financial Empowerment Centers Grant Funding** – Estimated to be $200,000 for the Office of Community Care for the upcoming year for Dallas Financial Empowerment Center.
- **Texas Department of Criminal Justice Funding** – Estimated to be $500,000 in State funding from the Texas Department of Criminal Justice (TDCJ) to support re-entry services for individuals being released from TDCJ who are returning to the City of Dallas.
- **Utility Assistance Private Funding** – Estimated to be approximately $150,000 in private funding for the Office of Community Care for the upcoming year for utility assistance (through TXU Energy, Atmos, and Reliant).
- **Community Development Block Grant (CDBG) Funds under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (CDBG-CV)** – Estimated to be $2 million remaining available to provide rental and utility assistance for individuals directly and indirectly impacted by the COVID-19 pandemic.
- **Housing Opportunities for Persons with AIDS (HOPWA) Competitive grant funds** – a three-year renewal grant for $780,129 through September 30, 2025 (approximately $260,043 per year) to provide housing for persons living with HIV who are on parole in the City of Dallas.
- **Office of Community Care ARPA-Related Funding** – Estimated to be $20 million for mental health, food accessibility, positive youth development and tax assistance, just to name a few.

The Parks and Recreation department will leverage resources through the following:

- Co-funded projects with investments and contributions of resources and expertise from private entities
- Grant writing for additional funding
- Fundraising
- Community Partnerships with organizations and non-profits
- Diverse funding strategies to provide financial support to assist with effective community development initiatives

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

Dallas Housing and Acquisition Development Corporation (DHADC) is a non-profit entity organized under the Texas Nonprofit Corporation Act and acts as a duly constituted instrumentality of the City of Dallas (the "City"). Its purposes are to:

- Provide safe, affordable housing facilities for the benefit of low and moderate-income persons, as determined by the City.
- Promote local economic development and stimulate business and commercial activity through enhanced market availability in the City of Dallas by the development of new, mixed income single family housing.
- Increase the supply of new affordable housing for working individuals and families to attract and retain economic growth

DHADC acquires unproductive, vacant, and developable lots for the creation of affordable for sale and rental housing development, as well as community purpose activities. The Land Bank helps reduce unproductive expenditures and increase local government revenues. This process is implemented utilizing the tax foreclosure process. A property must meet specific criteria to be considered for Land Bank use: the property owner must owe at least five years in back taxes and the total taxes and non-tax liens must be greater than the fair market value of the property. DHADC will purchase the properties from a private sheriff's sale, maintain the properties, and assemble groups of parcels for sale to for-profit and nonprofit developers.

All parcels will be conveyed with a right of reverter so that if the qualified participating developer does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the qualified participating developer, the property will revert to the Land Bank for subsequent resale to another qualified participating developer or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four years to a qualified organization or a qualified participating developer, the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the DHADC determines that the property is not appropriate for residential or commercial development. Criteria for the development of affordable housing projects, includes the following:

For Sale: Occupancy Restrictions for DHADC Properties

- At least 25 percent of the DHADC properties must be deed-restricted for sale to households with gross household incomes not greater than 60 percent of the area median family income, adjusted for household size; and
- Not more than 30 percent of DHADC properties may be deed-restricted for sale to households with gross household incomes greater than 80 percent of the area's median family income, adjusted for household size.

Rental Housing Occupancy Restrictions for Urban Land Bank Demonstration Program Properties

- 40 percent of the rental units must be occupied by households with incomes not higher than 60 percent of the area median family income, based on gross household income, adjusted for household size, for the Dallas-TX HUD Metropolitan statistical area, as determined annually by HUD;
- 40 percent of the units must be occupied by households with incomes not higher than 50 percent of the area median family income, based on gross household income, adjusted for household size, for the Dallas-Fort Worth-Arlington metropolitan statistical area, as determined annually by HUD; or
- 20 percent of the units are occupied by households with incomes not higher than 30 percent of the area median family income, based on gross household income, adjusted for household size, for the Dallas-Fort Worth-Arlington metropolitan statistical area, as determined annually by HUD.

The City will take advantage of opportunities to leverage other resources, including private and public funding for mixed income developments.

As described in more detail later in this plan, the City of Dallas owns the property located at 1818 Corsicana, Dallas, Texas, which is known as The Bridge Homeless Recovery Center. Though owned by the City of Dallas, the facility is operated and managed by Bridge Steps, a private non-profit organization. The Bridge provides day and night shelter services for persons experiencing homelessness and is integral to delivering homeless services and meeting their needs in the community. In April 2022, the Dallas City Council approved a new management services contract with Bridge Steps to continue operating and managing The Bridge for up to five years.

The City of Dallas has acquired several properties to address the needs of residents experiencing homelessness.

- In December 2020, the City acquired the Miramar Hotel for $3.5 million, which is approximately 35,133 square feet of improved land located in Oak Cliff, to be used for the purpose of providing supportive housing for persons experiencing homelessness. On June 26, 2024, following a competitive process, the City Council authorized conveyance of the property to St. Jude Inc., an affiliate of Catholic Charities of Dallas, for renovation and

operation of the property to provide approximately 75 units of permanent supportive housing.

- In December 2020, the City of Dallas acquired Candlewood Suites for $6.6 million, which is approximately 72,032 square feet of improved land located in Collin County to provide 200 beds of supportive housing. Family Gateway has a 40-year facility use agreement for the property and is currently using it to serve families and individuals experiencing homelessness.
- In March 2022, the City acquired another hotel property for $5.0 million, which is approximately 81,943 square feet of improved land, to be used to provide units of permanent supportive housing. A competitive Notice of Funding Availability (NOFA) is in process.
- In September 2022, the City acquired a medical facility property for $6.5 million, which is approximately 533,739 square feet of improved land, to be used to address homelessness. Potential uses are under consideration.

Discussion

The City of Dallas's Action Plan for FY 2024-25 outlines the anticipated resources and strategies for addressing housing and community development needs. The plan prioritizes investment in underserved populations and details the various public and private resources expected to be available. These include federal allocations such as CDBG, HOME, HOPWA, and ESG funds, as well as Continuum of Care funds, ARPA funds, bond funds, housing trust funds, and various state and local grants. These resources are crucial for implementing the priorities of the Consolidated Plan and achieving the proposed accomplishments.

The CDBG program provides Dallas with flexible funding to support activities that develop sustainable urban communities, focusing on low- and moderate-income persons. Eligible activities include housing development, rehabilitation, public services, and infrastructure improvements. The HOME Program facilitates partnerships to expand affordable housing, requiring a 12.5 percent match from non-federal sources due to fiscal distress waivers. ESG funds support emergency shelters, street outreach, homelessness prevention, and rapid rehousing, with a dollar-for-dollar match requirement. HOPWA funds assist individuals with HIV/AIDS, providing housing and supportive services.

Dallas plans to leverage federal funds with additional resources, including partnerships with private equity investors and local lenders, to maximize program impact. The city will combine federal funds with general funds, bond funds, and tax credits to support infrastructure improvements and housing projects. Section 108 funds will offer gap financing for developers, and tax increment financing will promote mixed-income housing near transit hubs. These strategic planning efforts underscore Dallas's commitment to integrating housing investments with broader economic development and infrastructure improvements, ensuring efficient use of resources and alignment with the city's goals of sustainability, fairness, and growth.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Table 66 - Goals Summary (Annual Action Plan)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services Youth Programs	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	CDBG $1,388,301	Public Service activities other than Low/Moderate Income Housing Benefit 2,070 Persons Assisted
2	Public Services Drivers of Poverty	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	CDBG $618,565	Public Service activities other than Low/Moderate Income Housing Benefit 160 Persons Assisted
3	Housing Needs Dallas Homebuyer Assistance Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	CDBG $400,000 HOME $400,000	Direct Financial Assistance to Homebuyers 16 Households Assisted
4	Housing Needs Home Improvement and Preservation Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	CDBG $4,302,888	Homeowner Housing Rehabilitated 128 Household Housing Unit
5	Housing Needs Residential Development Acquisition Loan Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	CDBG $2,638,224	Rental Units Constructed 40 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities and Improvements	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Improvement and Infrastructure	CDBG $2,339,762	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 29,549 Households Assisted
7	Fair Housing, Planning and Program Oversight	2024	2028	Administration, Fair Housing, Oversight	Dallas Citywide	Compliance Monitoring and Program Oversight	CDBG $2,604,614 HOME $957,000 ESG $68,029 HOPWA $687,557	Other
8	Housing Needs CHDO Development Loan Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	HOME $765,000	Homeowner Housing Added 11 Household Housing Unit
9	Housing Needs Housing Development Loan Program	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	HOME $3,456,453	Rental Units Constructed 59 Household Housing Unit
10	Homeless Services Emergency Shelter	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $563,318	Homeless Person Overnight Shelter 3,500 Persons Assisted
11	Homeless Services Street Outreach	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $164,913	Public Service activities other than Low/Moderate Income Housing Benefit 340 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Homeless Services Homelessness Prevention	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $246,086	Homelessness Prevention: 102 Persons Assisted
13	Homeless Services Rapid Re-Housing	2024	2028	Homeless	Dallas Citywide	Homelessness	ESG $148,373	Tenant-Based Rental Assistance/ Rapid Re- Housing 10 Households Assisted
14	Special Needs Emergency/ Tenant Based Rental Assistance	2024	2028	Non-Homeless Special Needs	Dallas Citywide	Affordable Housing	HOPWA $6,170,681	Housing for People with HIV/AIDS added 596 Household Housing Unit
15	Special Needs Facility Based Housing	2024	2028	Affordable Housing	Dallas Citywide	Affordable Housing	HOPWA $2,632,450	HIV/AIDS Housing Operations 261 Household Housing Unit
16	Special Needs Housing Placement & Other Support Services	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	HOPWA $163,395	Public Service activities for Low/Moderate Income Housing Benefit 19 Households Assisted
17	Special Needs Housing Information Services/ Resource Identification	2024	2028	Non-Housing Community Development	Dallas Citywide	Public Services	HOPWA $160,500	Public Service activities for Low/Moderate Income Housing Benefit 175 Households Assisted
18	Special Needs HIV Housing Rehab/ Acquisition	2024	2028	Non-Homeless Special Needs	Dallas Citywide	Affordable Housing	HOPWA $50,000	Housing for People with HIV/AIDS 15 Household Housing Unit

Goal Descriptions

Table 67 – Goal Descriptions (Annual Action Plan)

1	Goal Name	Public Services - Youth Programs
	Goal Description	This goal includes Early Childhood and Out of School Time Services programming, including two key activities: (1) After-school, winter break, spring break and summer activities for low-income youth, ages 5-12, where youth participate in high quality academic, recreational, cultural, social, emotional and life skill activities in a safe and positive environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at elementary school sites located throughout the city, as well as school-break programs during winter, spring and summer. Youth may also participate in supplemental enrichment activities that include visual and performing arts, such as dance, theatre, and music. To mitigate learning loss and provide academic support, educational enrichment classes are offered for participants, as well as Science, Technology, Engineering, and Mathematics (STEM) and literacy tutoring sessions provided by certified DISD teachers. (2) Childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school, as well as childcare subsidies for various programs for children and youth, including afterschool school programs, as well as programs for special populations, which may include daycare for special needs children, children who are homeless, children with disabilities and children who are affected/infected by HIV/AIDS via contracts with nonprofit agencies. Service providers are selected by parents based on the needs of their children. Program participants pay a portion towards their subsidy amount based on a sliding scale, and subsidies are paid directly to the childcare facilities, not directly to parents. Parent workshops (such as Money Matters, Legal Aid, Parenting, Nutrition, Diabetes Prevention Management, and Housing) are held to assist program participants, with a minimum of two required workshops during the first year in the program.
2	Goal Name	Public Services - (Drivers of Opportunity-Financial Empowerment)
	Goal Description	The program supports financial empowerment services that help residents build economic mobility and long-term financial stability. Through the Dallas Financial Empowerment Center (FEC), participants receive one-on-one financial coaching based on the nationally recognized model developed by the Cities for Financial Empowerment Fund. This evidence-based approach helps households navigate complex financial challenges by integrating coaching into existing City and community social service systems. Participants work with trained coaches to set and track personal financial goals—such as increasing savings, reducing debt, improving credit, strengthening financial resilience, and preparing for homeownership—typically over one to three years

3	Goal Name	Housing Needs - Dallas Home Buyer Assistance Program (DHAP)
	Goal Description	Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction, and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD-approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrower's need and debt capacity. The maximum amount of assistance provided under this program is $50,000.
4	Goal Name	Housing Needs - Home Improvement and Preservation Program (HIPP)
	Goal Description	Home Improvement and Preservation Program (HIPP) will offer a Major Systems Rehabilitation Program for single-family owner-occupied housing units. Financial assistance will be provided as a no-interest forgivable loan up to $24,000 secured with one five (5) year lien for all eligible rehabilitation. HIPP can be administered by staff, subrecipient, or contractor.
5	Goal Name	Housing Needs - Residential Development Acquisition Loan Program (RDALP)
	Goal Description	Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing development for low-income households at 80% or below Area Median Family Income. Eligible costs may include, but are not limited to, infrastructure, predevelopment, relocation, demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Submitted developments are underwritten in accordance with established City underwriting standards. Long-term affordability restrictions are required for every funded project based on subsidy amounts.
6	Goal Name	Public Facilities and Improvements

	Goal Description	Provide funding in CDBG-eligible areas, including communities experiencing concentrated poverty or other designated priority areas: 1. Special projects directed to the removal of materials and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons; May also include eligible projects to support housing development. 2. Facility improvements of public buildings and non-residential structures, including those owned by nonprofit entities, when the facilities and improvements are in place and the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from industrial to another.
7	**Goal Name**	**Fair Housing, Planning, and Program Oversight**
	Goal Description	Budget and Management Services – Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support. Funds are budgeted to pay salaries and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Fair Housing and the Analysis of Impediments, and engage the community through fair housing education outreach, enforcement, and resident referrals through the Office of Housing and Community Development – Housing Division. Staff includes the Housing Administrator, Housing Conciliator, Housing Investigators, and Administrative Support. HUD Environmental Review - Budget & Management Services. Provides compliance and administers the City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD-funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas. Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts. Provide operational support for the management and administration of the service of the CDBG and HOME programs, which are housing-based. Staff activities include budgeting and compliance monitoring.
8	**Goal Name**	**Housing Needs - Community Housing Development Organization Development (CHDO) Loan Program**

	Goal Description	Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum).
9	Goal Name	**Housing Needs - Housing Development Loan Program**
	Goal Description	Provide for profit and nonprofit organizations with loans for the development of single-family housing one to four (1-4) units and multifamily housing (5 or more units). Eligible costs may include but is not limited to predevelopment, construction, relocation, demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts.
10	Goal Name	**Homeless Services – Emergency Shelter**
	Goal Description	This goal provides for (i) payment of operational costs and renovations for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional facilities.
11	Goal Name	**Homeless Services – Street Outreach**
	Goal Description	This goal covers direct services designed to meet the immediate needs of unsheltered homeless people by connecting them with emergency shelter, housing, and/or critical services.
12	Goal Name	**Homeless Services – Homelessness Prevention**
	Goal Description	This goal covers services designed to prevent at-risk individuals or families from moving into emergency shelters or living in a public or private place not meant for human habitation through housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

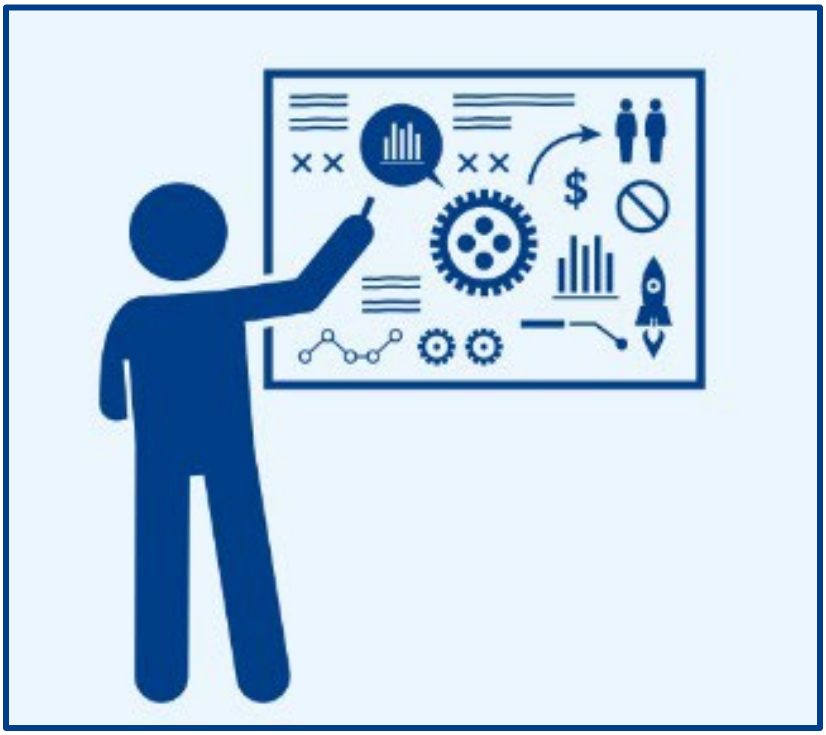
13	Goal Name	Homeless Services – Rapid Re-Housing
	Goal Description	This goal is for rapid re-housing services to persons who are homeless, including housing relocation and stabilization services, financial assistance, and rental assistance.
14	Goal Name	Emergency/ Tenant Based Rental Assistance
	Goal Description	Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, as well as supportive services, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.
15	Goal Name	HOPWA- Facility Based Housing
	Goal Description	Provide housing operation costs, (including lease, maintenance, utilities, insurance, and furnishings) and supportive services, as well as rehabilitation/repair/acquisition, at facilities (including master leasing and emergency vouchers) that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.
16	Goal Name	HOPWA –Housing Placement/ Other Support Services
	Goal Description	Provide supportive services to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice and respite care for affected children.
17	Goal Name	HOPWA – Housing Information Services / Resource Identification
	Goal Description	Provide housing information and resource identification, including a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.
18	Goal Name	HOPWA – HIV Housing Rehab/ Acquisition
	Goal Description	Provides rehabilitation/repair and/or acquisition of housing units for persons with HIV/AIDS and their families who live in the Dallas eligible Metropolitan area. A Notice of Funding Opportunity (NOFO) will be issued to secure subrecipients for this project.

AP-35 Projects – 91.220(d)

Introduction

Projects were identified using information collected and analyzed from various sources, including but not limited to:

- Community meetings and resident participation opportunities
- Social service providers
- Public and private housing development agencies
- City planning activities (Planning & Development, Fair Housing Assessment, Market Valuation Analysis, and Housing Policy Forums)
- Community Development Commission
- City Council actions



Projects

Table 68 – Project Information

#	Project Name
1	Out of School Time Program – Elementary School Sites
2	Out of School Time Program – Community Center Sites
3	Early Childhood and Out-of-School Time Services Program
4	Drivers of Poverty Program
5	Dallas Home Buyer Assistance Program (DHAP)
6	Home Improvement and Preservation Program (HIPP)
7	Support for Home Improvement and Preservation Program (HIPP)
8	Residential Development Acquisition Loan Program (RDALP)
9	Public Facilities and Improvements
10	Fair Housing Division
11	Citizen Participation/CDC Support/HUD Oversight
12	HUD Compliance Environmental Review
13	Community Care Management Support
14	Housing Management Support
15	HOME-Community Housing Development Organization Development (CHDO) Loan Program
16	HOME Project Cost
17	HOME-Program Administration
18	HOME - Dallas Homebuyers Assistance Program (DHAP)
19	Housing Development Loan Program
20	Emergency Shelter (OHS)
21	Street Outreach (OHS)
22	Homeless Prevention
23	Rapid Re-Housing (OHS)
24	ESG Administration (OHS)
25	ESG Administration (BMS)
26	HOPWA - 2024-2027 City of Dallas TXH24F001 (City)
27	HOPWA - 2024-2027 Dallas County Health and Human Services TXH24F001 (Dallas County)
28	HOPWA – 2024-2027 PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas TXH24F001 (ASD)
29	HOPWA – 2024-2027 Legacy Counseling Center, Inc. TXH24F001 (Legacy)
30	HOPWA – 2024-2027 Health Services of North Texas, Inc. TXH24F001 (HSNT)
31	HOPWA – 2024-2027 Open Arms, Inc. dba Bryan's House TXH24F001 (Open Arms)

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

On February 28, 2024, the Dallas City Council adopted priorities for the Consolidated Plan, focusing on affordable housing, homelessness, public services, public improvements and infrastructure, and economic development. The activities for the first year of the Consolidated Plan were approved by the City Council on June 12, 2024. These priorities were established by considering various factors, including the housing market, the severity of housing problems, the needs of extremely low-, low-, and moderate-income households, and the availability of funds.

The City's priorities for the FY 2024-25 Annual Action Plan were identified based on current market conditions, the Mayor's Poverty Task Force report, and the Comprehensive Housing Policy. These priorities include:

- **CDBG Public Services Funds**: Address drivers of poverty by reducing and eliminating barriers to work and access to affordable childcare, in addition to providing other eligible services deemed a priority by the City.
- **CDBG Housing Funds**: Consistent with the City's Dallas Housing Policy 2033, these funds aim to create new homeowners through the homebuyer assistance program, preserve existing housing through the rehabilitation and/or reconstruction of single-family and multi-family units, and support the development of affordable housing.
- **CDBG Funds for Public Facilities and Infrastructure**: Targeted towards eligible areas, with a particular focus on racially or ethnically concentrated areas of poverty.
- **CDBG Funds for Fair Housing, Planning, and Program Administration**: Up to the maximum 20 percent allowed.
- **HOME Funds**: Aligned with the City's Dallas Housing Policy 2033, including up to the maximum 10 percent allowed for program administration and a minimum 15 percent set-aside for Community Housing Development Organizations (CHDOs).
- **ESG Funds**: Allocated in consultation with the Continuum of Care and consistent with the Office of Homeless Solutions Strategy Plan, including up to the maximum 7.5 percent allowed for program administration.
- **HOPWA Funds**: Consistent with priorities established by the Ryan White Planning Council of the Dallas area and the needs identified in the RWPC Comprehensive HIV Needs Assessment, including up to the maximum 3 percent allowed for program administration.

Funding allocations by geography for CDBG and HOME are addressed in the Dallas Housing Policy 2033, adopted by the City Council on April 13, 2023. This policy considered neighborhood and organizational input, resulting in designated Strategy Target Areas. While programs will be available citywide, CHDO development, new-construction single-family, and new-construction/rehabilitation multifamily activities will be prioritized in the three Strategy Target Areas (A, B, and C)

AP-38 Project Summary

Table 69 - Project Summary Information

#	Project Name	Out of School Time Program – Elementary School Sites
1	**Target Area**	Dallas Citywide
	Goals Supported	Public Services – Youth Programs
	Needs Addressed	Public Services
	Funding	CDBG: $738,301
	Description	Provides after-school, winter break, spring break and summer activities for low-income youth, ages 5-12, Monday through Friday. Approximately 1750 youth participate in high quality academic, recreational, cultural, social, emotional and life skill activities in a safe and positive environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at up to 15* elementary schools located throughout the city for 3 hours each day. School-break programs during winter, spring and summer are also conducted at a minimum of 6 sites** a minimum of 7 hours per day (schedule of school break programs vary based on the location). Additionally, youth will participate in supplemental enrichment activities that include visual and performing arts such as dance, theatre, and music. To mitigate learning loss and provide academic support, educational enrichment classes are offered for participants, as well as STEM and literacy tutoring sessions provided by certified DISD teachers. Annually, 1750 children (1,150 school sites, 600 community sites) are estimated to be served at up to 15 elementary school sites and community sites (Over 60% are projected to be Single Female Head of Household.) The number of sites and site locations are subject to change based on availability.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate-income households, single parent families are targeted 1,750 youth at elementary school sites will benefit from the program.
	Location Description	Bayles Elementary 2444 Telegraph Ave. 75228 César Chávez Learning Center 1710 N. Carroll Ave. 75204 B.H. Macon Elementary 650 Holcomb Rd. 75217 Leila P. Cowart Elementary 1515 S. Ravinia Dr. 75211 Lida Hooe Elementary 2419 Gladstone Dr. 75211 Louise Wolff Kahn Elementary 610 N. Franklin Street 75211 Ascher Silberstein Elementary 5940 Hollis Ave. 75227

		Clinton P. Russell Elementary 3031 S. Beckley Ave. 75224 W.A. Blair Elementary 7720 Gayglen Drive 75217 Jack Lowe Sr. Elementary 7000 Holly Hill Dr. 75231 Hiawatha Williams Recreation Center 2976 Cummings St. 75216 Janie C. Turner Recreation Center 6424 Elam Rd. 75217 Larry Johnson Recreation Center 3700 Dixon Ave. 75210 Marcus Recreation Center 3003 Northaven Rd. 75229 Thurgood Marshall Recreation Center 5150 Mark Trail Way 75232 Willie B. Johnson Recreation Center 12225 Willowdell Dr. 75243
	Planned Activities	Provides after-school, winter break, spring break and summer activities for low-income youth, ages 5-12, Monday through Friday. Approximately 1750 youth participate in high quality academic, recreational, cultural, social, emotional and life skill activities in a safe and positive environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at up to 15* elementary schools located throughout the city for 3 hours each day. School-break programs during winter, spring and summer are also conducted at a minimum of 6 sites** a minimum of 7 hours per day (schedule of school break programs vary based on the location). Additionally, youth will participate in supplemental enrichment activities that include visual and performing arts such as dance, theatre, and music. To mitigate learning loss and provide academic support, educational enrichment classes are offered for participants, as well as STEM and literacy tutoring sessions provided by certified DISD teachers.
#	**Project Name**	**Early Childhood and Out-of-School Time Services Program**
2	**Target Area**	Dallas Citywide
	Goals Supported	Public Services – Youth Programs
	Needs Addressed	Public Services
	Funding	CDBG: $650,000
	Description	Provides childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school. Funds may also be used to provide childcare subsidies for various programs for children and youth, including afterschool school programs, and programs for special populations; which may include daycare for special needs children, children who are homeless, children with disabilities and children who are affected/infected by HIV/AIDS via contracts with nonprofit agencies. Service providers are selected by parents based on the needs of their children. Intake/assessments are completed to determine eligibility both on the phone and in person. Program participants pay a portion towards their subsidy amount based on a sliding scale. Subsidies are paid directly to the childcare facilities; clients do not receive subsidies directly. Parent workshops such as Money Matters, Legal Aid, Parenting, Nutrition,

		Diabetes Prevention, Management and Housing are held to assist program participants. Each program participant is required to attend at least two workshops during the first year of the program. The program is expected to serve 320 children. Funding includes salary-related costs for the one position (Human Services Program Specialist), subsidies, and other operating costs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households, single-parent families, and special needs families are targeted. The program is expected to serve 320 children.
	Location Description	West Dallas Multipurpose Center 2828 Fish Trap Rd. 75212
	Planned Activities	Provides childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school. Funds may also be used to provide childcare subsidies for various programs for children and youth, including after-school programs, and programs for special populations, which may include daycare for special needs children, children who are homeless, children with disabilities, and children who are affected/infected by HIV/AIDS via contracts with nonprofit agencies. Service providers are selected by parents based on their children's needs. Intake/assessments are completed to determine eligibility both on the phone and in person. Program participants pay a portion towards their subsidy amount based on a sliding scale. Subsidies are paid directly to the childcare facilities; clients do not receive subsidies directly. Parent workshops, including Money Matters, Legal Aid, Parenting, Nutrition, Diabetes Prevention Management, and Housing, are held to assist program participants. Each program participant is required to attend at least two workshops during the first year of the program. The program is expected to serve 320 children. Funding includes salary-related costs for the one position (Human Services Program Specialist), subsidies, and other operating costs.
#	**Project Name**	**Drivers of Opportunity-Financial Empowerment**
3	**Target Area**	Dallas Citywide
	Goals Supported	Public Services – Drivers of Opportunity
	Needs Addressed	Public Services
	Funding	CDBG: $618,565
	Description	The program supports financial empowerment services that help residents build economic mobility and long-term financial stability. Through the Dallas Financial Empowerment Center (FEC), participants receive one-on-one financial coaching based on the nationally recognized model developed by the Cities for Financial Empowerment Fund. This evidence-based approach helps households navigate complex financial challenges by integrating coaching into existing City and community social service systems. Participants work with trained coaches to set and track personal financial goals—such as increasing savings, reducing debt, improving credit, strengthening financial resilience, and preparing for homeownership—typically over one to three years

	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households and single-parent families are targeted. The program is expected to serve 160 persons.
	Location Description	West Dallas Multipurpose Center 2828 Fish Trap Rd. 75212
	Planned Activities	Implement programs that will provide residents with supportive services that reduce or eliminate barriers to work and affordable childcare. Programs may assist residents with supportive services to address the nine drivers of poverty.
#	**Project Name**	**Dallas Home Buyer Assistance Program (DHAP)**
4	**Target Area**	Dallas Citywide, Strategic Target Areas (A, B, C)
	Goals Supported	Housing Needs- Dallas Home Buyer Assistance Program (DHAP)
	Needs Addressed	Affordable Housing
	Funding	CDBG: $400,000
	Description	Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households up to 80% Area Median Income will be targeted. The program is expected to serve 16 households.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201

	Planned Activities	Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000. City staff will administer this program. Project is implemented in conjunction with HOME funds.
#	**Project Name**	**Home Improvement and Preservation Program (HIPP)**
5	**Target Area**	Dallas Citywide, Strategic Target Areas (A, B, C)
	Goals Supported	Housing Needs- Home Improvement and Preservation Program (HIPP)
	Needs Addressed	Affordable Housing
	Funding	CDBG: $3,094,038
	Description	Home Improvement and Preservation Program (HIPP) will offer a Major Systems Rehabilitation Program for single-family owner-occupied housing units. Financial assistance will be provided as a no-interest forgivable loan up to $24,000 secured with one five (5) year lien for all eligible rehabilitation. HIPP can be administered by staff, subrecipient, or contractor.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households will be targeted. The program is expected to serve 128 households.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201

	Planned Activities	Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000. City staff will administer this program. Project is implemented in conjunction with HOME funds.
#	**Project Name**	**Support for Home Improvement and Preservation Program**
6	**Target Area**	Dallas Citywide
	Goals Supported	Housing Needs- Support for Home Improvement and Preservation Program
	Needs Addressed	Affordable Housing (Administration)
	Funding	CDBG: $1,208,850
	Description	Provide direct service and delivery staff to implement the Home Improvement and Preservation (HIPP) program.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A Funds are budgeted for administration costs in support of the Home Improvement and Preservation Program.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Provide direct service and delivery staff to implement the Home Improvement and Preservation (HIPP) program.
#	**Project Name**	**Residential Development Acquisition Loan Program (RDALP)**
7	**Target Area**	Dallas Citywide, Strategic Target Areas (A, B, C)
	Goals Supported	Housing Needs- Residential Development Acquisition Loan Program (RDALP)
	Needs Addressed	Affordable Housing
	Funding	CDBG: $2,638,224
	Description	Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing housing development for low-income households at 80% or below Area

		Median Family Income. Eligible costs may include but are not limited to infrastructure, predevelopment, relocation, demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long term affordability restrictions are required for every funded project based on subsidy amounts.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households up to 80% Area Median Income will be targeted. The program is expected to serve 40 households.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing development for low-income households at 80% or below Area Median Family Income. Eligible costs may include but are not limited to infrastructure, predevelopment, relocation, demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long term affordability restrictions are required for every funded project based on subsidy amounts.
#	**Project Name**	**Public Facilities and Improvements**
8	**Target Area**	Dallas Citywide
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: $2,339,762
	Description	Provide funding in CDBG eligible areas including those designated as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) or other community priority areas for: 1. Special projects directed to the removal of materials and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons; May also include eligible projects to support housing development.

		2. Facility improvements of public buildings and non-residential structures, including those owned by nonprofit entities, when the facilities and improvements are in place, and the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from industrial to another.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The total number of residents served cannot be determined until projects are selected. An estimated 29,549 persons will be benefit by public improvement and infrastructure projects.
	Location Description	City of Dallas 1500 Marilla St., Room 6DN 75201 City of Dallas 1500 Marilla St., Room 4FS 75201
	Planned Activities	Provide funding in CDBG eligible areas, including those designated as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) or other community priority areas, for: 1. Special projects directed to the removal of materials and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons; May also include eligible projects to support housing development. 2. Facility improvements of public buildings and non-residential structures, including those owned by nonprofit entities, when the facilities and improvements are in place, and the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial to another.
#	**Project Name**	**Fair Housing Division**
9	**Target Area**	Dallas Citywide
	Goals Supported	Program Administration, Fair Housing, and Oversight
	Needs Addressed	Compliance, Monitoring, and Program Oversight
	Funding	CDBG: $530,112
	Description	Funds are budgeted to pay salaries and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Fair Housing and the Analysis of Impediments, and engage the community through fair housing education outreach, enforcement, and resident referrals through the Office of Housing and Community Development – Housing Division. Staff includes the Housing Administrator, Housing Conciliator, Housing Investigators, and Administrative Support.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from	N/A Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Fair Housing and the Analysis of Impediments, and engage the community with

	the proposed activities	fair housing education outreach, and enforcement; and resident referrals through the Office of Housing and Community Development Housing Division.
	Location Description	City of Dallas 1500 Marilla St., Room 1BN 75201
	Planned Activities	Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Housing and the Analysis of Impediments; engage the community with housing education outreach, and enforcement; and resident referrals through the Office of Housing and Community Development – Housing Division. Staff includes the Housing Administrator, Housing Conciliator, Housing Investigators, and Administrative Support.
#	**Project Name**	**Citizen Participation/CDC Support/HUD Oversight**
10	**Target Area**	Dallas Citywide
	Goals Supported	Program Administration, Fair Housing, and Oversight
	Needs Addressed	Compliance, Monitoring, and Program Oversight
	Funding	CDBG: $812,480
	Description	Budget and Management Services – Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A Budget and Management Services – Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support.
	Location Description	City of Dallas 1500 Marilla St., Room 4FS 75201
	Planned Activities	Budget and Management Services – Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the

		City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support.
#	**Project Name**	**HUD Compliance Environmental Review**
11	**Target Area**	Dallas Citywide
	Goals Supported	Program Administration, Fair Housing, and Oversight
	Needs Addressed	Compliance, Monitoring, and Program Oversight
	Funding	CDBG: $401,204
	Description	HUD Environmental Review - Budget & Management Services. Provides compliance and administers the City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD-funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A HUD Environmental Review - Budget & Management Services. Provides compliance and administers the City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD-funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.
	Location Description	City of Dallas 1500 Marilla St., Room 4FS 75201
	Planned Activities	HUD Environmental Review - Budget & Management Services. Provides compliance and administers the City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD-funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.
#	**Project Name**	**Community Care Management Support**
12	**Target Area**	Dallas Citywide
	Goals Supported	Program Administration, Fair Housing, and Oversight
	Needs Addressed	Compliance, Monitoring, and Program Oversight
	Funding	CDBG: $153,200
	Description	Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts.

	Location Description	City of Dallas 1500 Marilla St., Room 6BN 75201
	Planned Activities	Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts.
#	**Project Name**	**Housing Management Support**
13	**Target Area**	Dallas Citywide
	Goals Supported	Program Administration, Fair Housing, and Oversight
	Needs Addressed	Compliance, Monitoring, and Program Oversight
	Funding	CDBG: $707,618
	Description	Provide operational support for the management and administration of the servicing of the CDBG and HOME programs, which are housing-based. Staff activities include budgeting and compliance monitoring. CDBG-funded programs include, but are not limited to, eligible activities associated with housing development activities, such as the Dallas Homebuyer Assistance Program (DHAP), and the Home Improvement and Preservation Program (HIPP).
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A Provide operational support for the management and administration of the service of the CDBG and HOME programs, which are housing-based. Staff activities include budgeting and compliance monitoring. CDBG-funded programs include, but are not limited to, eligible activities associated with housing development activities, the Dallas Homebuyer Assistance Program (DHAP), and the Home Improvement and Preservation Program (HIPP).
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Provide operational support for the management and administration of the servicing of the CDBG and HOME programs, which are housing-based. Staff activities include budgeting and compliance monitoring. CDBG-funded programs include, but are not limited to, eligible activities associated with housing development activities, such as the Dallas Homebuyer Assistance Program (DHAP), and the Home Improvement and Preservation Program (HIPP).
#	**Project Name**	**HOME-Community Housing Development Organization Development (CHDO) Loan Program**
14	**Target Area**	Dallas Citywide, Strategic Target Areas (A, B, C)
	Goals Supported	Housing Needs - HOME-(CHDO) Loan Program
	Needs Addressed	Affordable Housing
	Funding	HOME: $765,000
	Description	Provides loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Income Family Income. Funds can be used for predevelopment, acquisition,

		construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum). Each new project funded through the NOFA process will be set up as a separate activity in the Integrated Disbursement and Information System (IDIS).
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households up to 80% Area Median Income will be targeted. The program is expected to benefit 11 housing units.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum). Each new project funded through the NOFA process will be set up as a separate activity in the Integrated Disbursement and Information System (IDIS).
#	**Project Name**	**HOME Project Cost**
15	**Target Area**	Dallas Citywide
	Goals Supported	Program Administration, Fair Housing, and Oversight

	Needs Addressed	Compliance, Monitoring, and Program Oversight
	Funding	HOME: $450,000
	Description	Funds to pay for staff and other eligible costs associated with direct service delivery for HOME funded activities including Dallas Homebuyer Assistance and Housing Development Programs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A Funds to pay for staff and other eligible costs associated with direct service delivery for HOME funded activities including Dallas Homebuyer Assistance and Housing Development Programs.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Funds to pay for staff and other eligible costs associated with direct service delivery for HOME funded activities including Dallas Homebuyer Assistance and Housing Development Programs.
#	**Project Name**	**HOME-Program Administration**
16	**Target Area**	Dallas Citywide
	Goals Supported	Program Administration, Fair Housing, and Oversight
	Needs Addressed	Compliance, Monitoring, and Program Oversight
	Funding	HOME: $507,000
	Description	Provide operational support for the administration and servicing of HOME programs which are housing based. Staff activities include compliance monitoring, payment processing and budgeting. HOME funded programs include, but are not limited to, Dallas Homebuyer Assistance Program, CHDO Program, Housing and Development Loan Program.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A Provide operational support for the administration and servicing of HOME programs which are housing based. Staff activities include compliance monitoring, payment processing and budgeting. HOME funded programs include, but are not limited to, Dallas Homebuyer Assistance Program, CHDO Program, Housing and Development Loan Program.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Provide operational support for the administration and servicing of HOME programs which are housing based. Staff activities include compliance monitoring, payment processing and budgeting. HOME funded programs include, but are not limited to, Dallas Homebuyer Assistance Program, CHDO Program, Housing and Development Loan Program.
#	**Project Name**	**Dallas Home Buyer Assistance Program (DHAP)**

17	**Target Area**	Dallas Citywide, Strategic Target Areas (A, B, C)
	Goals Supported	Housing Needs- Dallas Home Buyer Assistance Program (DHAP)
	Needs Addressed	Affordable Housing
	Funding	HOME: $400,000
	Description	Provide homeownership opportunities to low- and moderate-income homebuyers by providing financial assistance for the purchase of a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction, and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD-approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrower's need and debt capacity. The maximum amount of assistance provided under this program is $50,000.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households up to 80% Area Median Income will be targeted. The program is expected to serve 16 households.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD-approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrower's need and debt capacity. The maximum amount of assistance provided under this program is $50,000. City staff will administer this program. Project is implemented in conjunction with CDBG funds.
#	**Project Name**	**Housing Development Loan Program**
18	**Target Area**	Dallas Citywide, Strategic Target Areas (A, B, C)
	Goals Supported	Housing Needs- Housing Development Loan Program

	Needs Addressed	Affordable Housing
	Funding	HOME: $3,456,453
	Description	Provide for profit and nonprofit organizations with loans for the development of single-family housing, one to four (1-4) units, and multifamily housing (5 or more units). Eligible costs may include, but are not limited to, predevelopment, construction, relocation, demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Submitted developments are underwritten in accordance with established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income households will be targeted. The program is expected to benefit 59 households.
	Location Description	City of Dallas 1500 Marilla St., Room 6CN 75201
	Planned Activities	Provide for profit and nonprofit organizations with loans for the development of single-family housing, one to four (1-4) units, and multifamily housing (5 or more units). Eligible costs may include, but are not limited to, predevelopment, construction, relocation, demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts.
#	**Project Name**	**ESG24 City of Dallas**
19	**Target Area**	Dallas Citywide
	Goals Supported	Homeless Services- Emergency Shelter Homeless Services - Street Outreach Homeless Services – Homeless Prevention Homeless Services – Rapid Re-Housing Homeless Services - Administration
	Needs Addressed	Homelessness

	Funding	ESG: $1,213,719
	Description	FY 2024-25 ESG funds for the City of Dallas have been allocated to provide services designed to meet the immediate needs of those experiencing homelessness by connecting them with emergency shelter, housing, and/or critical health services; to provide services designed to prevent an individual or family from moving into an emergency shelter or living in a public place not meant for human habitation through housing relocation and stabilization services and short-and/or medium renal assistance; to provide services designed to quickly move people experiencing homelessness to permanent housing through housing relocation and stabilization services; and for program administration.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,952 individuals and families experiencing homelessness or at risk of homelessness will be assisted and targeted.
	Location Description	The Salvation Army 5302 Harry Hines Blvd. 75235 Bridge Steps dba The Bridge 1818 Corsicana Street 75201 Austin Street Center 1717 Jeffries Street 75226 West Dallas Multipurpose Center 2828 Fish Trap Rd. 75212 Martin Luther King, Jr. Comm. 2922 Martin Luther King Blvd. 75215 City of Dallas 1500 Marilla, 6BN 75201 City of Dallas 1500 Marilla, 4FS 75201 City of Dallas 1500 Marilla, 2DN 75201 Additional Location(s) pending Request for Proposal (RFP) process
	Planned Activities	FY 2024-25 ESG funds for the City of Dallas have been allocated to provide services designed to meet the immediate needs of those experiencing homelessness by connecting them with emergency shelter, housing, and/or critical health services; to provide services designed to prevent an individual or family from moving into an emergency shelter or living in a public place not meant for human habitation through housing relocation and stabilization services and short-and/or medium renal assistance; to provide services designed to quickly move people experiencing homelessness to permanent housing through housing relocation and stabilization services; and for program administration.
#	**Project Name**	**HOPWA - 2024-2027 City of Dallas TXH24F001 (City)**
20	**Target Area**	Dallas Citywide
	Goals Supported	Other Housing - HIV Rental Assistance Other Housing - HIV Homeless Prevention Other Housing - HIV Facility Based Housing Other Housing - HIV Housing Placement

		Special Needs - HIV Other Support Services Other Housing - HIV Housing Information/Resource Identification Program Administration
	Needs Addressed	Special Needs - Persons with HIV/AIDS
	Funding	HOPWA: $5,195,224
	Description	This project provides funding for the City of Dallas to provide direct services to low-income persons with HIV/AIDS and their families in the Dallas EMSA: (1) short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000 (2) tenant based rental assistance (TBRA), (3) housing services (housing case management), and (4) other services, including permanent housing placement and emergency motel/hotel vouchers. This project also includes grantee administration and Homeless Management Information System (HMIS) for HOPWA activities. This project funds approximately ten housing case managers and one grant compliance specialist and is expected to serve 140 households with STRMU, 108 households with TBRA,30 households with permanent housing placement, and 15 households and emergency vouchers. This project also funds approximately four administrative staff for oversight of HOPWA contracts and internal HOPWA programs and for overall grant program and financial management and reporting. This project includes approximately $2,805,734.00 in funds obligated to the above activities, as well as approximately $2,389,489.30 in funds for future activities relating to STRMU/TBRA/PHP, facility-based housing, other support services, housing information/resource identification, or administration activities. Prior year funds will also be used to fund this project.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 293 households with HIV/AIDS.
	Location Description	City of Dallas, Fresh Start Housing 2922 MLK Blvd., Dallas 75215 City of Dallas, Fresh Start Housing 2828 Fish Trap Rd., Dallas 75212 City of Dallas, Administration 1500 Marilla 6BN, Dallas 75201 City of Dallas, Administration 1500 Marilla 4FS, Dallas 75201
	Planned Activities	This project provides funding for the City of Dallas to provide direct services to low-income persons with HIV/AIDS and their families in the

		Dallas EMSA: (1) short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000 (2) tenant based rental assistance (TBRA), (3) housing services (housing case management), and (4) other services, including permanent housing placement and emergency motel/hotel vouchers. This project also includes grantee administration and Homeless Management Information System (HMIS) for HOPWA activities. This project funds approximately ten housing case managers and one grant compliance specialist and is expected to serve 140 households with STRMU, 108 households with TBRA,30 households with permanent housing placement, and 15 households and emergency vouchers. This project also funds approximately four administrative staff for oversight of HOPWA contracts and internal HOPWA programs and for overall grant program and financial management and reporting. This project includes approximately $2,805,734.00 in funds obligated to the above activities, as well as approximately $2,389,489.30 in funds for future activities relating to STRMU/TBRA/PHP, facility-based housing, other support services, housing information/resource identification, or administration activities. Prior year funds will also be used to fund this project.
#	**Project Name**	**HOPWA - 2024-2027 Dallas County Health and Human Services TXH24F001 (Dallas County)**
21	**Target Area**	Dallas Citywide
	Goals Supported	Other Housing - HIV Rental Assistance Other Housing - HIV Homeless Prevention Program Administration
	Needs Addressed	Special Needs - Persons with HIV/AIDS
	Funding	HOPWA: $586,684
	Description	This project provides funding for Dallas County Health and Human Services to provide short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000, as well as tenant-based rental assistance (TBRA) and permanent housing placement, for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA. This project includes financial assistance, housing services (case management), HMIS costs, and administrative costs. The project funds one full-time supervisor and three full-time case management staff who provide direct service and partially funds administrative staff who provide management and financial support for the project. The project is expected to serve 90 households with STRMU and 180 households with TBRA. Prior year funds will also be

		used to fund this project. The award is subject to approval by the Dallas City Council.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 270 households with HIV/AIDS.
	Location Description	Dallas County Health & Human Services 2377 N. Stemmons Frwy. 75207
	Planned Activities	This project provides funding for Dallas County Health and Human Services to provide short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000, as well as tenant based rental assistance (TBRA) and permanent housing placement, for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA. This project includes financial assistance, housing services (housing case management), HMIS costs, and administration. The project funds one full-time supervisor and three full-time case management staff who provide direct service, and partially funds administrative staff who provide management and financial support for the project. The project is expected to serve 90 households with STRMU and 180 households with TBRA. Prior-year funds will also be used to support this project. The award is subject to approval by the Dallas City Council.
#	**Project Name**	**HOPWA – 2024-2027 PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas TXH24F001 (ASD)**
22	**Target Area**	Dallas Citywide
	Goals Supported	Other Housing - HIV Homeless Prevention Other Housing - HIV Facility-Based Housing Other Housing - HIV Housing Placement Program Administration
	Needs Addressed	Special Needs - Persons with HIV/AIDS
	Funding	HOPWA: $2,062,874
	Description	This project provides funding for PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) to provide: (1) facility-based housing for low-income persons living with HIV/AIDS in the Dallas EMSA and their families in 125 units at four facilities (Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens); (2) master leasing for low-income homeless persons living with HIV/AIDS in the Dallas EMSA and their families in 18 master leased units; (3) rehabilitation, consisting of minor site improvements at the four facilities, where needed; and (4) permanent housing placement or other supportive services, and short-term rent,

		mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000. This project includes housing facility operations (including leasing costs), supportive services (including, but not limited to, adult care and personal assistance, employment services, life skills management, and meals/nutritional services), HMIS costs, and administration. The project partially funds about 49 positions at the agency, including maintenance, direct services, and administrative staff. In facility-based housing, the project is expected to serve 158 households and provide 42,750 nights of housing during the year; in master leasing, 18 households and 6,156 nights of housing; and in emergency vouchers, 9 households and 270 nights of housing. In permanent housing placement, the project is expected to serve approximately 10 households and, in STRMU, 20 households. Prior year funds will also be used to fund this project. Award is subject to approval by Dallas City Council.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 293 households with HIV/AIDS.
	Location Description	AIDS Services of Dallas 201 S. Tyler Street 75208
	Planned Activities	This project provides funding for PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) to provide: (1) facility-based housing for low-income persons living with HIV/AIDS in the Dallas EMSA and their families in 125 units at four facilities (Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens); (2) master leasing for low-income homeless persons living with HIV/AIDS in the Dallas EMSA and their families in 18 master leased units; (3) rehabilitation, consisting of minor site improvements at the four facilities, where needed; and (4) permanent housing placement or other supportive services, and short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000. This project includes housing facility operations (including leasing costs), supportive services (including, but not limited to, adult care and personal assistance, employment services, life skills management, and meals/nutritional services), HMIS costs, and administration. The project partially funds about 49 positions at the agency, including maintenance, direct services, and administrative staff. In facility-based housing, the project is expected to serve 158 households and provide 42,750 nights of housing during the year; in master leasing, 18 households and 6,156 nights of housing; and in emergency vouchers, 9 households and 270 nights of housing. In

		permanent housing placement, the project is expected to serve approximately 10 households and, in STRMU, 20 households. Prior year funds will also be used to fund this project. Award is subject to approval by Dallas City Council.
#	**Project Name**	**HOPWA – 2024-2027 Legacy Counseling Center, Inc. TXH24F001 (Legacy)**
23	**Target Area**	Dallas Citywide
	Goals Supported	Other Housing - HIV Facility Based Housing Other Housing - HIV Housing Information/Resource Identification Program Administration
	Needs Addressed	Special Needs - Persons with HIV/AIDS
	Funding	HOPWA: $1,074,989
	Description	This project provides funding for Legacy Counseling Center to provide three HOPWA services: facility- based housing, housing information services, and master leasing/emergency vouchers. Under facility-based housing, Legacy will provide transitional supportive hospice/respite housing and care for low-income persons living with HIV/AIDS in the Dallas EMSA in 7 single-room occupancy units at the Legacy Founders Cottage. This part of the project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance and housing case management), HMIS costs, and administration. The project partially funds about 18 positions at the agency, including program director, maintenance, direct service, and administrative staff. The project is expected to serve 20 households and provide 2,394 nights of housing during the year. This project may also include rehabilitation, consisting of minor site improvements at the Legacy Founder Cottage, where needed. Under housing information services/resource identification, Legacy will provide a housing resource center for low-income persons living with HIV/AIDS in the Dallas EMSA, as well as an associated website and on-line, searchable housing resource database. Legacy will also provide housing education for clients, case managers, and other providers. This part of the project partially funds about 7 positions at the agency, including program director, housing specialist, technology and center support, HMIS costs, and administrative staff. The project is expected to serve 170 households during the year. Under master leasing/emergency vouchers, Legacy will lease approximately 30 units under master lease with private landlords in the Dallas EMSA and sublease those units to very low-income homeless persons with HIV/AIDS. This part of the project includes housing facility operations (including leasing costs for the master leased units), supportive services (including, but not limited to, housing case management), HMIS costs, and administration. This part of the project partially funds 8 positions at the agency, including program director, housing operations

		coordinator/assistant, two housing case managers, and administrative staff. The project is expected to serve 35 households and provide 12,966 nights of housing during the year. This project also funds emergency hotel/motel vouchers, which are expected to serve 5 households with 130 nights of housing. Prior year funds will also be used to fund this project. Award of these projects is subject to approval by Dallas City Council.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 230 households with HIV/AIDS.
	Location Description	Legacy Counseling Center 4054 McKinney Ave., Dallas 75204
	Planned Activities	This project provides funding for Legacy Counseling Center to provide three HOPWA services: facility- based housing, housing information services, and master leasing/emergency vouchers. Under facility-based housing, Legacy will provide transitional supportive hospice/respite housing and care for low-income persons living with HIV/AIDS in the Dallas EMSA in 7 single-room occupancy units at the Legacy Founders Cottage. This part of the project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance and housing case management), HMIS costs, and administration. The project partially funds about 18 positions at the agency, including program director, maintenance, direct service, and administrative staff. The project is expected to serve 20 households and provide 2,394 nights of housing during the year. This project may also include rehabilitation, consisting of minor site improvements at the Legacy Founder Cottage, where needed. Under housing information services/resource identification, Legacy will provide a housing resource center for low-income persons living with HIV/AIDS in the Dallas EMSA, as well as an associated website and on-line, searchable housing resource database. Legacy will also provide housing education for clients, case managers, and other providers. This part of the project partially funds about 7 positions at the agency, including program director, housing specialist, technology and center support, HMIS costs, and administrative staff. The project is expected to serve 170 households during the year. Under master leasing/emergency vouchers, Legacy will lease approximately 30 units under master lease with private landlords in the Dallas EMSA and sublease those units to very low-income homeless persons with HIV/AIDS. This part of the project includes housing facility operations (including leasing costs for the master leased units), supportive services (including, but not limited to, housing case management), HMIS costs, and administration. This part of the project partially funds 8 positions

		at the agency, including program director, housing operations coordinator/assistant, two housing case managers, and administrative staff. The project is expected to serve 35 households and provide 12,966 nights of housing during the year. This project also funds emergency hotel/motel vouchers, which are expected to serve 5 households with 130 nights of housing. Prior year funds will also be used to fund this project. Award of these projects is subject to approval by Dallas City Council.
#	**Project Name**	**HOPWA – 2024-2027 Health Services of North Texas, Inc. TXH24F001 (HSNT)**
24	**Target Area**	Dallas Citywide
	Goals Supported	Other Housing - HIV Rental Assistance Other Housing - HIV Homeless Prevention Program Administration
	Needs Addressed	Special Needs - Persons with HIV/AIDS
	Funding	HOPWA: $848,322
	Description	This project provides funding for the Health Services of North Texas to provide short-term rent, mortgage and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $ 7,300 to $15,000, as well as tenant based rental assistance (TBRA) and permanent housing placement, for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA. This project includes financial assistance, housing services (housing case management), HMIS costs, and administration. The project partially funds about 7 positions, including program director, two case management staff, and administrative staff. The project is expected to serve 16 households with STRMU and 42 households with TBRA. Award is subject to approval by Dallas City Council.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 58 households with HIV/AIDS.
	Location Description	Health Services of North Texas 5501 Independence Pkwy. Plano 75023 Health Services of North Texas 4308 Mesa Drive, Denton 76207 Health Services of North Texas 4401 N. I-35, Denton 76207
	Planned Activities	This project provides funding for the Health Services of North Texas to provide short-term rent, mortgage and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $ 7,300 to $15,000, as well as tenant based rental assistance (TBRA) and permanent housing placement, for low-income persons living with HIV/AIDS and their

		families residing in the Dallas EMSA. This project includes financial assistance, housing services (housing case management), HMIS costs, and administration. The project partially funds about 7 positions, including program director, two case management staff, and administrative staff. The project is expected to serve 16 households with STRMU and 42 households with TBRA. Award is subject to approval by Dallas City Council.
#	**Project Name**	**HOPWA – 2024-2027 Open Arms, Inc. dba Bryan's House TXH24F001 (Open Arms)**
25	**Target Area**	Dallas Citywide
	Goals Supported	Special Needs - HIV Other Support Services Program Administration
	Needs Addressed	Special Needs - Persons with HIV/AIDS
	Funding	HOPWA: $96,490
	Description	This project provides funding for Open Arms, Inc. dba Bryan's House to provide child-care for children infected/affected with HIV/AIDS in the Dallas EMSA. This project includes supportive services only and is expected to serve 10 children (8 households) with 6,500 hours of child-care. The project funds partial salaries/benefits for childcare staff and HMIS costs. Prior year funds will also be used to fund this project. Award is subject to approval by Dallas City Council.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 8 households with HIV/AIDS.
	Location Description	Open Arms, Inc. dba Bryan's House 3610 Pipestone, Dallas 75212
	Planned Activities	This project provides funding for Open Arms, Inc. dba Bryan's House to provide child-care for children infected/affected with HIV/AIDS in the Dallas EMSA. This project includes supportive services only and is expected to serve 10 children (8 households) with 6,500 hours of child-care. The project funds partial salaries/benefits for childcare staff and HMIS costs. Prior year funds will also be used to fund this project. Award is subject to approval by Dallas City Council.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Dallas housing market has rapidly grown less affordable, making homeownership increasingly difficult for low- and moderate-income families as the availability of affordable homes dwindles. Since the 2009 housing recession, many single-family houses have been converted to rental housing. Beginning in 2014, over 55 percent of home sales in Dallas were priced between $300,000 and $1 million. As of February 2024, the median sales price for a home in Dallas was $415,000 (North Texas Real Estate Information System MLS Summary Report produced by the Texas Real Estate Research Center at Texas A&M University, February 2024). According to the Texas Realtors 2023 Year in Review Report, the Dallas-Fort Worth-Arlington MSA had only 2.6 months of inventory on the market, with a median sales price of $395,000—a 1.3% decrease from 2022, but still well above the $293,000 median home price of 2020. As a result, many families have been effectively priced out of the housing market.

To increase homeownership, resources should be deployed strategically in a place-based manner that creates opportunities for low- and moderate-income households where they live. Unless otherwise noted, funding for all CDBG activities is allocated to areas where 51 percent or more of the population have low and moderate incomes. In cases where the activity is being carried out in an area not generally CDBG eligible, the activities are documented on a low- and moderate-income limited clientele basis. To increase the availability of affordable rental housing, CDBG and HOME funding should be used in conjunction with other resources to support the development of multiple units within one project or development.

Concentrations of low-income and very low-income African American and Hispanic populations are generally found in southern and western Dallas, while many immigrant and refugee populations reside in various northern pockets of the city. The housing stock in these areas requires repairs and updated infrastructure. Many communities in the southern sector of Dallas also have higher vacancy rates, lower homeownership rates, more blighted properties, and underutilized infill lots. These neighborhoods have limited access to transportation, grocery stores, and other retail options, forcing most residents to travel long distances to work and shop, which adds to their cost burden.

Many neighborhoods in the southern portion of Dallas have experienced underinvestment, resulting in significant housing and broader community development needs. Investments in these communities must consider the larger context, pairing housing resources with community amenities to support a high quality of life. A targeted approach is essential in areas with clear disparities to encourage fair development patterns, expand housing opportunities, and promote economic growth. As prioritized in the City of Dallas's strategic planning efforts, the Housing Department seeks to align housing investments with other city initiatives to support comprehensive neighborhood revitalization.

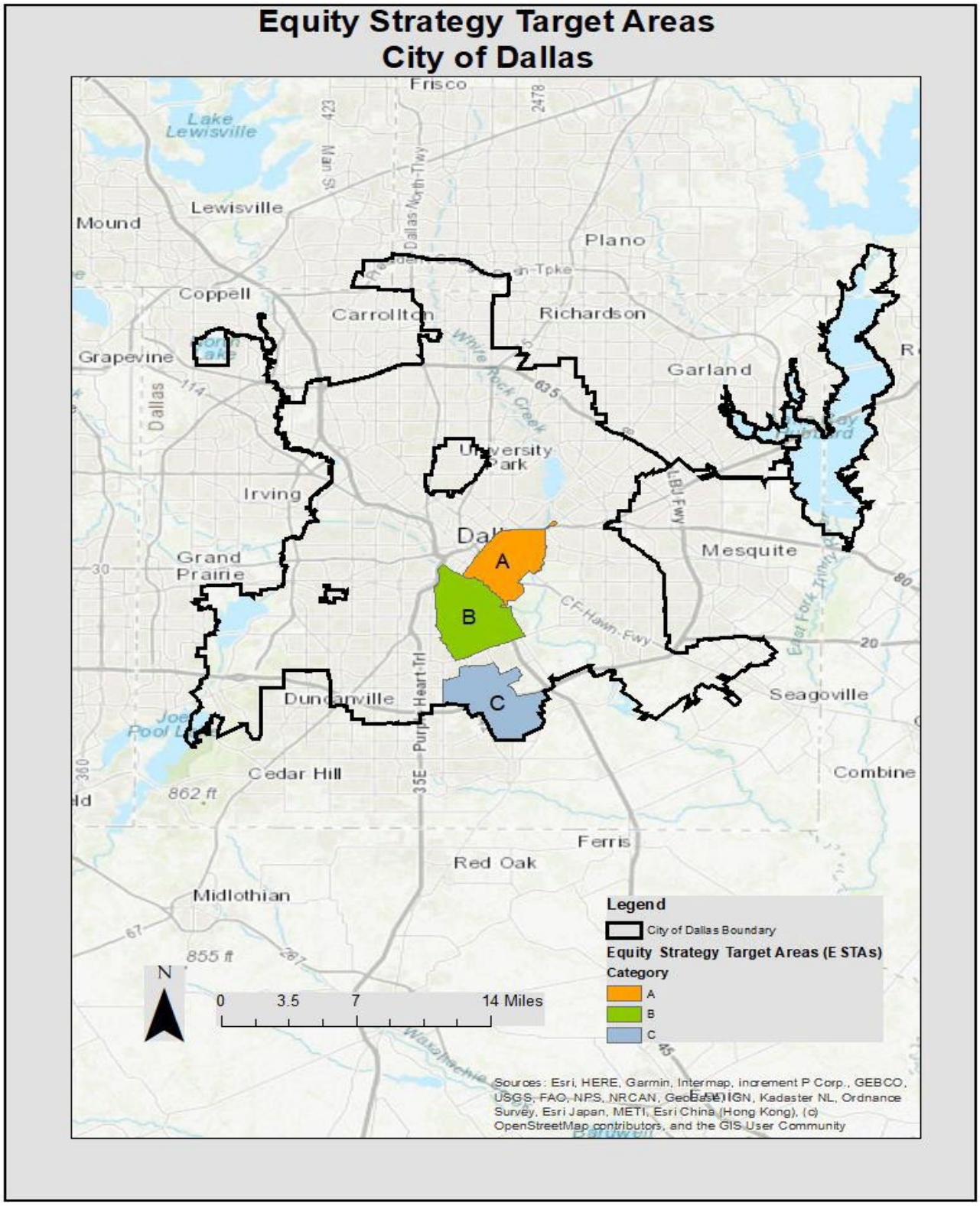
Pillar 1 of the Dallas Housing Policy 2033 called for the creation of Strategy Target Areas. These areas are targeted geographic zones where assistance may be prioritized, selected using three key data sources:

1. The City of Dallas Impact Assessment Tool highlights areas with greater disparities across the city and neighborhoods based on indicators such as household composition, poverty rates, homeownership rates, and social and economic vulnerabilities
2. The Market Value Analysis (MVA), which identifies housing market conditions across Dallas and assesses housing values, investment activity, blight, and vacancy.
3. An overlay of potential investment activity from other city departments, including Dallas Water Utilities, Public Works, and Planning.

These data elements, combined with community feedback, helped identify areas where the Department of Housing and Neighborhood Revitalization may focus investments on various housing activities, including preservation, increasing homeownership, and developing new housing units. These areas have high housing needs and, from a fairness perspective, require a greater deployment of resources to revitalize neighborhoods and improve the quality of life. The Housing Department will commit at least 50% of all funding for housing activities over the next five years to the three Strategic Target Areas. The Housing Department will intentionally seek opportunities to layer its resources with those of other City Departments within these areas to further impact and promote neighborhood revitalization. The department will continuously develop strategies for targeted investment in these areas through ongoing engagement with residents throughout the implementation period.

Additionally, the Housing Department is pursuing Neighborhood Revitalization Strategy Areas (NRSAs) within the three Strategic Target Areas. This designation would allow greater flexibility for CDBG funding and enable the City to invest in housing activities that support other economic development initiatives. NRSA plans will be submitted as a Substantial Amendment at a later date.

Map 26 - Strategic Target Areas (STAs)



Geographic Distribution

Table 70 - Geographic Distribution

#	Target Area	Percentage of Funds
1	Dallas Citywide	> = 50%
2	Strategic Target Area A	Combined investment in Target Areas < = 50%
3	Strategic Target Area B	Combined investment in Target Areas < = 50%
4	Strategic Target Area C	Combined investment in Target Areas < = 50%
Total		100%

Rationale for the priorities for allocating investments geographically

The City of Dallas is committed to fairness in how investments are allocated geographically and relies on various plans and policies to guide this work. These include the Market Value Analysis (MVA) and the Dallas Housing Policy 2033 (DHP33), the Dallas Housing Resource Catalog, the City of Dallas strategic plan, the City of Dallas Economic Development Policy for 2022–2032, and the City government's 'Budgeting for Equity' tool, all of which help guide investment decisions across departments. DHP33 is designed to foster collaboration among City departments, leveraging their expertise and resources to positively impact residential communities. The plan establishes short-, mid-, and long-term goals to reduce existing disparities and support City leaders in addressing the needs of residents who face the greatest challenges. It is the product of City leadership, community input, and intentional coordination across departments, focused on closing disparity gaps and improving outcomes for those most in need.

Additionally, the City offers services to eligible individuals and households on a citywide basis. With an estimated 1.3 million residents, approximately 60.9 percent of Dallas residents are low- and moderate-income and can benefit from services provided through HUD grant funds.

Discussion

The City's housing programs are available citywide; however, CHDO Development, New Construction Single Family, and New Construction/Rehab Multifamily activities will prioritize the three Strategic Target Areas. 50% of all Housing funding will be allocated to these target areas. Allocation outcomes will be determined by the responses to the Notice of Funding Availability (NOFA). Future NOFAs will include various project types, such as real property

acquisition, multifamily new construction, multifamily rehabilitation, single-family new construction, single-family rehabilitation, and resales.

The City's geographic strategies for overcoming concentrations of poverty and segregation aim to support families across various income levels. The goal is to provide incentives for families who choose to move to neighborhoods with more opportunities while simultaneously assisting those who wish to stay and revitalize their communities. Intensive City services will connect these emerging market areas to transportation, infrastructure, and other essential assets.

Additionally, City of Dallas Emergency Solutions Grant (ESG) grant funds are used to serve persons who are homeless or at risk of homelessness within the city of Dallas and within the Continuum of Care. Other jurisdictions, including the State of Texas and Dallas County, also provide ESG grant funds that cover the city of Dallas and beyond. Those funds are coordinated through the Continuum of Care (CoC), which has adopted policies for ESG Administration and consultation within the CoC service area.

ESG projects selected are those that best address the priority needs in terms of local objectives. The following priorities have been identified for ESG funds under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act:

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

City of Dallas Housing Opportunities for Persons with AIDS (HOPWA) grant funds are used to serve persons living with HIV/AIDS who are homeless or at risk of becoming homeless within the Dallas Eligible Metropolitan Statistical Area (EMSA), which covers seven counties: Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall. Services are available to eligible persons with HIV/AIDS and family members from providers located anywhere within the Dallas EMSA.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Dallas is committed to increasing the supply of quality, affordable, and mixed-income housing, expanding homeownership opportunities, revitalizing neighborhoods, and creating vibrant, mixed-income communities.

During the 2024-25 fiscal year, the City plans to utilize available resources to provide affordable housing options and support for extremely low-income, low-income, and moderate-income families. The City's one-year goals for affordable housing include supporting low- to moderate-income households through various initiatives as follows:

Table 71 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	**10**
Non-Homeless	**356**
Special-Needs	596
Total	**962**

Table 72 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	708
The Production of New Units	110
Rehab of Existing Units	128
Acquisition of Existing Units	16
Total	**962**

Discussion

The City's priorities, identified in accordance with current market conditions and the newly adopted Dallas Housing Policy 2033, focus on increasing the supply of quality, affordable, and mixed-income housing. The Dallas Housing Authority (DHA) plays a crucial role in addressing rental housing needs for the very low-income segment of the population. DHA's current strategic plan includes maximizing the number of affordable units available to the Public Housing Authority within its current resources, increasing the number of affordable housing units, targeting assistance to families at or below 50 percent Area Median Income (AMI), and targeting assistance to the elderly and disabled. Additionally, the plan aims to increase awareness of Public Housing Authority resources among families of various races and ethnicities experiencing disproportionate needs and to conduct activities that affirmatively further fair housing.

The City intends to use available resources during FY 2024-25 to provide affordable housing options and assist extremely low-income, low-income, and moderate-income families. The one-year goals for the number of households to be supported using the resources available at the city level will support:

- A total of 962 Households (10 Homeless, 356 Non-Homeless, and 596 Special Needs)

Of the 962 households to be supported, program activities will include:

- 708 households through rental assistance
- 110 households through the production of new units
- 128 households through the rehabilitation of existing units
- 16 households through the acquisition of new units

AP-60 Public Housing – 91.220(h)

Introduction

DHA Housing Solutions for North Texas (DHA) was created in 1937 and is the tenth-largest public housing agency in the nation. It currently owns and operates approximately 3,700 rental housing units, of which 3,196 are public housing units in 27 developments. DHA also administers approximately 20,344 Housing Choice Vouchers. Its five-member Board of Commissioners is appointed by the Mayor of the City of Dallas.

DHA's Housing Choice Voucher (HCV) is the fifth largest in the nation, assisting over 16,000 households through the Voucher Program representing 55,700 persons. DHA operates its HCV Program utilizing the U.S. Department of Housing and Urban Development's (HUD) Small Area Fair Market Rents (SAFMR), providing higher payment standards in areas of high opportunity. As a result, DHA maintains approximately 2,815 payment standards.

DHA manages a variety of tenant-based, project-based, and grant programs under Section 8 of the 1937 Housing Act. Administration of these programs complies with HUD regulations for the Section 8 Program, as set forth in title 24 of the Code of Federal Regulations (CFR), Part 982 and 983 et al. DHA complies with all federal, state, and local housing laws.

DHA is committed to assisting families in becoming economically and socially self-sufficient and offers HUD's Family Self-Sufficiency (FSS) program to participants in the HCV Program, while providing resource coordinators at its housing developments to assist families in becoming self-sufficient. DHA offers, either itself or through agreements with other service entities, a large variety of programs and services to assist families. These include education programs for all ages, job training and job search assistance, and support services such as transportation, health services, and childcare.

DHA's PHA Plan and Capital Fund Program budgets are developed in consultation with residents of DHA's public housing and HCV programs.

DHA is dedicated to helping its families own their own homes and has successfully established a homeownership program. DHA implements initiatives to assist families in transitioning from renting to owning a home. With assistance from the Family Self-Sufficiency (FSS) program and the Resident Opportunities for Self-Sufficiency (ROSS) grant, DHA clients have taken advantage of opportunities that have led them to achieve homeownership. To qualify for homeownership assistance, DHA families must meet the program's eligibility requirements.

The public housing sector is planned and reviewed annually by DHA, various City of Dallas departments, and the Continuum of Care (CoC). Another level of input is through engaging DHA residents in a multitude of activities. Access and participation within the Resident Advisory Board, Resident Council, Family Self-Sufficiency Program, and a variety of monthly programming create opportunities for residents to understand the role of DHA, become aware of additional services, and add their voices to the overall vision. DHA's Public Housing waiting list has over 77,000 applicants. The Section 8 waiting list has approximately 56,000 applicants.

During the COVID-19 pandemic in 2020, DHA deployed several digital tools to support residents, landlords, and the general public. Online portals allow residents and applicants to submit documents, complete annual recertifications, submit work orders, and submit applications. Many services continued during the pandemic such as emergency maintenance and repairs; however, some services were paused such as unit transfers, Housing Choice Voucher, Family Self-Sufficiency, Homeownership orientation briefings, and resident group activities. DHA continues to employ many of these tools as the pandemic is lessening.

Actions planned during the next year to address the needs to public housing

Plans include:

- Beginning construction of The Culbreath, a senior housing facility to be located on the former Rhoads Terrace public housing site.
- Continuing redevelopment of the remaining Priority Redevelopment sites – Cedar Springs Place, Cedar Springs Place Addition, Little Mexico Village, Cliff Manor, Park Manor, Brackins Village, and Rhoads Terrace
- Evaluating options under the Rental Assistance Demonstration program
- Addressing maintenance and repair needs at each site
- Renovating public housing properties, including a major renovation of Roseland Townhomes and Roseland Estates.

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

The Dallas Housing Authority (DHA) supports low-income residents in achieving homeownership by offering essential services and programs that enhance economic stability and self-sufficiency. DHA provides facilities for its partners to deliver on-site job training, including courses in optical technician training, computer skills/literacy, keyboarding, and business development. Additionally, DHA and its partners offer job readiness programs, resume writing assistance, pre-employment skills training, and job search support. DHA also promotes and coordinates multiple job fairs annually, connecting residents with employment opportunities. These comprehensive efforts help residents improve their financial situation, making homeownership more attainable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The DHA is not designated as troubled.

Discussion

DHA operates its housing assistance program with efficiency and uses resources in a manner that reflect commitment to quality and service. DHA policies and practices are consistent with the goals and objectives of the HUD Section 8 Management Assessment Program (SEMAP) indicators and any other indicators, as HUD regulations are amended. To demonstrate compliance with HUD and other pertinent regulations, DHA maintains records, reports, and other documentation for a time that is in accordance with HUD requirements and that allow an auditor, housing professional, or other interested party to monitor DHA's operational procedures and practices objectively and accurately.

In addition to the SEMAP factors, supervisory staff performs random audits of all Housing Choice Voucher (HCV) actions. DHA's objective in administering the HCV program is to provide decent, safe, sanitary, and affordable housing to low-income families who are otherwise unable to obtain adequate housing. The number of families served is limited by the number of vouchers, funding available, DHA's budget, and the availability of adequate housing. The Section 8 Program provides participating families with greater choice of housing opportunities by subsidizing rental payments to private landlords. Through this program, DHA helps low-income families obtain quality housing within DHA's geographical jurisdiction, which includes seven counties – Dallas, Collin, Denton, Rockwall, Kaufman, Ellis, and Tarrant.

Through program administration, DHA shall:

- Ensure eligibility and correct family share of rent for participating families
- Ensure Housing Quality Standards are enforced
- Ensure no more than reasonable rents are paid for under contract in the Section 8 Program
- Offer all current and future HCV Program families counseling and referral assistance on the following priority basis: HCV families residing in a unit in which payment to the landlord is abated because of a failed inspection and then all other HCV families
- Make every effort to assist a substantial percentage of its HCV families to find units in low-poverty neighborhoods
- Limit occupancy of DHA's voucher families to no more than 30 percent of the total number of units at any apartment community, except when the owner has demonstrated the ability to manage the complex effectively and adhere to Housing Quality Standards

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Dallas, through the Office of Homeless Solutions (OHS), has enhanced its efforts to assist and serve persons experiencing homelessness (especially unsheltered persons) and those at-risk of homelessness. The City of Dallas leverages Emergency Solutions Grant (ESG) funds to provide shelter and services for individuals and families experiencing homelessness. Through the Office of Homeless Solutions, additional funds are allocated to support the operation of The Bridge Homeless Recovery Center, enhance street outreach efforts, and expand housing and support services for homeless persons. Funding decisions for homeless services are data-driven and informed by the Continuum of Care stakeholders.

Non-homeless, special-needs populations are comprised of elderly persons (including frail elderly persons); persons with disabilities (physical and/or developmental); persons experiencing mental health or substance use issues; persons living with HIV/AIDS; victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking; and persons in families with children living in poverty. Non-homeless special needs populations experience many of the same housing and service needs and encounter the same barriers that homeless residents and low-income residents experience, including:

- Households with incomes less than 30 percent or 50 percent of the area median income
- Cost-burdened households and severely cost-burdened households
- Residing in substandard housing that could result in displacement at any time
- Overcrowding, including low-income families with a large family size
- Elderly, frail, or other individuals living on a fixed income, incapable of absorbing increased housing costs
- Persons leaving institutions (e.g., behavioral health facilities, prisons)
- High unemployment rates with a resulting loss of income available for housing
- Single-parent households who are unemployed or underemployed with lower-paying jobs, seasonal work, or erratic work histories
- Those persons and/or families fleeing domestic violence situations
- Lack of assets available for emergencies or for relocation costs (like deposits)
- Young adults aging out of the foster care system
- Long waiting lists for both public housing units and Section 8 vouchers
- Homeowners facing foreclosure or renters facing eviction
- Persons with behavioral health issues (mental health, substance use or dual disorders) potentially causing homelessness due to lack of wrap-around supportive services
- Special needs populations, such as persons living with HIV/AIDS and/or other disabilities

Based on the above characteristics of housing instability, on November 11, 2020 (for regular ESG funds), Dallas City Council approved an expansion of ESG homeless prevention eligibility by adding additional risk conditions for those living in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the City's approved Consolidated Plan, to include:

- Cost burdened households (paying more than 30% of income toward housing) and severely cost burdened households (paying more than 50% of income toward housing)
- Elderly (age 62 and above), frail (with impairment of at least three activities of daily living), or other households living on fixed income
- Households experiencing unemployment resulting in a loss of income available for housing
- Households with a lack of assets for emergencies

Supportive housing and wrap around services are made available through local public and private (typically nonprofit) programs funded through the City of Dallas or other resources. Rental subsidies from any source (including City funds) are often crucial for people experiencing homelessness to be able to afford and maintain stable housing, and the model or intensity of services vary according to client need - from permanent supportive housing, permanent housing, medium-term rapid re-housing, short-term rapid re-housing, and homeless prevention assistance.

On January 2024, the Continuum of Care successfully completed the annual Point-in-Time (PIT) Homeless Count. Volunteers were deployed across the area, spreading out to accurately assess the unsheltered homeless population in a single night count. The 2024 Point-In-Time Homeless Count was conducted on January 25, 2024. Sheltered populations were counted through HMIS data, provider-level surveys, and client-level surveys. Unsheltered populations were counted through client-level surveys administered by volunteers.

The 2024 Point-In-Time Homeless Count reflects that there were 3,718 homeless persons on that night, with 1,086 unsheltered and 2,632 sheltered. This represents a 12.4% *decrease* in overall homelessness and an 8.2% *decrease* in unsheltered homelessness from 2023. This was the lowest count in nearly a decade. The 2024 PIT Count includes 663 chronically homeless persons (646 individuals and 17 in families), representing 17.4% of the total homeless population. Of the 646 chronically homeless individuals, 348 are unsheltered, and 298 are sheltered. Of the 17 chronically homeless persons in families, 12 were unsheltered and 5 were sheltered. The number of chronically homeless persons in the Dallas area decreased by 3.9% (from 687 in 2023 to 663 in 2024), as HUD programs focus on housing chronically homeless individuals and families.

The Office of Homeless Solutions is committed to improving quality of life in the City of Dallas through innovative, collaborative, and comprehensive solutions to homelessness. The Office's key priorities are to:

- **Prevent and divert homelessness** – by identifying at-risk populations and targeting solutions (like enhanced diversion) that are sensitive to the special needs of those populations, increasing educational, skill-building, and employment opportunities, and identifying and addressing specific factors that contribute to homelessness.
- **Protect persons experiencing homelessness** – by employing innovative, low-barrier, person-centered, measurable, and high-quality services through the homeless response system of care, supporting the health, safety, and quality of life for persons experiencing homelessness, and reducing recidivism back into homelessness.
- **Promote and provide supportive and affordable housing solutions** – by addressing the inadequate supply of affordable housing units through creative, non-traditional, and

sustainable housing solutions as well as equipping individuals and families with the tools to be successful at obtaining and maintaining housing.

- **Partner to strengthen the homeless response system** – by fostering a comprehensive, coordinated, system-led response that engages the community, encourages partnerships, and blends public and private funding focused on performance.

These strategies guide the Office's efforts to prevent and intervene in homelessness in the city of Dallas. Strategies are formed through leadership, resources, coordination, community mobilization, and in cooperation with the local Continuum of Care managed by Housing Forward.

OHS has identified key target populations for its efforts, including unsheltered homeless persons, homeless persons residing in shelters, persons at risk of homelessness, special populations (including veterans, seniors over the age of 55, youth, including those aged 18-24, disabled persons, and families with children), and persons fleeing domestic violence.

A significant portion of the Homeless Solutions' resources fund direct homeless services, to include the operation of the City-owned emergency shelter facility (The Bridge Homeless Recovery Center), as well as staffing of street outreach, homeless encampment resolution, and inclement weather shelter activation. The Office of Homeless Solutions also supports the REAL Time Rehousing (RTR) initiative described below. In addition, Homeless Solutions' supports the Illegal Solicitation Deflection Initiative (to address panhandling), a Give Responsibly Campaign (to redirect street charity from the homeless to charitable and non-profit organizations serving City's most vulnerable populations), a Friends of OHS volunteer corps (to marshal volunteers to support inclement weather shelter and other initiatives for unsheltered residents), and Community Events (like A Seat at the Table to feed homeless residents). As described more fully below, Homeless Solutions continues its Four-Track Strategy and several budget-enhancement projects to address the needs of homeless persons in the community.

Strategic programs and goals:

- Decrease the total number of persons experiencing homelessness and the number of homeless encampments in Dallas.
- Increase the total number of emergency shelter beds and supportive housing units in Dallas.
- Increase the total number of unduplicated homeless persons placed into housing in Dallas.

Specific to the Emergency Solutions Grant (ESG), the City of Dallas has the following one-year goals for FY 202425 ESG regular funding – to provide:

- Emergency Shelter services for 3,500 homeless persons (with funded agencies providing additional resources for shelter operations and essential services)
- Street Outreach services for 340 unsheltered homeless persons through City of Dallas staff (with the City providing additional resources for additional staff to provide street outreach in the community).
- Rapid Re-Housing services for 10 literally homeless persons to place them into housing (with funded agencies providing additional resources).

- Homeless Prevention services for 102 at-risk persons (with additional resources made available for program staffing).
- Other funding sources are expected to supplement these results, as described earlier.

From a community perspective, the local Continuum of Care (CoC) has established three strategic goals for the local homeless response system:

- Effectively end homelessness among veterans
- Significantly reduce chronic and unsheltered homelessness
- Reduce family and youth homelessness

To this end, the Continuum of Care has identified key strategies to achieve these goals:

- **Streamlined Pathways to Housing (Coordinated Access System)** – The Coordinated Access System (CAS) serves at the entry point (through local providers or via the Homeless Crisis Help Line phone number) into homeless housing based on assessment, prioritization, and documentation of homeless status. In June 2021, CAS was integrated into the local homeless management information system (HMIS) to make the process easier and more efficient in a single platform. CAS enables persons experiencing a housing crisis to be assessed using a single CAS assessment tool, and either be diverted from homelessness or prioritized, matched, and connected to housing based on service need. The goal of CAS is that all households experiencing homelessness will be connected to the right housing intervention through a standardized matching and referral process. A separate confidential CAS system operates for those experiencing domestic violence.
- **Data Systems** - Using the Eccovia Solutions ClientTrack™ system, the local HMIS system is used to collect client-level data and data on the provision of housing and services to homeless persons across the Continuum of Care (at an individual level and system-wide). Not only does this system enhance service provision to the individual resident by sharing data with client consent, but it also enables analysis of homelessness in Dallas, allowing the City to understand patterns of service use and measure the effectiveness of the system of care. Domestic violence providers continue to use their own comparable databases. However, Housing Forward has expanded the Continuum of Care's data system capability through a partnership with Green River to provide a data warehouse, which, among other things, promises to allow the Continuum of Care to capture and integrate data from homeless service providers not using HMIS to look at system performance across the entire Continuum of Care.
- **Rehousing System Enhancements (including Diversion and Landlord Engagement)** – This includes system management of strategic initiatives and strengthening the system infrastructure. Housing Forward has expanded its staff capacity in several key areas –
    - Adding a Chief Program Officer (to oversee all homeless response system initiatives managed through Housing Forward)
    - Adding a Director and Senior Manager of Housing Initiatives (to manage large scale strategic housing initiatives)
    - Adding a Crisis System Manager and Flex/Fund/Diversion Specialist

  - Adding a Manager of Landlord Engagement as well as several housing locator/navigator staff (to recruit landlords to participate in homeless housing programs).
- **Strategic Housing Initiatives** - This includes coordinated investment planning and using the R.E.A.L. Time Rehousing (RTR) initiative to scale rapid re-housing to levels that will significantly impact homelessness in the Continuum of Care. The original goal of this initiative was to house more than 6,000 persons by 2025, offering sustained time-limited tenant-based rental assistance, accompanied by ongoing case management and support services to ensure housing stability. The REAL Time initiative was expanded to include two additional pathways out of homelessness (Diversion and Permanent Supportive Housing). Since the expansion's launch in May 2023, RTR has housed 9,016 individuals as of March 2024. The original goal of housing combined 6,000 unique individuals was met. At the 2024 state of homelessness address, Housing Forward announced its next major milestone: reducing unsheltered homelessness by 50% from the 2021 level by 2026. RTR is a regional partnership among the City of Dallas, Dallas County, Dallas Housing Authority, Dallas County Housing Assistance Program, City of Mesquite through the Mesquite Housing Authority, City of Plano, and Housing Forward. Many of the homeless service providers listed in the table above also participate in the initiative. Through public funding, RTR includes rental subsidies, deposits, case management, housing navigation to assist participants in finding and securing housing, and administration. Through private funding raised by Housing Forward, RTR provides landlord incentives to encourage landlords to provide housing, move-in kits to provide basic supplies needed at move-in, and support for data systems. Through participating local housing authorities, RTR provides Emergency Housing Vouchers (EHV) made available through HUD to help individuals and families who are homeless.
- **Expanded Federal Funding and Support** – Expanded federal funding and support have enabled a transformation of the Dallas Continuum of Care and the way services are delivered in the homeless response system.
  - *HUD FY 2023 Annual Continuum of Care NOFO Competition* – Additional $5 million (23.4% increase) to fund 24 continuing homeless housing projects and 4 new projects (including 50 new units of permanent supportive housing and 150 new units of rapid re-housing).
  - *HUD's Special NOFO Competition to Address Unsheltered Homelessness* –New one- time funding (almost $23 million) to expand homeless street outreach, enhance permanent housing options, improve supportive services, and make overall system improvements (including an enhancement in diversion efforts).
  - *Day One Families Fund* – Private grant ($1.25 million) to reduce family homelessness by expanding systemwide diversion initiatives for families.
  - *Youth Homelessness Demonstration Program (YHDP)* – First ever YHDP award ($9.3 million) to enhance efforts to end and prevent homelessness among youth and young adults in Dallas

- *U.S. Interagency Council on Homelessness (USICH) ALL INside Initiative* – A first-of-its kind initiative to address unsheltered homelessness across the country, with a focus on six communities, including Dallas. USICH and its member agencies will partner with Dallas for up to two years to strengthen and accelerate local efforts to help people move off the streets and into homes. A dedicated federal official is embedded in Dallas to help accelerate local strategies and enact system-level changes to reduce unsheltered homelessness.

- **Flex Fund** - Housing Forward offers a Flex Fund to pay for minimal costs that stand in the way of someone ending, or making progress to end, living in homelessness. For example, the Flex Fund could pay for critical documents, security deposits, transportation, medical costs, job-related expenses, basic furniture and household items, a variety of fees, hotel stays while waiting for housing, rental arrears, rental assistance, storage, or utility assistance, subject to Housing Forward's policy.
- The City of Dallas makes a dedicated effort and strives to actively support community-wide initiatives whenever possible.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness, including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In terms of reaching to unsheltered persons, the City of Dallas has significantly increased its street outreach efforts (directly and through local partners), funded through Emergency Solutions Grant (ESG) funds as well as City General Funds. The City of Dallas works to decommission homeless encampments with the help of several partners, including Housing Forward and other providers (like Our Calling, Downtown Dallas Inc., Metrocare Services, and Metro Relief) who, along with City staff, systematically engage persons living in the encampments and connect them to housing or shelter.

Street outreach teams actively reach out to homeless individuals and families living on the streets and in encampments to connect them with service providers and housing opportunities across the city. Several service providers also offer daytime services that provide opportunities for shelter-resistant persons to access job training, counseling, and health care.

Housing Forward, the CoC Street Outreach Workgroup, and other organizations continue to bring together multiple service providers to engage persons living in homeless encampments and connect them to housing or shelter. For example, the Office of Homeless Solutions leads the Homeless Action Response Team (H.A.R.T/team). H.A.R.T encompasses a core team of City staff from the OHS Crisis Intervention Team (CIT), Dallas Animal Services, Dallas Marshals, and Code Compliance; supplemented by a secondary team (as needed) that includes staff from Parks and Recreation, Dallas Fire & Rescue, Sanitation, and Integrated Public Safety Mobile Crisis Response. There is a H.A.R.T. team placed in the North and South districts of the City of Dallas. The purpose of H.A.R.T. is to provide a quick response to immediate safety concerns around

homeless encampments and hot spots to quickly ameliorate extremely unsafe conditions in encampments. Along with increased safety and reductions of people in crisis, H.A.R.T. teams strive to boost enrollment in the Coordinated Access System (CAS) and Homeless Management Information System (HMIS) to increase opportunities for housing and make appropriate referrals for alcohol and drug treatment services, mental health services, and other services, as needed.

Additional tools used in the local Continuum of Care to reach out to homeless persons and assess and capture their needs are the Homeless Management Information System (HMIS) and Coordinated Access System (CAS). Using the Eccovia Solutions ClientTrack™ system, the local HMIS is used to collect client-level data and data on the provision of housing and services to homeless persons across the Continuum of Care (at an individual level and system-wide). Not only does this system enhance service provision to the individual resident by sharing data with client consent, but it also enables analysis of homelessness in Dallas, allowing the City to understand patterns of service use and measure the effectiveness of the system of care. The system is live and currently in use throughout the CoC, except for domestic violence providers that use their own comparable databases. As mentioned earlier, Housing Forward now have a data warehouse that allows the CoC to integrate homeless services data from agencies not using HMIS. The Coordinated Access System (CAS), which serves at the entry point (through local providers or via the Homeless Crisis Help Line phone number) into homeless housing based on assessment, prioritization, and documentation of homeless status, is discussed further below. Lastly, Housing Forward seeks to provide opportunities for persons with lived experience to provide input on the homeless response system through the Homeless Alliance Forum, Youth Action Board (YAB), and the Lived Experience Coalition.

Addressing the emergency shelter and transitional housing needs of homeless persons

In the upcoming year, the City of Dallas plans to continue using a significant portion of funds (even up to the maximum amount allowable) under the Emergency Solutions Grant (ESG), to fund Emergency Shelter services, including essential services and operational costs, to assist shelters and transitional housing programs with the cost to operate those facilities and serve homeless clients. Although small, federal ESG funds are one of the few funding sources that direct resources to emergency shelters, along with the Texas Department of Housing and Community Affairs (TDHCA) Homeless Housing and Services Program (HHSP) grant, which also supports shelter operations. Rapid Re-Housing is also expected to remain a funding priority for the community, including use of Continuum of Care grant funds, to allow persons in emergency and transitional housing programs who come from the streets and/or shelters to be quickly rehoused. However, Rapid Re-Housing will be a lesser priority for the ESG grant due to a considerable number of other resources being dedicated to Rapid Re-Housing. At this time, Homelessness Prevention is a higher priority under ESG to prevent homelessness, as other federal resources for prevention wind down. Nevertheless, the City continues to seek a balance between ESG Rapid Re-Housing funding and ESG Homelessness Prevention funding.

Beyond ESG, the City's Office of Homeless Solutions (OHS) has introduced a **Four-Track Strategy** for addressing the needs of homeless persons in the community. Implementation through local funds is underway (subject to appropriation of continued funding). As described earlier, the Four-Track Strategy is:

- **Track 1** is designed to increase shelter capacity through contracted shelter overflow programs. This track is designed to increase shelter capacity through additional pay-to-stay shelter beds what would provide shelter stays of up to 90 days (where available) and to bring unsheltered persons off the streets and engage them in homeless services.
- **Track 2** provides for temporary inclement weather shelters to bring unsheltered persons off the street during bad weather and refer them to services. Homeless Solutions, with local partners, coordinates the operation of temporary inclement weather shelters.
- **Track 3** provides Subsidized Supportive Housing, including a master leasing/landlord participation program, to assist homeless persons to obtain housing, further alleviate poverty to tenants, and provide incentives and risk mitigation for participating landlords.
- Under **Track 4**, Homeless Solutions focuses on Investments in Facilities Combatting Homelessness, and has worked diligent to deploy $20 million in public bond funding (under Proposition J authorized by City of Dallas resident in 2017) to develop over 400 new housing units. In addition, in May 2024, City of Dallas residents approved Proposition I, authorizing and additional $19 million in public bond funding for permanent, supportive, and short-term housing facilities for the homeless, including gap financing for permanent supportive housing projects and a small amount for needed repairs to the City-owned shelter, The Bridge Homeless Recovery Center.

Additionally, Homeless Solutions, through budget enhancements of local funds approved by Dallas City Council, is working to implement additional programs to strengthen the homeless response system. These programs include:

- **System Enhancements** – These system enhancements include:
    - *Capacity Building Programmatic Support* - supports small emergency non-profit organizations serving homeless populations.
    - *Enhanced Outreach and Engagement Services* – provides outreach and engagement for unsheltered individuals and families experiencing homelessness.
    - *Healthy Community Collaborative* – supports services at local shelters for persons experiencing co-occurring mental health and substance disorders.
    - *Homeless Diversion Services* – includes outreach and engagement, emergency support and other short-term intervention services with aim to divert households who are experiencing a housing crisis away from shelter.
- **Supportive Housing for Seniors** – This will provide rapid re-housing rental subsidies for up to 120 chronically homeless seniors ages 55 and older.

The Four-Track Strategy and budget enhancement projects are intended to fill gaps and strengthen the overall homeless response system.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Dallas will continue to support efforts within the homeless response system that lead to recovery for people experiencing homelessness. One example is the City-owned emergency shelter, The Bridge Homeless Recovery Center, operated by Bridge Steps, a private nonprofit organization, which continues to work to end long-term homelessness in Dallas. The Bridge offers services such as:

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

The Bridge is a campus of residential and social services facilities designed to meet gaps in social services for homeless individuals, serving almost 600 guests a day and 300 guests each night. The Bridge is specifically designed to address the emergency shelter and transitional housing needs for homeless persons in Dallas. The facility has become the central entry-point within the Dallas Continuum of Care for homeless persons seeking services, and it serves as a one-stop facility in that it houses multiple service providers, including: Parkland Hospital's Homeless Outreach Medical Services (HOMES) program, Legal Aid of Northwest Texas, Veterans Administration, Metrocare Services, Texas Workforce Commission and Workforce Solutions, and the Social Security Administration. The Bridge also works with many off-site partners.

In addition to meeting basic needs and other service needs, a core component of The Bridge's services is care management, including homeless recovery, care management and intensive care management. Case management is critical to a successful exit from homelessness for many homeless persons. Some can exit on their own, but many need the support of a care manager. Care managers work with clients to address their service needs and barriers, and to connect them to housing and other resources, including employment. Case management helps clients get housed and keeps them housed.

The City of Dallas contributes considerable funding for The Bridge. This includes $4.3 million in City of Dallas General Funds and around $700,000 in Homeless Housing and Services Program (HHSP) grant and ending homelessness funds received from the Texas Department of Housing and Community Affairs (TDHCA). Dallas County contributes an additional $1 million annually to the operation of The Bridge.

The resources of the local Continuum of Care operated by Housing Forward are expected to address the needs of homeless persons, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Housing Forward and the CoC provide the following critical programs:

- Homeless management information system (HMIS)
- Coordinated assessment system (CAS)
- Annual point-in-time homeless count (PIT) /report and homeless housing inventory (HIC)
- Continuum of Care planning to facilitate a unified homeless response system
- Housing development and landlord relations services to increase the supply of housing for people experiencing homelessness
- Community awareness and advocacy
- Coordination, training, technical assistance for public and private providers of services

In terms of the connection to housing, Housing Forward continues to operate the local Coordinated Access System (CAS), which implements the Continuum-wide policy and procedure for prioritizing permanent supportive housing beds for chronically homeless, to which all members have agreed to abide. The CAS system has been successfully integrated into the homeless management information system (HMIS), to make the process easier and more efficient. The streamlined CAS system enables persons experiencing a housing crisis to be assessed using a single CAS assessment tool, and either be diverted from homelessness or prioritized and matched to housing based on service need. A separate confidential CAS system operates for those experiencing domestic violence. As part of CAS, Housing Forward has implemented a toll-free number that a person experiencing a housing crisis can call for assistance in finding shelter and housing. This Homeless Crisis Help Line is part of CAS and helps connect people in need with the appropriate resource that matches their needs. Calls into the system are routed to different providers based on the needs of the caller.

In addition to homeless planning and coordination efforts (like HMIS and CAS), Housing Forward also provides direct services for homeless persons. Housing Forward offers a Flex Fund to pay for minimal costs that stand in the way of someone ending, or making progress to end, living in homelessness. For example, the Flex Fund could pay for critical documents, security deposits, transportation, medical costs, job related expenses, basic furniture and household items, a variety of fees, hotel stays while waiting for housing, rental arrears, rental assistance, storage, or utility assistance, subject to Housing Forward's policy.

Helping low-income individuals and families avoid becoming homeless, especially extremely low- income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

A key part of the City's Office of Homeless Solutions (OHS) and the Continuum of Care's strategic plan is aimed at preventing homelessness. The strategy includes forming partnerships with local government health departments, child protective services, school districts, the mental health community, and the health care network to provide comprehensive support services to individuals and families to prevent them from entering homelessness. Through the City and Housing Forward, significant strides have been made to implement diversion services within the Continuum of Care (particularly for families), where residents are diverted away from homelessness (streets or shelter) through diversion or housing problem-solving activities (like mediation with landlords, short-term rental or utility assistance, relocation support to stay with friends or families, and connection with mainstream resources or benefits). The City supports homeless service providers in helping low-income individuals and families avoid becoming homeless in this manner. As well, through its social service programs in the Office of Community Care, the City works to prevent residents from losing their homes and becoming homeless.

Foster Care:

Supported by the efforts of the Continuum of Care and its Youth Workgroup, homeless

service providers (like TRAC) continue to work with the Texas Department of Family Protective Services to serve youth awaiting discharge from foster care. Discharge planning is conducted by the state case manager and the foster home where the youth resides and can include a local homeless provider. Youth may be eligible for transitional living allowance (TLA) funding and housing programs from the transitional living program (TLP). In doing so, the youth/young adult can be served or housed in affordable housing or with a nonprofit or faith-based agency in the community. Some youth are eligible to receive educational and training vouchers upon discharge.

Mental Health:

Even though funding under the Texas Health and Human Services Commission's Healthy Community Collaborative (HCC) has shift to NTBHA, the City of Dallas continues to support access to mental health and substance use services provided from local shelters and street outreach programs to sheltered and unsheltered homeless persons through a local HCC program. Several local homeless shelters and programs include on-site mental health and substance use services at their facilities (e.g., Metrocare Services is located at The Bridge). Others maintain referral relationships with behavioral health providers (e.g., Integrated Psychotherapeutic Services (IPS)) to ensure that homeless clients receive services. As well, the North Texas Behavioral Health Authority (NTBHA), the designated local behavioral health authority, has representatives who provide on-site benefits counseling and connections to services and benefits (e.g., at Austin Street Center).

As well, the City's Office of Integrated Public Safety Solutions provides two programs to assist those with mental health crises. First, the RIGHT Care Program provides a mental health response unit that includes a behavioral health clinician stationed in the 9-1-1 call center and field teams, consisting of a Dallas Police Officer, Dallas Fire Rescue and Social Worker to provide the most appropriate level of care during mental health crisis and to divert patients from jail and unnecessary hospitalization. Second, the Mobile Crisis Intervention Unit: staffs Mobile Care Coordinators at each Dallas Police Department (DPD) patrol division to provide direct access to mental health clinicians, medical oversight, and general social support/resources (i.e., food, housing, transportation, shelter/safety) needs that are otherwise known to place strain on police officer response times and create an influx in repeat or crisis 911 callers.

Corrections:

The City of Dallas supports and collaborates with organizations serving incarcerated and formerly incarcerated persons and those involved with the court system. The Office of Homeless Solutions, as well as homeless providers, maintain relationships and partnerships with local and state corrections agencies (Dallas County Criminal Justice Department and the Texas Department of Criminal Justice Parole Division and Reentry Division) – to address the needs of homeless persons involved in the criminal justice system. In addition, Unlocking DOORS, Inc. operates locally as a comprehensive statewide reentry network that collaborates and coordinates with hundreds of agencies (including homeless providers) to bring together resources and programs into one coordinated effort. Local reentry providers, such as T.O.R.I., provide case management services and resources that guide formerly incarcerated individuals to achieve successful reentry into society. These groups, along with other local, state, and federal organizations, provide a continuum of comprehensive services to meet the needs of the reentry population.

Locally, the Dallas County District Attorney's Office has restorative justice programs that include pre-trial diversion and specialty court programs aimed at mentally ill offenders, prostitution, among others. The Dallas County District Attorney's Office, together with Homeward Bound, operates the Dallas County Deflection Center. Dallas Deflects is a partnership between the Dallas County District Attorney's Office, Public Defender's Office, DPD, NTBHA, Parkland Hospital, and Homeward Bound Inc. It offers an alternative to arresting and jailing individuals suffering from mental illness who have committed certain low-level, non-violent misdemeanor offenses where they can be diverted to the center for observation and/or short-term crisis respite care with a warm handoff to the appropriate level of care, like detoxication, transitional housing, etc.

Education:

Through its Youth workgroup, the local CoC engages with homeless liaison representatives from school districts within the geographical area of the CoC for planning and building support systems for homeless students. For example, the Dallas Independent School District (DISD) Homeless Education Program, which participates in the CoC, operates Drop-in Centers at 10 high schools and 5 middle schools. In addition, CoC agencies that provide services to children are required to have policies and practices in place for their case managers to ensure that children are enrolled in

and attending school, have uniforms and supplies, and receive services for which they qualify such as special education, speech therapy or free/reduced price meals.

Youth:

The CoC Youth Workgroup is a standing committee that meets monthly to discuss issues related to children and youth experiencing homelessness. Members include representatives from service providers targeting youth (such as Jonathan's House/Promise House, TRAC, After 8 to Educate, Elevate North Texas, among others), as well as school district homeless liaisons and principals from local school districts, and other providers. These services for youth help prevent long-term homelessness while assisting with immediate needs. Toward the local CoC goal of significantly reducing family and youth homelessness, the CoC Youth Workgroup is actively working to address youth homelessness and is re-engaging with the Youth Action Board (YAB) to hear from youth with lived experiences.

As mentioned earlier, Housing Forward, in collaboration with the CoC Youth workgroup and the YAB, has received its first-ever $9.3 million grant award under HUD's Youth Homelessness Demonstration Program (YHDP). In March 2024, the Youth Action Board, together with Housing Forward and the All-Neighbors Coalition (through the CoC Youth Workgroup), submitted its Coordinated Community Plan to address youth homelessness in the area, funded by YHDP. The plan covers the period of April 2024 through December 2026, and includes five goals: (1) Identify all unaccompanied youth experiencing homelessness or those at risk of homelessness; (2) No youth experiencing unsheltered homelessness; (3) Youth experiencing homelessness or those at risk of homelessness have immediate access to effective and safe prevention, diversion, and reunification services; (4) Youth experiencing homelessness or those at risk of homelessness have immediate access to crisis beds and services; and (5) All unaccompanied youth experiencing homelessness move into permanent housing with appropriate services and supports within 30 days. In addition to the development of transitional shelter, transitional housing, and rapid re-housing and permanent supportive housing units, a key priority under the plan includes "The Hub," which would serve as a centralized, full service, no-barrier drop-in center, with co-located supports to connect homeless youth to shelter immediately and to other resources (including housing), to be fully operational by the end of 2025.

The City of Dallas Office of Homeless Solutions prioritizes supporting youth, including those aged 18-24, within its initiatives for the homeless response system. TDHCA HHSP funding includes a set-aside amount specifically targeting youth homelessness. These funds support Transition Resource Action Center (TRAC) Program, providing street outreach and case management, coupled with supportive services for homeless and at-risk youth ages 14-17 and young adults ages 18-24.

Discussion

The Dallas homeless response system has numerous agencies collaborating to address the needs of homeless persons, children and youth in foster care, individuals with mental health and/or substance use disorders, those exiting corrections, and the educational needs for children in families at high risk of coming homeless. The partnerships among these several organizations are critical to providing a sustained safety net for individuals who are homeless or most at risk. These partners represent an array of state and county agencies, community-based organizations, and private facilities that provide housing, health, social services, employment, education, or youth services.

The effort among social service providers, joined by local, state, and federal initiatives, results in a more streamline system of support for clients to access affordable housing with appropriate supportive services. Preventing and ending homelessness continues to be a key component of the City of Dallas Annual Action Plan.

AP-70 HOPWA Goals - 91.220 (l)(3)

Table 73 – HOPWA One Year Goals

One Year goals for the number of households to be provided housing through the use of HOPWA for:	
Program	**Number of Households expected to serve**
Short-term rent, mortgage, and utility assistance payments	266
Tenant-based rental assistance	330
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	211
Units provided in transitional short-term housing facilities developed, leased or operated with HOPWA funds	49
TOTAL	**856**

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Dallas' current Analysis of Impediments (AI) was submitted to the U.S. Department of Housing & Urban Development (HUD) in August 2019. The City is in the process of updating the AI, and it will be submitted alongside the 5-year Consolidated Plan in August 2024. The Dallas 2019 AI identifies barriers that impede the city's vision where all residents are guaranteed the "right to choose where to live without facing discrimination or legally imposed obstacles," as envisioned by Congress when the Fair Housing Act of 1968 was passed. The City adheres to fair housing standards when marketing all CDBG, Section 108, and HOME housing-funded programs, and will affirmatively market housing that contains five or more assisted units. For any multifamily rental project with five or more assisted units, the City requires the applicant to submit an Affirmative Fair Housing Marketing Plan to the Office of Fair Housing for approval. These plans are reviewed for racial demographics of the census tracts, target market, marketing strategy and activity plan, proposed marketing sources, and community contacts. After project approval and implementation, ongoing reporting is submitted to the City's Office of Fair Housing. Additionally, the City of Dallas ensures equal opportunities for all eligible persons to participate in public service programs, with some programs specifically targeting minority populations.

Despite Dallas' diverse and growing economy, people of color and young residents are disproportionately affected by poverty, threatening the city's and region's continued prosperity. A significant portion of the Hispanic and African American populations in Dallas live in poverty, with a particularly high poverty rate among children under 18, placing Dallas unfavorably compared to other major U.S. cities. A concerted and collaborative effort to break down barriers to fair and inclusive housing, and to ensure equal access to quality schools and jobs that pay a living wage, is critical for sustaining a strong and thriving regional economy over the long term.

Identified impediments to housing include:

- Lack of affordable housing
- Lack of accessible housing, limiting choices for seniors and persons with disabilities
- Poor condition of affordable rental housing, particularly in neighborhoods with high poverty and low opportunities
- Lack of awareness of reasonable accommodation procedures to provide relief from codes that may limit housing opportunities for individuals with disabilities
- Historical patterns of concentration of racial/ethnic and low-income populations in the city
- Lending practices disproportionately impacting racial and ethnic minority populations based on denial rates
- Inadequate fair housing education and awareness in the community, especially among underrepresented and minority populations with limited English proficiency
- "Not in My Backyard" (NIMBYism) sentiment impeding Fair Housing Choice

- Increased potential for persons with mental disabilities to be restricted in housing management and support services
- Inadequate public transportation for minority, disabled, and low-income populations

The City's commitment to addressing these impediments is crucial for promoting fair housing and ensuring equitable access to resources and opportunities for all residents.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address barriers to affordable housing, the City of Dallas has adopted a multifaceted approach guided by the Dallas Housing Policy 2033, adopted by City Council on April 13, 2023, and a citywide strategic plan adopted on March 24, 2021. These comprehensive frameworks are designed to overcome challenges created by past public policies that have limited access to affordable housing. The City is committed to improving fairness and accessibility in housing by implementing targeted strategies that remove or reduce these obstacles. The goal is to ensure that all residents have access to quality, affordable housing, regardless of race, income level, or other demographic factors. The following actions are currently being implemented:

1. **Affirmative Fair Housing Marketing (AFHM) Plan:** The City mandates that all projects receiving city assistance and resulting in five or more assisted housing units must implement an Affirmative Fair Housing Marketing Plan. This plan aims to attract a diverse range of applicants, especially those least likely to apply or underrepresented in the neighborhood. This includes intentional outreach to minority or majority groups not typically applying to such projects.
2. **Assessment and Improvement Protocols:** In 2021, the Office of Housing and Community Development – Housing Division enhanced the Housing Assessment Protocol Tool to better evaluate housing projects. These tools are now used to ensure that city-funded projects comply with fair housing standards, promoting equitable access to housing across the city.
3. **Fair Housing Ordinance:** The City of Dallas enforces a Fair Housing Ordinance that prohibits discrimination based on race, color, national origin, religion, sex, familial status, or disability in housing. This ordinance covers rental, sales, financing, insurance, and advertising transactions, ensuring that all residents have equal access to housing opportunities.
4. **Strategic Planning and Coordination:** The Dallas Housing Policy 2033 integrates comprehensive strategies to overcome barriers related to land use controls, tax policies, zoning ordinances, building codes, and growth limitations. The policy outlines strategic goals to expand housing options, enhance neighborhood quality, and promote fairness. It also involves ongoing collaboration among city departments to align resources and actions with the City's strategic goals, with a focus on addressing disparities and improving housing accessibility.

5. **Equal Opportunity/Compliance:** The City will continue to improve its housing practices by refining its assessment tools and marketing strategies. This includes updating the Housing Assessment Tool and engaging in proactive outreach and education to ensure compliance and effectiveness.
6. **DHA Partnership**: The City has an active partnership with the Dallas Housing Authority (DHA) to improve the housing experience for voucher holders and tenants in DHA housing.
7. **Address Lending Barriers:** The city collaborates with lenders to identify and address barriers to credit access to eliminate discriminatory lending practices.
8. **Developer Compliance**: City policies and procedures ensure developers comply with affordable housing requirements.

These actions are designed to address and mitigate the negative effects of public policies that have historically posed barriers to affordable housing, thereby promoting a more inclusive and equitable housing environment in Dallas.

Discussion:

The City of Dallas' Analysis of Impediments (AI) to fair housing, submitted to HUD in August 2019 and currently being updated for 2024, identifies barriers that prevent residents from freely choosing where to live without discrimination. The City adheres to fair housing standards for all housing programs funded by HUD grants, and requires an Affirmative Fair Housing Marketing Plan for multifamily projects with five or more assisted units, ensuring inclusive housing practices. Despite the city's economic growth, people of color and young residents disproportionately experience poverty, threatening long-term prosperity. The City's 2019 Analysis of Impediments highlights barriers such as a lack of affordable and accessible housing, poor conditions of rental units in high-poverty areas, limited awareness of accommodation procedures, historical concentration of racial/ethnic and low-income populations, discriminatory lending practices, inadequate fair housing education, NIMBYism, and insufficient public transportation for minority, disabled, and low-income residents. Addressing these impediments is essential for promoting fair housing and equitable resource access.

To overcome these barriers, the City of Dallas has implemented several strategic actions guided by the Dallas Housing Policy 2033 and a citywide strategic plan. These frameworks aim to remove or mitigate obstacles related to land use controls, tax policies, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting residential investment. The City's efforts include requiring all projects with five or more assisted units to implement an Affirmative Fair Housing Marketing Plan to attract underrepresented applicants through targeted outreach; and enhancing the Fair Housing Assessment Protocol Tool to ensure city-funded projects comply with fair housing standards and support broad, inclusive access, enforcing a Fair Housing Ordinance that prohibits discrimination in housing transactions based on race, color, national origin, religion, sex, familial status, or disability; integrating comprehensive strategies as outlined in the Dallas Housing Policy 2033 to address barriers related to land use, tax policies, zoning, and growth limitations, and aligning resources and actions with the City's strategic plan; continuously improving fair housing practices through updated assessment tools and proactive outreach and education; collaborating with the Dallas Housing Authority to enhance the housing experience for voucher holders and tenants; partnering with lenders to eliminate discriminatory lending practices

and improve credit access; and ensuring developers comply with affordable housing requirements through city policies and procedures. These actions collectively aim to mitigate the negative effects of public policies that have historically hindered affordable housing, fostering a more inclusive and fair housing environment in Dallas.

AP-85 Other Actions – 91.220(k)

Introduction:

The Dallas homeless response system has in place numerous agencies collaborating to address the needs of homeless persons, children and youth in foster care, individuals with mental health or substance use disorders, individuals exiting corrections, and the educational needs for children in families at high risk to becoming homeless. Partnerships among several entities are critical to reinforcing services that provide a viable, though stretched, safety net for those individuals most at risk. These entities represent an array of state and county agencies, community-based organizations, and private facilities.

There are several providers with daytime services that offer opportunities for shelter-resistance persons to take advantage of services. These include The Bridge Homeless Recovery Center, Our Calling, and the Stewpot/First Presbyterian Church. Additionally, Housing Forward seeks to provide opportunities for persons with lived experience to provide input on the homeless response system through the Homeless Alliance Forum, Youth Action Board (YAB), and the Lived Experience Coalition.

Foster care, through the Texas Department of Family Protective Services, prepares youth for discharge and provides support for housing as they transition. Mental health providers assess barriers for successful discharge with case managers and develop plans that address those concerns. In addition, law enforcement works with the CoC to expand services for individuals exiting corrections.

During FY 2024-25, the City of Dallas expects to implement the following new requirements for affected projects funded under the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) (including HOME-ARP), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) by the applicable compliance date:

- **National Standards for the Physical Inspection of Real Estate (NSPIRE)** (found at 24 CFR § 5.703, as incorporated in respective program regulations) (compliance date extended to October 1, 2024, by notice published in the Federal Register on September 28, 2023, at 88 Federal Register 66882)
- **Housing Opportunity Through Modernization Act of 2016 (HOTMA) Income Determinations** (found at 24 CFR § 5.609 and 5.611, et al, as incorporated in the respective program regulations) (compliance date extended to January 1, 2025, by notice published in the Federal Register on December 8, 2023, at 88 Federal Register 85648).
- **Build America, Buy America (BABA)** (or Buy America Preference) (found at 2 CFR Part 184) (compliance dates vary by grant and by materials used in project).

Actions planned to address obstacles to meeting underserved needs

To address obstacles to meeting underserved needs, the City of Dallas is tackling the rising costs and availability of affordable housing units. The fee structure for water and sewer hook-ups and

building permits, coupled with increased construction spending on fees, environmental controls, demolition, materials, infrastructure, storage, security, fuel, replats, surveys, and labor, pose significant barriers. The City is streamlining the permitting process, reducing fees, and investing in infrastructure improvements to make new and infill developments more viable. Partnerships with private developers, non-profit organizations, and other stakeholders are being enhanced to leverage resources. Advocacy for increased funding and policy support at the state and federal levels continues, alongside regular reviews and updates to policies.

Through the Office of Community Care, the City of Dallas continues to partner with community-based organizations to provide services for persons living with HIV/AIDS under the Housing Opportunities for Persons with AIDS (HOPWA), including those who are homeless. These services include:

- Tenant based rental assistance (TBRA)
- Short-term rent mortgage and utility assistance (STRMU)
- Facility based housing assistance (including master leasing and emergency vouchers)
- Housing placement assistance
- Supportive services (like childcare)
- Housing information services through a HIV housing resource center to connect clients with housing resources outside of HOPWA (since HOPWA funding is not enough to meet the housing needs of all persons living with HIV/AIDS in the area)
- Housing development to add additional HIV-dedicated housing units (as funds are available).

City partners also receive funding, or partner with other agencies that receive funding, through the Ryan White HIV/AIDS Program, to provide medical and other support services for persons living with HIV/AIDS and their families.

The City's Office of Community Care (OCC) serves to provide social and supportive services designed to help create fairness for seniors, children, and other people in financial need to improve their quality of life and standard of living. Through HUD funds, the OCC coordinates with childcare providers across the city to provide childcare for families with low and moderate incomes. As part of the childcare services program, workshops are offered to help parents become self-reliant in covering daycare costs through educational classes on financial literacy, budgeting, and related topics. The program also includes ongoing support and monitoring of families' progress towards achieving their financial goals. Furthermore, the OCC provides parents with additional resources to help them attain financial stability.

To further its commitment, the OCC has allocated funds from the upcoming City General Budget (subject to appropriation by City Council), to continue building and maintaining infrastructure in unserved and underserved neighborhoods. By implementing various programs, the OCC can assist residents and help strengthen the community. These Initiatives include:

- Supporting the reintegration of formerly incarcerated individuals into public life by offering community-based services such as housing placement and wraparound support services.

- Assisting households in achieving financial stability and narrowing wealth gaps through professional Financial Counseling and Financial Education services. These services are offered free to the public at seven locations identified as priority areas based on the City's adopted strategic plan. The focus is on predominantly under-resourced communities characterized by persistent poverty and low-income census tracts, in collaboration with nonprofit partners. The goal is to help individuals and families reach personal financial milestones such as homeownership, emergency savings, debt reduction, and improved credit scores.

- Maintaining the Drivers of Poverty Program to provide services to target populations identified by the Drivers of Poverty Task Force and in locations accessible to communities with high rates of poverty. The program enables Dallas residents to access youth development programs and client assistance programming. The City strives to support community-based programming that serves target populations and leverages the expertise of communities, and establishes new partnerships and relationships with community-based organizations. The services sought for this program include making food accessible projects, positive youth development programming, community mental health programming, and other forms of client assistance. The focus will be more on Making Food Accessible, Client Assistance Programs and Financial Coaching.

The Office of Homeless Solutions has several initiatives underway to meet the underserved needs of the homeless population in the city. The Bridge Homeless Recovery Center continues to be a focal point for City support to meet the needs of the underserved homeless population. The Bridge is designed to provide a dynamic entry point for homeless persons to access multiples services in one central location, including services provided by Bridge staff and those provided by co-located agencies (including healthcare, workforce solutions, behavioral health care, legal services, and veteran services, among others). An additional minimum of 50 pay-to-stay shelter beds per night (paid at a rate of $12 per night for 90 nights) are supported at The Bridge to serve a projected 520 persons, in addition to the existing overflow shelter already provided by The Bridge. In addition, the Office has worked with City Council and other stakeholders to develop and operationalize a community-wide process that allows for the operation of temporary inclement weather shelters in the city.

The Office of Homeless Solutions also supports the REAL Time Rehousing (RTR) initiative described earlier. In addition, Homeless Solutions' supports the Illegal Solicitation Deflection Initiative (to address panhandling), a Give Responsibly Campaign (to redirect street charity from the homeless to charitable and non-profit organizations serving City's most vulnerable populations), a Friends of OHS volunteer corps (to marshal volunteers to support inclement weather shelter and other initiatives for unsheltered residents), and Community Events (like A Seat at the Table to feed homeless residents). Lastly, the Office continues to explore options for a project focused on serving the unmet needs of homeless youth, with special preference given to particularly vulnerable populations.

Actions planned to foster and maintain affordable housing

On April 13, 2023, the Dallas City Council approved the Dallas Housing Policy 2033 (DHP33), a comprehensive 10-year plan that guides all department activities using seven pillars focused on fairness in housing. The policy promotes cross-departmental collaboration, concentrates efforts in designated Strategy Target Areas, sets goals for citywide production and preservation, and integrates education and community engagement into all departmental activities. It shifts the City's approach, policies, and actions to achieve greater opportunity and prosperity for all Dallas residents, with the aim of expanding housing options and enhancing neighborhood quality.

Funding for various housing activities has been appropriated citywide, with priority given to three Strategic Target Areas. The City of Dallas employs several tools and strategies to address housing gaps and eliminate racial, ethnic, and economic segregation:

1. **City-Owned Property**: Whenever feasible, the City will convert city-owned land and properties into affordable housing.
2. **Housing Trust Fund / Dallas Housing Opportunity Fund LLC (DHOF)**:
    - On September 20, 2018, the City established the Dallas Housing Trust Fund (DHTF) to support the production goals of the comprehensive housing policy, as restated in DHP33 and the Dallas Housing Resource Catalog.
    - On December 12, 2018, the Office of Economic Development provided $7 million to the Housing Trust Fund as seed funding.
    - In January 2020, the City Council approved using $1 million from the Housing Trust Fund for the Residential Neighborhood Empowerment Zone Program, leaving a $6 million balance for the new Dallas Housing Opportunity Fund.
    - LISC Fund Management manages the DHOF, leading administration, fund design, fundraising, and marketing. TREC Community Investors, as LISC Fund Management's local partner, leads origination and underwriting. DHOF supports the City in developing affordable housing within the corporate limits of Dallas, aligned with DHP33 and DHRC.
3. **Mixed-Income Housing Development Bonus**:
    - On March 27, 2019, the City created a Mixed-Income Housing Development Bonus Program by amending Chapter 51A of the Dallas Development Code. This program allows by-right development bonuses to incentivize new mixed-income rental development and includes amendments to Chapter 28 of the Dallas Code to provide for fair housing and compliance oversight. These by-right bonuses are available in multifamily and mixed-use districts, as well as select planned development districts.

Actions planned to reduce lead-based paint hazards

The Housing Department reduces exposure risk through presumed lead presence and lead-based paint testing when relevant, information sharing, demolition, and other means allowed. Lead-based paint regulations are a barrier to saving many homes because the cost of following federal regulations prohibits many homes from being saved. Stricter lead-based paint regulations require home rehabilitation and repair programs to test for lead presence and address lead hazards where applicable. Additionally, HOPWA-assisted housing units undergo habitability inspections at move-in and at least annually, where applicable. For applicable housing units, the habitability inspection includes a visual assessment of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City will employ a multi-faceted approach to poverty reduction among its residents. The City will:

- Address the needs of individuals and families between 0 to 120 percent of AMI through City of Dallas Housing programs
- Assist with the development of affordable housing rental units, homeowner maintenance, homeownership, and home repair through City of Dallas Housing programs
- Host job fairs and skills trainings at the MLK Center and the and West Dallas Multipurpose Center Community Centers and various community locations to assist residents in their efforts to become job-ready by teaching them how to set up e-mail addresses, resume writing, interview techniques, financial literacy, financial coaching, dress for success guidance, credit care, and other skills.
- Partner with community organizations and nonprofits to provide workforce and skills training, such as the Phlebotomy Certification course offered by Empowering the Masses and Dallas College (El Centro Campus).
- Volunteer Income Tax Assistance (VITA) Program for low- and moderate-income families residing in the City of Dallas provided by Foundation Communities.
- Partner with nonprofits and community organizations to offer food access and distribution, partnered with nutrition education, when possible, through community centers and WIC clinics.
- Build on existing WIC programming to integrated additional pop up and other service delivery and outreach models to reach more potential participants and serve more community members.
- Address poverty level individuals and families (i.e., public housing, LIHTC projects, homeownership assistance, and transitional housing) on a neighborhood level through programs operated by the Dallas Housing Authority, the Dallas Housing Finance Corporation, and the City's nonprofit partners
- Expand Internet access, a basic 21st-century need for education and employment, to more residents

- Partner with nonprofit and other community agencies to deliver services designed to address the nine drivers of poverty

To reduce the effects of poverty, the City of Dallas plans to enhance the earning potential of low-wage earners, expand workforce training programs, improve health, childcare, and transportation services in low-income areas, increase access to Early Childhood education, create opportunities for children in low-income and high-poverty neighborhoods, and support the reintegration of the homeless population into the workforce and society. These actions aim to reduce poverty's impact by promoting economic empowerment, social support, and equal opportunities for all residents.

Actions planned to develop the institutional structure

The City of Dallas develops its institutional structure through the Dallas Housing Policy 2033 and various citywide strategies and departmental policies. These frameworks promote cross-departmental collaboration and focus efforts on assisting low- and moderate-income persons. Planned actions include:

- The establishment of a Dallas Housing Opportunity Fund (DHOF) and dedication of certain funds to the DHOF that will allow the DHOF to originate loans or serve as credit enhancements to support citywide production goals and create and preserve mixed-income communities.
- The use of Tax Increment Financing (TIF) Districts outside of the districts to support homeowner programs such as home repair and home buyer assistance.
- The creation of an Inclusive Housing Task Force to act as an advisory body that helps inform staff of community concerns and support for affordable housing projects. They can provide input as staff work on policies and programs offered by the Housing Department.
- The incorporation of existing housing strategies, tools, and programs into the Dallas Housing Resource.
- The Office of Community Care will continue to support the Senior Affairs Commission, a 15-member advisory body whose mission is to ensure the provision of services to the elderly and works to identify programs for the elderly that are needed in the community.
- The Office of Homeless Solutions will continue to support the Citizen Homelessness Commission, a 15-member advisory body whose purpose is to assure participation from, and involvement of, all stakeholders to develop policy recommendations to ensure alignment of City services with regional services to enhance efficiency, quality, and effectiveness of the community-wide response to homelessness.
- The City will continue support for the Dallas Area Partnership to End and Prevent Homelessness (Partnership), a local government corporation whose 13 members are appointed by the Dallas City Council, Dallas County Commissioners' Court, and the Partnership Board. The Partnership's purpose is to provide a collaborative structure to address ending homelessness from the broader community perspective, identify priorities, establish alignment, and bring resources to bear from many sources.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has developed strategies for reducing the number of poverty-level families by coordinating with public and private housing organizations and agencies. Housing partners operate programs that encourage poverty reduction throughout Dallas by offering self-sufficiency opportunities, educational resources, and financial strategies.

The institutional structure will strengthen housing partners and provide a conduit for technical assistance and communication between the City and affordable housing providers. The City will also coordinate with social service programs to provide comprehensive support and wrap-around services.

Additionally, the City will coordinate public housing, private housing, and social services by:

- Engaging in frequent meetings with public and private housing advocates, housing producers, and social service agencies to seek more opportunities to work together to produce affordable and supportive housing.
- Collaborating efforts with agencies providing supportive services to the homeless and those at risk of becoming homeless to avoid duplication of services.
- Supporting Housing Forward and the Continuum of Care (CoC) as it continues its collaborative efforts to develop strategies to address homeless issues to achieve our shared goals through collective impact models like the REAL Time Rehousing (RTR) initiative, resulting in a stronger, more cohesive unsheltered provider ecosystem.
- Bringing public and private partners and municipal entities together through the deployment of $72 million in funding to house 6,000 people experiencing homelessness by the end of 2025.
- Bringing private developers and social service agencies together through the deployment of additional public bond funding dedicated to serving people experiencing homelessness.
- Supporting the Citizen Homelessness Commission and Dallas Area Partnership to End and Prevent Homelessness to provide a collaborative structure for homeless service delivery.
- Supporting the Ryan White Planning Council as it continues its efforts to plan for services for persons living with HIV/AIDS.
- Partnering with nonprofit and other community agencies to deliver services designed to address the nine drivers of poverty, including eliminating barriers to work and childcare.

Discussion:

The City has developed strategies for reducing the number of poverty-level families by coordinating with public and private housing organizations and agencies, as well as social service organizations in the community. Altogether, housing partners operate programs that encourage the reduction of poverty throughout the city of Dallas through self-sufficiency opportunities, educational resources, and financial strategies.

The institutional structure will strengthen housing partners and provide a conduit for technical assistance and communication between the City and affordable housing providers. The City will coordinate with social service programs to provide input and wrap-around services.

The City of Dallas' housing programs are designed, in part, to address the needs of individuals and families at or below 120 percent of AMI. Programs include assistance with rental units, homeowner maintenance, homeownership, and home repair. Programs operated by the Dallas Housing Authority and the City's nonprofit partners also address the poverty levels of individuals and families (e.g., public housing, Low-Income Housing Tax Credit projects, homeownership assistance, and transitional housing) at the neighborhood level. Altogether, the housing partners operate programs that reduce poverty throughout the city of Dallas by promoting self-sufficiency and financial independence.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following chart identifies program income that is available for use that is included in projects to be carried out. 100 percent of CDBG funds are expected to be used for activities that benefit persons of low- and moderate-income.

Description	Amount
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$3,954.68
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	$0
5. The amount of income from float-funded activities	$0
Total	**$3,954.68**

Other CDBG Requirements

Description	Amount
1. The amount of urgent need activities	$0
Total	**$0**

Overall Benefit - A consecutive period of one year (PY 2024) will be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low- and moderate-income.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not have any other forms of HOME investment that have not been listed previously.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 is as follows:

The City of Dallas exclusively uses the recapture provisions and does not intend to use resale restrictions. The City of Dallas provides HOME-funded direct buyer assistance to income eligible buyers through one locally designated program:

- Dallas Homebuyer Assistance Program (DHAP) provides up to $50,000 in assistance for existing homes toward a buyer's down payment, closing costs, and/or principal and interest reduction.
- Potential homebuyers use this assistance to purchase homes otherwise available for sale in the private market.

The City also provides HOME funds to developers, including CHDOs, to develop for-sale housing, including both new and rehabilitated units. Units are sold exclusively to income eligible buyers with direct homebuyer subsidy provided as part of the City's DHAP. The level of HOME assistance provided to a buyer is determined based on underwriting the buyer according to the City's underwriting policy, which takes into account income and resources to sustain homeownership, debts, and assets to acquire housing. Depending on the level of homebuyer assistance provided, the affordability period may be five (5) years (less than $15,000 in direct subsidy), ten (10) years ($15,000 or more but less than $40,000 in direct subsidy), or fifteen (15) years ($40,000 or more in direct subsidy). Based on the City's program design, most properties will trigger a 5- or 10-year affordability period. All buyers sign a HOME written agreement with the City outlining the affordability period and recapture provisions. See attached HOME Recapture Policy in Attachment 5 for more information.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds in 24 CFR 92.254(a)(4) is as follows:

HOME assistance is provided in the form of a forgivable, deferred loan secured by a second-position deed of trust, enforced by a Promissory Note, which becomes due and payable upon sale or transfer of title during the term of affordability. A portion of this forgivable, deferred loan will be forgiven annually on a pro-rata basis, [(1/5) if the period of affordability is 5 years, (1/10) if 10

years or (1/15) if the affordability period is 15 years] as long as the buyer continues to occupy the property as his/her principal residence. The period of affordability for the Property will begin on the date the activity is shown as completed in HUD's Integrated Disbursement and Information System (IDIS) (the completion date) and shall end five (5)/ten (10)/fifteen (15) years after the Completion Date (the period of affordability). The Completion Date will not occur until sometime after the execution of this Agreement. City will provide a formal written notice to the Homebuyer of the Completion Date and the resulting expiration date of this Affordability Period and this Agreement. The expiration of the HOME written agreement and the affordability period shall be the same. If sale or transfer occurs during the term of affordability, whether voluntary or involuntary, a portion of the loan becomes due and payable, depending on the year of sale or transfer.

In the event buyers remain in the unit beyond the end of the affordability period, the HOME loan is forgiven in its entirety. A sale occurring beyond the end of the affordability period is not subject to the recapture of the HOME funds. Any sale or transfer of title during the affordability period results in recapture by the City of the lesser of the:

a) Then outstanding unforgiven balance of the HOME loan originally provided to the buyer (less any voluntary prepayments previously made); or the

b) Net proceeds of sale (sales price minus senior secured debt minus reasonable seller's closing costs).

When the net proceeds are inadequate to fully repay the City's HOME loan, the City accepts the net proceeds as full and final payoff of the note. Receipts received as a result of a sale or transfer within the affordability period are recorded as "recaptured funds." Recaptured funds can only come from net proceeds of sale. When net sales proceeds exceed the HOME assistance, buyers retain all remaining net proceeds after repaying the HOME loan balance. See attached HOME Recapture Policy in Attachment 5 for more information.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

In times of market downturn or need for affordability preservation, the City will refinance debt on multifamily housing projects that require rehabilitation when the underwrite allows for the assistance, subject to HUD's approval and the following criteria:

- Demonstrate that rehabilitation is the primary activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- Require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of servicing the targeted population over an extended affordability period can be demonstrated.

- State whether the new investment is being made to maintain current affordable units, create additional affordable units or both.
- The period of affordability will be for a minimum of 15 years. Eligible activities will be accepted citywide. The City will not refinance multifamily loans made or insured by any federal program, including the CDBG program.

HOME Discussion

The City intends to use HOME funds for homebuyer assistance and will use the HOME affordable homeownership limits for the area provided by HUD, in accordance with 24 CFR 92.254(a)(2)(iii).

Eligible applicants are those with incomes below 80% AMI and will be served on a first come first serve basis. Applications are available on Department of Housing and Neighborhood Revitalization website during the Open Application Period and applicants may apply electronically through the Neighborly system. The City does not plan to limit beneficiaries or give preferences to a segment of the low-income population.

Housing for Persons with AIDS (HOPWA)

Reference 91.220(l)(3)

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)

HOPWA activities are undertaken directly by the City of Dallas as grantee and through another governmental agency with whom the City of Dallas has an Interlocal Agreement, as well as through contracts with non-profit organizations acting as project sponsors. Project sponsors include non-profit, community-based organizations with significant activities related to providing services to persons with HIV/AIDS. These non-profit project sponsors are selected through the City's competitive Notice of Funding Availability (NOFA) process, which is open to all eligible organizations, including grassroots, faith-based, and/or community-based organizations. Contracts with selected project sponsors typically run for a term of one year, with one or more contract renewal options or extensions contingent upon performance and funding, as approved by City Council.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

Include written standards for providing ESG assistance (may include as attachment)

ESG priorities are to broaden existing emergency shelter and homelessness prevention activities, emphasize rapid re-housing, and help people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Eligible uses of the funds may only reimburse costs directly related to: (1) street outreach and engagement, (2) emergency shelter essential services, shelter rehabilitation and renovation, and shelter operations, (3) homelessness prevention rental assistance and housing relocation stabilization financial assistance and services (4) rapid re-housing rental assistance and housing relocation stabilization financial assistance and services, (5) homeless management information system (HMIS) costs, and (6) ESG administration costs. The City provides these services directly through City staff or by contract with subrecipients. The City also consults with the local Continuum of Care (TX-600 - Dallas City & County/Irving CoC) and Housing Forward on ESG.

The City of Dallas maintains a written ESG Program Manual, which outlines the City's policies and procedures for operating and administering the ESG Program. ESG-funded projects are required to comply with HUD regulations. ESG-funded projects are also required to participate in the local Continuum of Care in accordance with CoC policies and procedures (including, but not limited to, participation in the HMIS and participation in the Coordinated Access System (CAS), as applicable) and are required to coordinate with other homeless programs. CoC policies and procedures are made available through the Housing Forward website.

Rental assistance paid on behalf of eligible participants under ESG will be paid up to Fair Market Rent or reasonable rent (contract rent plus the applicable utility allowance). Up to six months of rental arrears are allowed for eligible participants. Per HUD guidance, rental arrears are not subject to Fair Market Rent or reasonable rent.

Financial assistance will be paid for housing placement costs, such as rental application fees and security deposits, under the Rapid Re-Housing program where needed to place a homeless person in housing and may be available under the Homelessness Prevention program where needed to prevent an eligible participant from becoming homeless. Payments for utility assistance only are eligible. Payment will be made directly to landlords, property owners, and utility companies. No payments will be made directly to clients.

Program participants are eligible to receive up to 24 months of assistance during any three-year period based on need and eligibility certification and re-certification. Re-certifications are conducted every three months (for homelessness prevention assistance) and annually (for rapid re-housing assistance). Participants in project-based housing will be required to sign a lease for a minimum of one year. Program participants can receive housing relocation and stabilization services through the duration of their eligibility. Housing relocation and stabilization services can be provided for up to three months after the participant exits the program to assist with finding other suitable housing options, if required.

On November 11, 2020 (for regular ESG funds), Dallas City Council approved an expansion of ESG homeless prevention eligibility by adding additional risk conditions for those living in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the City's approved Consolidated Plan, to include:

- Cost burdened households (paying more than 30% of income toward housing) and severely cost burdened households (paying more than 50% of income toward housing)
- Elderly (age 62 and above), frail (with impairment of at least three activities of daily living), or other households living on fixed income
- Households experiencing unemployment resulting in a loss of income available for housing
- Households with a lack of assets for emergencies

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The local Continuum of Care has established a Coordinated Access System (CAS), which is operated by the CoC lead agency, Housing Forward. All providers receiving ESG funding are required to use the CAS for housing placement, according to CAS policies and procedures, except that homeless prevention assistance is not currently part of the CAS process.

In June 2021, CAS was integrated into the local homeless management information system (HMIS) to make the process easier and more efficient in a single platform. CAS enables persons experiencing a housing crisis to be assessed using a single CAS assessment tool, and either be

diverted from homelessness or prioritized, matched, and connected to housing based on service need. The goal of CAS is that all households experiencing homelessness will be connected to the right housing intervention through a standardized matching and referral process. A separate confidential CAS system operates for those experiencing domestic violence.

As of December 2022, CAS prioritization is as follows.

Intervention	Match Criteria	Initial Prioritization	Secondary Prioritization
Permanent Supportive Housing (PSH)	Literally homeless Chronic households	1. Chronic Individuals & Families (through encampment decommissioning) 2. Chronic Veteran Individuals & Families 3. Chronic Individuals & Families	1. CAS Intake Date 2. VI-SPDAT Score
Emergency Housing Voucher (EHV)	Literally homeless Chronic & Non-Chronic households Reported Disability	1. Chronic and Non-Chronic Individuals & Families (through encampment de-commissioning) 2. Chronic and Non-Chronic Veteran Individuals & Families with a disability 3. Chronic and Non-Chronic Individuals & Families with a disability	1. CAS Intake Date 2. VI-SPDAT Score
Rapid Re-Housing (RRH)	Literally homeless Non-Chronic households	1. Non-Chronic Individuals and Families (through	1. CAS Intake Date 2. VI-SPDAT Score

		encampment decommissioning) 2. Non-Chronic Veteran Individuals and Families 3. Non-Chronic Individuals & Families	

As part of CAS, Housing Forward/MDHA has implemented a toll-free number that persons experiencing a housing crisis can call for assistance in finding shelter and housing. This Homeless Crisis Help Line is part of CAS, and it helps connect persons needing help with the appropriate resource that match their needs. Calls into the system are routed to different providers based the need of the caller.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG activities are undertaken directly by the City of Dallas as grantee or by other governmental entities through Interlocal Agreement, as well as through contracts with non-profit organizations acting as subrecipients. Subrecipients are selected through a competitive Notice of Funding Availability (NOFA) or procurement process, which is open to all eligible organizations, including grassroots, faith-based, and/or community-based organizations. Contracts with selected subrecipients typically run for a term of one year, with one or more contract renewal options or extensions contingent upon performance and funding, as approved by City Council.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Dallas is a municipal entity that is governed by elected officials on the Dallas City Council. On September 27, 2006, the Dallas City Council approved Council Resolution No. 062657, recognizing that Housing Forward will act as the regional authority on homelessness.

In order to comply with HUD regulations, City staff (including, but not limited to, the Director of the Office of Homeless Solutions or designee) are appointed as members of the Continuum of Care Board. The CoC consists of nonprofit organizations, businesses, and individuals who are homeless or formerly homeless.

The CoC has an important role in the consultation process for allocation of funds and adopting policies and procedures that apply to ESG-funded projects. Sub-recipients are required to submit documentation of homeless or formerly homeless participation on their policymaking boards. If sub-recipients are not able to appoint homeless or formerly homeless individuals to their policymaking boards, a justification must be provided for consideration and approved by the City.

Describe performance standards for evaluating ESG.

The local Continuum of Care (CoC), in consultation with ESG grantees (like the City of Dallas), develops performance measures that provide the City and the CoC with criteria to evaluate each ESG service provider's effectiveness. Measures reflect the progress of service providers to: (1) target those who need the assistance most, (2) reduce the number of people living on the streets or in emergency shelters, (3) shorten the time people spend homeless, and (4) reduce each program participant's housing barriers or housing stability risk. The CoC has developed performance measures/outcomes from HMIS data elements, which are used as the basis for monthly performance reporting for City ESG funds.

The ESG outcomes and performance metrics for recipients and sub-recipients are:

Component: Street Outreach - Output/Outcome Metrics:

- Persons contacted, engaged, and enrolled in case management
- Persons successfully referred to other essential services, such as mental health, substance abuse treatment, and/or medical care
- Exiting unsheltered homelessness into temporary, transitional, or permanent housing destinations

Component: Emergency Shelter - Output/Outcome Metrics:

- Persons served (at emergency or day shelter)
- Persons receiving case management
- Persons receiving overnight shelter
- Persons receiving essential services
- Exiting shelter to temporary/ transitional housing destinations
- Exiting shelter to permanent housing destinations

Component: Homelessness Prevention - Output/Outcome Metrics:

- Persons served (with homeless prevention funds)
- Persons receiving case management
- Persons receiving financial assistance

- Exiting shelter to permanent housing destinations
- More non-cash benefits, cash, or employment income at exit than at entry

Component: Rapid Re-Housing - Output/Outcome Metrics:

- Persons served (with rapid re-housing funds)
- Persons receiving case management
- Persons receiving housing search and placement assistance
- Persons receiving financial assistance
- Exiting shelter to permanent housing destinations
- More non-cash benefits, cash, or employment income at exit than at entry

These performance measures/outcomes are included in the CoC policies and procedures available on the Housing Forward website.

ESG Discussion

The City of Dallas uses Emergency Solutions Grant (ESG) funding consistent with priorities and eligible uses established by regulations. ESG priorities are to:

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

Consistent with these priorities and City of Dallas policy, eligible uses of the ESG funds are:

- Street outreach and engagement,
- Emergency shelter (essential services, shelter rehabilitation and renovation, and shelter operations)
- Homelessness prevention including rental assistance and housing relocation stabilization financial assistance and services)
- Rapid re-housing (including rental assistance and housing relocation stabilization financial assistance and services)
- Homeless management information system (HMIS) costs,
- ESG administration costs.

The City provides these services directly through City staff or by contract with subrecipients.

Attachments

TABLE 3C
Listing of Projects

Attachment 1

Priority Need:	Public Services
Project Title:	**Out of School Time Program**

Description:

Provides after-school, winter break, spring break, and summer activities for low-income youth, ages 5-12, Monday through Friday. Approximately 1750 youth participate in high-quality academic, recreational, cultural, social, emotional, and life skill activities in a safe and positive environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at up to 15* elementary schools located throughout the city for 3 hours each day. School-break programs during winter, spring, and summer are also conducted at a minimum of 6 sites, with a minimum of 7 hours per day (the schedule of school break programs varies by location). Additionally, youth will participate in supplemental enrichment activities, including visual and performing arts such as dance, theatre, and music. To mitigate learning loss and provide academic support, educational enrichment classes are offered for participants, as well as STEM and literacy tutoring sessions provided by certified DISD teachers.

Annually, 1750 children (1,150 school sites, 600 community sites) are estimated to be served at up to 15 elementary school sites and community sites (Over 60% are projected to be Single Female Head of Household). The number of sites and site locations are subject to change based on availability.

Primary Purpose:	**To provide outreach for after-school and summer activities for youth (ages 5- 12) at elementary school sites and City of Dallas facilities.**
Objective Category:	**Suitable Living Environment**
Outcome Category:	**Availability/Accessibility**

School Location/Target Area(s):			
Bayles Elementary	2444 Telegraph Ave.	75228	(972) 749-8900
César Chávez Learning Center	1710 N. Carroll Ave.	75204	(972) 925-1000
B.H. Macon Elementary	650 Holcomb Rd.	75217	(972) 794-1500
Leila P. Cowart Elementary	1515 S. Ravinia Dr.	75211	(972) 794-5500
Lida Hooe Elementary	2419 Gladstone Dr.	75211	(972) 794-6700
Louise Wolff Kahn Elementary	610 N. Franklin Street	75211	(972) 502-1400
Ascher Silberstein Elementary	5940 Hollis Ave.	75227	(972) 794-1900
Clinton P. Russell Elementary	3031 S. Beckley Ave.	75224	(972) 925-8300
W.A. Blair Elementary	7720 Gayglen Drive	75217	(972) 794-1600
Jack Lowe Sr. Elementary	7000 Holly Hill Dr.	75231	(972) 502-1700
Community Center Location/Target Area(s):			
Hiawatha Williams Recreation Center	2976 Cummings St.	75216	(214) 670-6876
Janie C. Turner Recreation Center	6424 Elam Rd.	75217	(214) 670-8277
Larry Johnson Recreation Center	3700 Dixon Ave.	75210	(214) 670-8495
Marcus Recreation Center	3003 Northaven Rd.	75229	(214) 670-6599
Thurgood Marshall Recreation Center	5150 Mark Trail Way	75232	(214) 670-1928
Willie B. Johnson Recreation Center	12225 Willowdell Dr.	75243	(214) 670-6182

***Sites may be added or removed during school year** ****Recreation centers used only if needed for programs**

Objective Number	Project ID	Funding Sources		
SL-1.1	**1**			
HUD Matrix Code	**CDBG Citation**	**CDBG**	$	**738,301**
05D	**570.201(e)**	**ESG**		
Type of Recipient	**National Objective**	**HOME**		
Local Government	**570.208(a)(2) LMC**	**HOPWA**		
Start Date	**Completion Date**	**Total Formula**	$	**738,301**
October 1, 2024	**September 30, 2025**	**Prior Year Funds**		
Accomplishment Type	**Annual Units**	**Assisted Housing**		
People	**1,750**	**PHA**		
Local ID	**Units Upon Completion**	**Other Funding**		
N/A		**Total**	**$**	**738,301**

Priority Need:	Public Services
Project Title:	Early Childhood and Out-of-School Time Services Program

Description:

Provides childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school. Funds may also be used to provide childcare subsidies for various programs for children and youth, including after-school programs, and programs for special populations, which may include daycare for special needs children, children who are homeless, children with disabilities, and children who are affected/infected by HIV/AIDS via contracts with nonprofit agencies. Service providers are selected by parents based on the needs of their children. Intake/assessments are completed to determine eligibility both on the phone and in person. Program participants pay a portion towards their subsidy amount based on a sliding scale. Subsidies are paid directly to the childcare facilities; clients do not receive subsidies directly. Parent workshops such as Money Matters, Legal Aid, Parenting, Nutrition, Diabetes Prevention Management, and Housing are held to assist program participants. Each program participant is required to attend a minimum of two workshops during the first year in the program. The program is expected to serve 320 children. Funding includes salary-related costs for the one position (Human Services Program Specialist), subsidies, and other operating costs.

Each activity will be set up in the Integrated Disbursement and Information System (IDIS).

Primary Purpose:	**To provide childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school. Also, provide specialized care for children that are homeless, disabled, or have been infected or affected by HIV/AIDS.**
Objective Category:	Suitable Living Environment
Outcome Category:	Availability/Accessibility

Location/Target Area(s):

Citywide			
West Dallas Multipurpose Center	2828 Fish Trap Rd.	75212	(214) 670-8838

Subrecipient(s) pending RFPS process

Objective Number	Project ID	Funding Sources		
SL-1.1	2			
HUD Matrix Code	CDBG Citation	CDBG	$	650,000
05L	570.201(e)	ESG		
Type of Recipient	National Objective	HOME		
Private	570.208(a)(2) LMC	HOPWA		
Start Date	Completion Date	Total Formula	$	650,000
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
People	320	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	650,000

Priority Need:	Public Services
Project Title:	Drivers of Opportunity - Financial Empowerment

Description:

Supports financial empowerment programming to promote upward economic mobility and help residents obtain financial stability. Services include financial empowerment coaching through The Dallas Financial Empowerment Center (FEC) and aligned programming. The FEC program is based on the nationally recognized Financial Empowerment Center model developed by the Cities for Financial Empowerment Fund (CFE Fund), which is grounded in the evidence-based principle that individualized, one-on-one financial coaching is critical for households experiencing financial instability to overcome complex, interrelated financial challenges.

The FEC program is intentionally integrated within existing City and community-based social service systems to promote sustained household financial stability. This coordinated approach allows participants to access financial counseling alongside complementary support that addresses immediate needs, reduces barriers, and strengthens long-term outcomes. Through the program, participants work collaboratively with trained financial coaches to establish self-determined financial goals and monitor progress toward achieving them. Goals are typically short- to medium-term (one to three years) and may include increasing savings, reducing consumer debt, improving credit scores, preparing for or achieving homeownership, enhancing overall financial capability and resilience, and helping residents prepare for home ownership

Each subrecipient funded through the Notice of Funding Availability (NOFA) or other procurement mechanisms will be set up as a separate activity in the Integrated Disbursement and Information System (IDIS).

Primary Purpose:	To support and enhance resident and household financial stability and security..
Objective Category:	Suitable Living Environment
Outcome Category:	Availability/Accessibility

Location/Target Area(s):

Citywide			
West Dallas Multipurpose Center	2828 Fish Trap Rd.	75212	(214) 670-8838

Objective Number	Project ID	Funding Sources		
SL-1.1	3			
HUD Matrix Code	CDBG Citation	CDBG	$	618,565
05Z	570.201(e)	ESG		
Type of Recipient	National Objective	HOME		
Local Government	570.208(a)(2) LMC	HOPWA		
Start Date	Completion Date	Total Formula	$	618,565
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
People	160	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	618,565

Priority Need:	Affordable Housing – Homeownership Opportunities
Project Title:	**Dallas Home Buyer Assistance Program (DHAP)**

Description:

Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is
$50,000.

City staff will administer this program. Project is implemented in conjunction with DHAP HOME (Project No. 17).

Primary Purpose:	**Direct assistance provided to eligible homebuyers for down payment, principal reduction, and closing costs based on borrowers' need and debt capacity.**
Objective Category:	**Decent Housing**
Outcome Category:	**Availability/Accessibility**

Location/Target Area(s):

Citywide	**Preference will be given to Strategic Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.**		
City of Dallas	1500 Marilla St., Room 6CN	75201	**(214) 670-3644**

Objective Number	Project ID	Funding Sources		
DH-2.1	4			
HUD Matrix Code	CDBG Citation	CDBG	$	400,000
13	570.201(n)	ESG		
Type of Recipient	National Objective	HOME		
Private	570.208(a)(3) LMH	HOPWA		
Start Date	Completion Date	Total Formula	$	400,000
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	16	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	400,000

Priority Need:	Affordable Housing – Homeownership Opportunities		
Project Title:	**Home Improvement and Preservation Program (HIPP)**		
Description:			
Home Improvement and Preservation Program (HIPP) will offer a Major Systems Rehabilitation Program for single-family owner-occupied housing units. Financial assistance will be provided as a no-interest forgivable loan up to $24,000 secured with one five (5) year lien for all eligible rehabilitation. HIPP can be administered by staff, subrecipient, or contractor.			
Primary Purpose:	**HIPP is designed to finance home improvements and address health, safety, accessibility modification, and structural/deferred maintenance deficiencies.**		
Objective Category:	**Decent Housing**		
Outcome Category:	**Sustainability**		
Location/Target Area(s):			
Citywide	**Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.**		
City of Dallas	1500 Marilla St., Room 6CN	75201	**(214) 670-3644**

Objective Number	Project ID	Funding Sources		
DH-2.9	**5**			
HUD Matrix Code	**CDBG Citation**	**CDBG**	**$**	**3,094,038**
14A	**570.202**	**ESG**		
Type of Recipient	**National Objective**	**HOME**		
Local Government	**570.208(a)(3) LMH**	**HOPWA**		
Start Date	**Completion Date**	**Total Formula**	**$**	**3,094,038**
October 1, 2024	**September 30, 2025**	**Prior Year Funds**		
Accomplishment Type	**Annual Units**	**Assisted Housing**		
Housing Units	**128**	**PHA**		
Local ID	**Units Upon Completion**	**Other Funding**		
N/A		**Total**	**$**	**3,094,038**

Priority Need:	Affordable Housing – Homeownership Opportunities
Project Title:	**Support for Home Improvement and Preservation Program (HIPP)**
Description:	
Provide direct service and delivery staff to implement the Home Improvement and Preservation (HIPP) program.	
Primary Purpose:	**Provide direct service and delivery staff to implement the Home Improvement and Preservation (HIPP) program.**
Objective Category:	**Decent Housing**
Outcome Category:	**Sustainability**
Location/Target Area(s):	

City of Dallas	1500 Marilla St., Room 6CN	75201	**(214) 670-7310**

Objective Number	Project ID	Funding Sources		
DH-2.9	**6**			
HUD Matrix Code	**CDBG Citation**	**CDBG**	**$**	**1,208,850**
14H	**570.202**	**ESG**		
Type of Recipient	**National Objective**	**HOME**		
Local Government	**570.202(b)(9)**	**HOPWA**		
Start Date	**Completion Date**	**Total Formula**	**$**	**1,208,850**
October 1, 2024	**September 30, 2025**	**Prior Year Funds**		
Accomplishment Type	**Annual Units**	**Assisted Housing**		
N/A	**N/A**	**PHA**		
Local ID	**Units Upon Completion**	**Other Funding**		
N/A		**Total**	**$**	**1,208,850**

Priority Need:	Affordable Housing - Housing Opportunities
Project Title:	**Residential Development Acquisition Loan Program**

Description:

Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing development for low-income households at 80% or below Area Median Family Income. Eligible costs may include, but are not limited to, infrastructure, predevelopment, relocation, demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Submitted developments are underwritten in accordance with established City underwriting standards. Long-term affordability restrictions are required for every funded project based on subsidy amounts.

Primary Purpose:	**Provides private and nonprofit organizations with loans to develop affordable housing for low-income households.**
Objective Category:	**Decent Housing**
Outcome Category:	**Availability/Accessibility**

Location/Target Area(s):

Citywide	**Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.**		
City of Dallas	1500 Marilla St., Room 6CN	75201	**(214) 670-3601**

Listing of individual projects pending the outcome of the Notice of Funding Availability (NOFA) process.

The activities associated with this project will be set up in the Integrated Disbursement and Information System (IDIS) as separate activities.

Objective Number	Project ID	Funding Sources		
DH-1.8	7			
HUD Matrix Code	CDBG Citation	CDBG	$	2,638,224
01	570.201(a)	ESG		
Type of Recipient	National Objective	HOME		
Local Government	570.208(a)(3) LMH	HOPWA		
Start Date	Completion Date	Total Formula	$	2,638,224
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Housing Units	40	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	2,638,224

Priority Need:	Non-Housing Community Development
Project Title:	Public Facilities and Improvements

Description:

Provide funding in CDBG-eligible areas, including communities experiencing concentrated poverty or other designated priority areas:

1. Special projects directed to the removal of materials and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons; May also include eligible projects to support housing development.

2. Facility improvements of public buildings and non-residential structures, including those owned by nonprofit entities, when the facilities and improvements are in place, and the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from industrial to another.

The activities associated with this project will be set up in the Integrated Disbursement and Information System (IDIS) as separate activities.

Primary Purpose:	To provide improvements to public facilities and infrastructure.
Objective Category:	Suitable Living Environment
Outcome Category:	Sustainability

Location/Target Area(s):

City of Dallas	1500 Marilla St., Room 6DN	75201	(214) 670-3627
City of Dallas	1500 Marilla St., Room 4FS	75201	(214) 671-4557

Additional subrecipient(s) pending RFP process

Objective Number	Project ID	Funding Sources		
	8			
HUD Matrix Code	CDBG Citation	CDBG	$	2,339,762
03	570.201 (c)	ESG		
Type of Recipient	National Objective	HOME		
Local Government	570.208(a) (1) LMA	HOPWA		
Start Date	Completion Date	Total Formula	$	2,339,762
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
People	29,549	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	2,339,762

Priority Need:	Fair Housing
Project Title:	Fair Housing Division

Description:

Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Fair Housing and the Analysis of Impediments; engage the community with fair housing education outreach, and enforcement; and resident referrals through the Office of Housing and Community Development – Fair Housing Division. Staff includes the Fair Housing Administrator, Fair Housing Conciliator, Fair Housing Investigators, and Administrative Support.

Primary Purpose:	To provide housing discrimination investigations, fair housing education, outreach, and resident referrals.
Objective Category:	N/A
Outcome Category:	N/A

Location/Target Area(s):

City of Dallas	1500 Marilla St., Room 1BN	75201	(214) 670-3247

Objective Number	Project ID	Funding Sources		
N/A	9			
HUD Matrix Code	CDBG Citation	CDBG	$	530,112
21D	570.206	ESG		
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	530,112
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	530,112

Priority Need:	Planning and Program Oversight
Project Title:	Citizen Participation/CDC Support/HUD Oversight

Description:

Budget and Management Services – Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support.

Primary Purpose:	To provide coordination of Consolidated Plan budget development, citizen participation, and reporting to HUD as primary City liaison.
Objective Category:	N/A
Outcome Category:	N/A
Location/Target Area(s):	

City of Dallas	1500 Marilla St., Room 4FS	75201	(214) 670-4557

Objective Number	Project ID	Funding Sources		
N/A	10			
HUD Matrix Code	CDBG Citation	CDBG	$	812,480
21A	570.206	ESG		
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	812,480
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	812,480

Priority Need:	Planning and Program Oversight
Project Title:	HUD Compliance Environmental Review

Description:

HUD Environmental Review - Budget & Management Services. Provides compliance and administers City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.

Primary Purpose:	To provide compliance with HUD Environmental Review requirements.
Objective Category:	N/A
Outcome Category:	N/A

Location/Target Area(s):

City of Dallas	1500 Marilla St., Room 4FS	75201	(214) 670-4557

Objective Number	Project ID	Funding Sources		
N/A	11			
HUD Matrix Code	CDBG Citation	CDBG	$	401,204
21A	570.206	ESG		
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	401,204
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	401,204

Priority Need:	Planning & Program Oversight
Project Title:	Community Care Management Support

Description:

Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts.

Primary Purpose:	To provide administration, oversight, and operational support for provision of public services programs.
Objective Category:	N/A
Outcome Category:	N/A

Location/Target Area(s):

City of Dallas	1500 Marilla St., Room 6BN	75201	(214) 670-5711

Objective Number	Project ID	Funding Sources		
N/A	12			
HUD Matrix Code	CDBG Citation	CDBG	$	153,200
21A	570.206	ESG		
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	153,200
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	153,200

Priority Need:	Planning & Program Oversight
Project Title:	Housing Management Support

Description:

Provide operational support for the management and administration for servicing of the CDBG and HOME programs which are housing based. Staff activities include budgeting and compliance monitoring. CDBG funded programs include, but are not limited to, eligible activities associated with housing development activities, Dallas Homebuyer Assistance Program (DHAP), and the Home Improvement and Preservation Program (HIPP).

Primary Purpose: To provide administration, oversight, and operational support for housing programs.

Objective Category: N/A

Outcome Category: N/A

Location/Target Area(s):

City of Dallas	1500 Marilla St., Room 6CN	75201	**(214) 670-5988**

Objective Number	Project ID	Funding Sources		
N/A	13			
HUD Matrix Code	CDBG Citation	CDBG	$	707,618
21A	570.206	ESG		
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	707,618
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	707,618

Priority Need:	Affordable Housing – Housing Opportunities
Project Title:	HOME-Community Housing Development Organization (CHDO) Development Loan Program

Description:

Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum).

Each new project funded through the NOFA process will be set up as a separate activity in the Integrated Disbursement and Information System (IDIS).

Primary Purpose:	Funds provided in the form of loans to certified nonprofit housing developers for acquisition, construction, and predevelopment costs associated with the development of affordable housing.
Objective Category:	Decent Housing
Outcome Category:	Availability/Accessibility

Location/Target Area(s):

Citywide	Preference will be given to Equity Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.		
City of Dallas	1500 Marilla St., Room 6CN	75201	(214) 670-3601

Additional Sites/Locations/Developers will be identified through a Notice of Funding Availability (NOFA) process.

Objective Number	Project ID	Funding Sources		
DH-2.1	14			
HUD Matrix Code	HOME Citation	CDBG		
12	92.300	ESG		
Type of Recipient	National Objective	HOME	$	765,000
Private	570.208(a)(3) LMH	HOPWA		
Start Date	Completion Date	Total Formula	$	765,000
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Housing Units	11	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	765,000

Priority Need:	Affordable Housing – Housing Opportunities
Project Title:	HOME Project Cost

Description:

Funds to pay for staff and other eligible costs associated with direct service delivery for HOME funded activities including Dallas Homebuyer Assistance and Housing Development Programs.

Primary Purpose:	Staff costs associated with direct assistance provided to eligible homebuyers for down payment, principal reduction, and closing costs based on borrowers' need, debt capacity, and development projects.
Objective Category:	Decent Housing
Outcome Category:	Availability/Accessibility

Location/Target Area(s):

Citywide			
City of Dallas	1500 Marilla St., Room 6CN	75201	(214) 670-3601

Objective Number	Project ID	Funding Sources		
DH-2.1	15			
HUD Matrix Code	HOME Citation	CDBG		
13	570.201(n)	ESG		
Type of Recipient	National Objective	HOME	$	450,000
Private	570.208(a)(3) LMH	HOPWA		
Start Date	Completion Date	Total Formula	$	450,000
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	450,000

Priority Need:	Planning & Program Oversight
Project Title:	HOME-Program Administration

Description:

Provide operational support for the administration and servicing of HOME programs which are housing based. Staff activities include compliance monitoring, payment processing and budgeting. HOME funded programs include, but are not limited to, Dallas Homebuyer Assistance Program, CHDO Program, Housing and Development Loan Program.

Primary Purpose:	To provide housing department administrative and operational costs for HOME funded programs.
Objective Category:	N/A
Outcome Category:	N/A

Location/Target Area(s):

City of Dallas	1500 Marilla St., Room 6CN	75201	(214) 670-5988

Objective Number	Project ID	Funding Sources		
N/A	16			
HUD Matrix Code	HOME Citation	CDBG		
21H	92.207	ESG		
Type of Recipient	National Objective	HOME	$	507,000
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	507,000
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	507,000

Priority Need:	Affordable Housing – Homeownership Opportunities
Project Title:	HOME - Dallas Homebuyers Assistance Program (DHAP)

Description:

Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000.

City staff will administer this program. Project is implemented in conjunction with DHAP CDBG (Project No. 4).

Primary Purpose:	Direct assistance provided to eligible homebuyers for down payment, principal reduction, and closing costs based on borrowers' need and debt capacity.
Objective Category:	Decent Housing
Outcome Category:	Availability/Accessibility

Location/Target Area(s):

Citywide	Preference will be given to Equity Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.		
City of Dallas	1500 Marilla St., Room 6CN	75201	(214) 670-3644

Objective Number	Project ID	Funding Sources		
DH-2.1	17			
HUD Matrix Code	HOME Citation	CDBG		
13	570.201(n)	ESG		
Type of Recipient	National Objective	HOME	$	400,000
Private	570.208(a)(3) LMH	HOPWA		
Start Date	Completion Date	Total Formula	$	400,000
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	16	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	400,000

Priority Need:	Affordable Housing – Homeownership Opportunities
Project Title:	Housing Development Loan Program
Description:	
Provide for profit and nonprofit organizations with loans for the development of single-family housing one to four (1-4) units and multifamily housing (5 or more units). Eligible costs may include but is not limited to predevelopment, construction, relocation, demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts.	
Primary Purpose:	To provide private and nonprofit organizations with loans for the development of single-family housing (1-4 units) and multifamily housing (5 or more units).
Objective Category:	Decent Housing
Outcome Category:	Availability/Accessibility
Location/Target Area(s):;	

Citywide	Preference will be given to Equity Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.		
City of Dallas	1500 Marilla St., Room 6CN	75201	(214) 670-3601

Additional Sites/Locations/Developers will be identified through a Notice of Funding Availability (NOFA) process.

Objective Number	Project ID	Funding Sources		
DH-2.1	18			
HUD Matrix Code	HOME Citation	CDBG		
12	92.205	ESG		
Type of Recipient	National Objective	HOME	$	3,456,453
Private	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	3,456,453
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Housing Units	59	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A		Total	$	3,456,453

Priority Need:	Emergency Shelter
Project Title:	Emergency Shelter (OHS)
Description:	

Provide (i) payment of operational costs and renovations for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional facilities via contracts with non-profit agencies.

Primary Purpose:	Homelessness
Objective Category:	Suitable Living Environment
Outcome Category:	Availability/Accessibility

Location/Target Area(s):

The Salvation Army	5302 Harry Hines Blvd.	75235	(214) 424-7050
Bridge Steps dba The Bridge	1818 Corsicana Street	75201	(214) 670-1100
Austin Street Center	1717 Jeffries Street	75226	(214) 428-4242

Objective Number	Project ID	Funding Sources		
SL-1.2	19			
HUD Matrix Code	ESG Citation	CDBG		
03C, 03T	576.102	ESG	$	563,318
Type of Recipient	National Objective	HOME		
Public/Private	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	563,318
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
People	3,500	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	563,318

Priority Need:	Street Outreach
Project Title:	Street Outreach (OHS)

Description:

Provide direct services designed to meet the immediate needs of unsheltered homeless persons by connecting them with emergency shelter, housing, and/or critical services.

Primary Purpose:	Homelessness
Objective Category:	Suitable Living Environment
Outcome Category:	Availability/Accessibility

Location/Target Area(s):

City of Dallas	1500 Marilla, 2DN	75201	(214) 670-3696

Objective Number	Project ID	Funding Sources		
SL-1.2	20			
HUD Matrix Code	ESG Citation	CDBG		
03T	576.101	ESG	$	164,913
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	164,913
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
People	340	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	164,913

Priority Need:	Homeless Prevention
Project Title:	Homeless Prevention

Description:

Provide services designed to prevent at-risk individuals or families from moving into emergency shelters or living in a public or private place not meant for human habitation through housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

Primary Purpose:	Homeless Prevention
Objective Category:	Decent Housing
Outcome Category:	Affordability

Location/Target Area(s):

West Dallas Multipurpose Center	2828 Fish Trap Rd.	75212	(214) 670-8416
Martin Luther King, Jr. Community Center	2922 Martin Luther King Blvd.	75215	(214) 670-8416

Objective Number	Project ID	Funding Sources		
DH - 2.14	21			
HUD Matrix Code	ESG Citation	CDBG		
05Q	576.103	ESG	$	246,086
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	246,086
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
People	102	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	246,086

Priority Need:	Rapid Re-Housing
Project Title:	Rapid Re-Housing (OHS)

Description:

Provide rapid re-housing services to persons who are homeless, including housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

Primary Purpose:	Homelessness
Objective Category:	Decent Affordable Housing
Outcome Category:	Affordability

Location/Target Area(s):

Location(s) pending Request for Proposal (RFP) process

Objective Number	Project ID	Funding Sources		
SL-1.2	22			
HUD Matrix Code	ESG Citation	CDBG		
03T, 05Q	576.104	ESG	$	148,373
Type of Recipient	National Objective	HOME		
Public/Private	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	148,373
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
People	10	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	148,373

Priority Need:	Administration
Project Title:	ESG Administration (OHS)

Description:

Provide monitoring and evaluation of contracts and other program activities, and well as other services designed for the planning and execution of Emergency Solutions Grant (ESG) activities to include, general management, oversight, coordination, training on ESG requirements, Consolidated Plan preparation and amendments, and Environmental Review records.

Primary Purpose:	Service Coordination/Reporting
Objective Category:	N/A
Outcome Category:	N/A

Location/Target Area(s):

City of Dallas	1500 Marilla, 6BN	75201	(214) 670-3696

Objective Number	Project ID	Funding Sources		
N/A	23			
HUD Matrix Code	ESG Citation	CDBG		
21A	576.108	ESG	$	68,029
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	68,029
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	68,029

Priority Need:	Administration
Project Title:	ESG Administration (BMS)

Description:

Provide monitoring and evaluation of program activities, and other services designed for the planning and execution of Emergency Solutions Grant (ESG) activities to include, general management, oversight, coordination, training on ESG requirements, Consolidated Plan preparation and amendments, and Environmental Review records. Administrative costs are limited to 7.5% of the grant.

Primary Purpose:	Service Coordination/Reporting
Objective Category:	N/A
Outcome Category:	N/A

Location/Target Area(s):

City of Dallas	1500 Marilla, 4FS	75201	(214) 670-4557

Objective Number	Project ID	Funding Sources		
N/A	24			
HUD Matrix Code	ESG Citation	CDBG		
21A	576.108	ESG	$	23,000
Type of Recipient	National Objective	HOME		
Local Government	N/A	HOPWA		
Start Date	Completion Date	Total Formula	$	23,000
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
N/A	N/A	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	23,000

Priority Need:	HIV Rental Assistance HIV Homeless Prevention HIV Facility Based Housing HIV Housing Placement HIV Other Support Services HIV Housing Information/Resource Identification Administration
Project Title:	**HOPWA - 2024-2027 City of Dallas TXH24F001 (City)**

Description:

This project provides funding for the City of Dallas to provide direct services to low-income persons with HIV/AIDS and their families in the Dallas EMSA: (1) short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000 (2) tenant based rental assistance (TBRA), (3) housing services (housing case management), and (4) other services, including permanent housing placement and emergency motel/hotel vouchers. This project also includes grantee administration and Homeless Management Information System (HMIS) for HOPWA activities.

This project funds approximately ten housing case managers and one grant compliance specialist and is expected to serve 140 households with STRMU, 108 households with TBRA,30 households with permanent housing placement, and 15 households and emergency vouchers. This project also funds approximately four administrative staff for oversight of HOPWA contracts and internal HOPWA programs and for overall grant program and financial management and reporting.

This project includes approximately $2,805,734.00 in funds obligated to the above activities, as well as approximately $2,389,489.30 in funds for future activities relating to STRMU/TBRA/PHP, facility-based housing, other support services, housing information/resource identification, or administration activities. Prior year funds will also be used to fund this project.

Primary Purpose:	Persons with HIV/AIDS
Objective Category:	Decent Housing
Outcome Category:	Affordability

Location/Target Area(s):

City of Dallas, Fresh Start Housing	2922 MLK Blvd., Dallas	75215	(214) 670-6338
City of Dallas, Fresh Start Housing	2828 Fish Trap Rd., Dallas	75212	(214) 670-6338
City of Dallas, Administration	1500 Marilla 6BN, Dallas	75201	(214) 670-5711
City of Dallas, Administration	1500 Marilla 4FS, Dallas	75201	(214) 670-4557

Objective Number	Project ID	Funding Sources		
DH- 2.2	25			
HUD Matrix Code	**HOPWA Citation**	**CDBG**		
31A/31B	574.300	**ESG**		
Type of Recipient	**National Objective**	**HOME**		
Public/Private	N/A	**HOPWA**	$	5,195,223.30
Start Date	**Completion Date**	**Total Formula**	$	5,195,223.30
October 1, 2024	September 30, 2025	**Prior Year Funds**		
Accomplishment Type	**Annual Units**	**Assisted Housing**		
Households	293	**PHA**		
Local ID	**Units Upon Completion**	**Other Funding**		
N/A	N/A	**Total**	$	5,195,223.30

Priority Need:	HIV Rental Assistance HIV Homeless Prevention Administration
Project Title:	HOPWA - 2024-2027 Dallas County Health and Human Services TXH24F001 (Dallas County)

Description:

This project provides funding for Dallas County Health and Human Services to provide short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000, as well as tenant based rental assistance (TBRA) and permanent housing placement, for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA. This project includes financial assistance, housing services (housing case management), HMIS costs, and administration. The project funds one full-time supervisor and three full-time case management staff providing direct service, and partially funds administrative staff providing management and financial support for the project. The project is expected to serve 90 households with STRMU and 180 households with TBRA. Prior year funds will also be used to fund this project. Award is subject to approval by Dallas City Council.

Primary Purpose:	Persons with HIV/AIDS
Objective Category:	Decent Housing
Outcome Category:	Affordability

Location/Target Area(s):

Dallas County Health & Human Services	2377 N. Stemmons Frwy.	75207	(214) 819-2844

Objective Number	Project ID	Funding Sources		
DH- 2.2	26			
HUD Matrix Code	HOPWA Citation	CDBG		
31C/31D	574.300	ESG		
Type of Recipient	National Objective	HOME		
Public	N/A	HOPWA	$	586,684.33
Start Date	Completion Date	Total Formula	$	586,684.33
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	270	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	586,684.33

Priority Need:	HIV Homeless Prevention HIV Facility Based Housing HIV Housing Placement Administration
Project Title:	HOPWA – 2024-2027 PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas TXH24F001 (ASD)

Description:

This project provides funding for PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) to provide: (1) facility-based housing for low-income persons living with HIV/AIDS in the Dallas EMSA and their families in 125 units at four facilities (Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens); (2) master leasing for low-income homeless persons living with HIV/AIDS in the Dallas EMSA and their families in 18 master leased units; (3) rehabilitation, consisting of minor site improvements at the four facilities, where needed; and (4) permanent housing placement or other supportive services, and short-term rent, mortgage, and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $7,300 to $15,000. This project includes housing facility operations (including leasing costs), supportive services (including, but not limited to, adult care and personal assistance, employment services, life skills management, and meals/nutritional services), HMIS costs, and administration. The project partially funds about 49 positions at the agency, including maintenance, direct services, and administrative staff. In facility-based housing, the project is expected to serve 158 households and provide 42,750 nights of housing during the year; in master leasing, 18 households and 6,156 nights of housing; and in emergency vouchers, 9 households and 270 nights of housing. In permanent housing placement, the project is expected to serve approximately 10 households and, in STRMU, 20 households. Prior year funds will also be used to fund this project. Award is subject to approval by Dallas City Council.

Primary Purpose:	Persons with HIV/AIDS
Objective Category:	Decent Housing
Outcome Category:	Affordability

Location/Target Area(s):

AIDS Services of Dallas	201 S. Tyler Street	75208	(214) 941-0523

Objective Number	Project ID	Funding Sources		
DH-2.2	27			
HUD Matrix Code	HOPWA Citation	CDBG		
31C/31D	574.300	ESG		
Type of Recipient	National Objective	HOME		
Private	N/A	HOPWA	$	2,062,874.00
Start Date	Completion Date	Total Formula	$	2,062,874.00
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	215	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	2,062,874.00

Priority Need:	HIV Facility Based Housing HIV Housing Information/Resource Identification Administration
Project Title:	HOPWA – 2024-2027 Legacy Counseling Center, Inc. TXH24F001 (Legacy)

Description:

This project provides funding for Legacy Counseling Center to provide three HOPWA services: facility- based housing, housing information services, and master leasing/emergency vouchers.
Under facility-based housing, Legacy will provide transitional supportive hospice/respite housing and care for low-income persons living with HIV/AIDS in the Dallas EMSA in 7 single-room occupancy units at the Legacy Founders Cottage. This part of the project includes housing facility operations, supportive services (including, but not limited to, adult care and personal assistance and housing case management), HMIS costs, and administration. The project partially funds about 18 positions at the agency, including program director, maintenance, direct service, and administrative staff. The project is expected to serve 20 households and provide 2,394 nights of housing during the year. This project may also include rehabilitation, consisting of minor site improvements at the Legacy Founder Cottage, where needed.
Under housing information services/resource identification, Legacy will provide a housing resource center for low-income persons living with HIV/AIDS in the Dallas EMSA, as well as an associated website and on-line, searchable housing resource database. Legacy will also provide housing education for clients, case managers, and other providers. This part of the project partially funds about 7 positions at the agency, including program director, housing specialist, technology and center support, HMIS costs, and administrative staff. The project is expected to serve 170 households during the year.
Under master leasing/emergency vouchers, Legacy will lease approximately 30 units under master lease with private landlords in the Dallas EMSA and sublease those units to very low-income homeless persons with HIV/AIDS. This part of the project includes housing facility operations (including leasing costs for the master leased units), supportive services (including, but not limited to, housing case management), HMIS costs, and administration. This part of the project partially funds 8 positions at the agency, including program director, housing operations coordinator/assistant, two housing case managers, and administrative staff. The project is expected to serve 35 households and provide 12,966 nights of housing during the year. This project also funds emergency hotel/motel vouchers, which are expected to serve 5 households with 130 nights of housing. Prior year funds will also be used to fund this project. Award of these projects is subject to approval by Dallas City Council.

Primary Purpose:	Persons with HIV/AIDS
Objective Category:	Decent Housing
Outcome Category:	Affordability

Location/Target Area(s):

Legacy Counseling Center	4054 McKinney Ave.	75204	(214) 520-6308

Objective Number	Project ID	Funding Sources		
DH-2.2	28			
HUD Matrix Code	HOPWA Citation	CDBG		
31C/31D	574.300	ESG		
Type of Recipient	National Objective	HOME		
Private	N/A	HOPWA	$	1,074,988.91
Start Date	Completion Date	Total Formula	$	1,074,988.91
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	230	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	1,074,988.91

Priority Need:	HIV Rental Assistance HIV Homeless Prevention Administration
Project Title:	HOPWA – 2024-2027 Health Services of North Texas, Inc. TXH24F001 (HSNT)

Description:

This project provides funding for the Health Services of North Texas to provide short-term rent, mortgage and utility assistance (STRMU), which is limited to 21 weeks in 52-week period (October through September) and subject to a monetary cap by bedroom size ranging from $ 7,300 to $15,000, as well as tenant based rental assistance (TBRA) and permanent housing placement, for low-income persons living with HIV/AIDS and their families residing in the Dallas EMSA. This project includes financial assistance, housing services (housing case management), HMIS costs, and administration. The project partially funds about 7 positions, including program director, two case management staff, and administrative staff. The project is expected to serve 16 households with STRMU and 42 households with TBRA. Award is subject to approval by Dallas City Council.

Primary Purpose:	Persons with HIV/AIDS
Objective Category:	Decent Housing
Outcome Category:	Affordability

Location/Target Area(s):

Health Services of North Texas	5501 Independence Parkway, Plano	75023	(940) 381-1501
Health Services of North Texas	4308 Mesa Drive, Denton	76207	(940) 381-1501
Health Services of North Texas	4401 N. I-35, Denton	76207	(940) 381-1501

Objective Number	Project ID	Funding Sources		
DH-2.2	29			
HUD Matrix Code	HOPWA Citation	CDBG		
31C/31D	574.300	ESG		
Type of Recipient	National Objective	HOME		
Private	N/A	HOPWA	$	848,322.00
Start Date	Completion Date	Total Formula	$	848,322.00
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	58	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	848,322.00

Priority Need:	HIV Other Support Services Administration
Project Title:	HOPWA – 2024-2027 Open Arms, Inc. dba Bryan's House TXH24F001 (Open Arms)

Description:

This project provides funding for Open Arms, Inc. dba Bryan's House to provide child-care for children infected/affected with HIV/AIDS in the Dallas EMSA. This project includes supportive services only and is expected to serve 10 children (8 households) with 6,500 hours of child-care. The project funds partial salaries/benefits for childcare staff and HMIS costs. Prior year funds will also be used to fund this project. Award is subject to approval by Dallas City Council.

Primary Purpose:	Persons with HIV/AIDS
Objective Category:	Decent Housing
Outcome Category:	Affordability

Location/Target Area(s):

Open Arms, Inc. dba Bryan's House	3610 Pipestone, Dallas	75212	(214) 599-3946

Objective Number	Project ID	Funding Sources		
DH-2.2	30			
HUD Matrix Code	HOPWA Citation	CDBG		
31C/31D	574.300	ESG		
Type of Recipient	National Objective	HOME		
Private	N/A	HOPWA	$	96,490.46
Start Date	Completion Date	Total Formula	$	96,490.46
October 1, 2024	September 30, 2025	Prior Year Funds		
Accomplishment Type	Annual Units	Assisted Housing		
Households	8	PHA		
Local ID	Units Upon Completion	Other Funding		
N/A	N/A	Total	$	96,490.46

SF 424

ATTACHMENTS & CERTIFICATIONS

Attachment 2

0MB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
D Preapplication	☒ New	
☒ Application	D Continuation	* Other (Specify):
D Changed/Corrected Application	D Revision	

* 3. Date Received:	4. Applicant Identifier:
08/15/2024	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B-24-MC-48-0009

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

*a.Legal Name: City of Dallas

* b. Employer/Taxpayer Identification Number (EIN/TIN):	*c. UEI:
75-6000508	XP53F2W6RLF4

d. Address:

* Street1:	1500 Marilla Street
Street2:	Room 4FS
* City:	Dallas
County/Parish:	
* State:	TX: Texas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	75201-6390

e. Organizational Unit:

Department Name:	Division Name:
Budget and Management Services	Grant Administration

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Chan
Middle Name:			
* Last Name:	Williams		
Suffix:			

Title: Assistant Director

Organizational Affiliation:

*Telephone Number: 214-670-5544 Fax Number: 214-670-0741

* Email: chan.williams@dallas.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

N/A

*Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a.Applicant TX-30 * b. Program/Project TX-30

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment Delete Attachment View Attachment

17. Proposed Project:

*a.Start Date: 10/01/2024 * b. End Date: 09/30/2025

18. Estimated Funding ($):

*a.Federal	13,023,068.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	1,069,286.00
* f. Program Income	200,000.00
*g.TOTAL	14,292,354.00

* **19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

D a. This application was made available to the State under the Executive Order 12372 Process for review on

D b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

* **20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

OYes

If "Yes", provide explanation and attach

Add Attachment Delete Attachment View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☐ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Kimberly

Middle Name:

*LastName: Bizor Tolbert

Suffix:

*Title: City Manager (I)

*Telephone Number: 214-670-1399 Fax Number:

Kimberly Bizor-Tolb

* Email: k. bizortolbert@dallas.gov

* Signature of Authorized Representative:

JI

ert (Aug 13, 2024 10:25 CDT)

* Date Signed: 8/15/2024

ASSURANCES - CONSTRUCTION PROGRAMS

0MB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and 0) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by 0MB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 0MB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

JI JI

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)	City Manager (I)
APPLICANT ORGANIZATION	**DATE SUBMITTED**
City of Dallas	8/15/2024

SF-424D (Rev. 7-97) Back

0MB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
D Preapplication	☒ New	
☒ Application	D Continuation	* Other (Specify):
D Changed/Corrected Application	D Revision	

* 3. Date Received:	4. Applicant Identifier:
08/15/2024	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	M-24-MC-48-0203

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

*a.Legal Name: City of Dallas

* b. Employer/Taxpayer Identification Number (EIN/TIN):	*c. UEI:
75-6000508	XP53F2W6RLF4

d. Address:

* Street1:	1500 Marilla Street
Street2:	Room 4FS
* City:	Dallas
County/Parish:	
* State:	TX: Texas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	75201-6390

e. Organizational Unit:

Department Name:	Division Name:
Budget and Management Services	Grant Administration

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Chan
Middle Name:			
* Last Name:	Williams		
Suffix:			

Title: Assistant Director

Organizational Affiliation:

*Telephone Number: 214-670-5544 Fax Number: 214-670-0741

* Email: chan.williams@dallas.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

Home Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

*Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Home Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a.Applicant TX-30 * b. Program/Project TX-30

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment Delete Attachment View Attachment

17. Proposed Project:

*a.Start Date: 10/01/2024 * b. End Date: 09/30/2025

18. Estimated Funding ($):

*a.Federal	5,078,453.38
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	500,000.00
*g.TOTAL	5,578,453.38

* **19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

D a. This application was made available to the State under the Executive Order 12372 Process for review on

D b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

* **20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

O Yes

If "Yes", provide explanation and attach

Add Attachment Delete Attachment View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☐ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Kimberly

Middle Name:

* Last Name: Bizor Tolbert

Suffix:

*Title: City Manager (I)

*Telephone Number: 214-670-1399 Fax Number:

Kimberly Bizor-Tolb

* Email: k. bizortolbert@dallas.gov

* Signature of Authorized Representative:

ert (Aug 13, 2024 10:25 CDT)

JI

* Date Signed: 8/15/2024

ASSURANCES - CONSTRUCTION PROGRAMS

0MB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and 0) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by 0MB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 0MB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

JI JI

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)	City Manager (I)
APPLICANT ORGANIZATION	**DATE SUBMITTED**
City of Dallas	8/15/2024

SF-424D (Rev. 7-97) Back

0MB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
D Preapplication	☒ New	
☒ Application	D Continuation	* Other (Specify):
D Changed/Corrected Application	D Revision	

* 3. Date Received:	4. Applicant Identifier:
08/15/2024	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	E-24-MC-48-0009

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

*a.Legal Name: City of Dallas

* b. Employer/Taxpayer Identification Number (EIN/TIN):	*c. UEI:
75-6000508	XP53F2W6RLF4

d. Address:

* Street1:	1500 Marilla Street
Street2:	Room 4FS
* City:	Dallas
County/Parish:	
* State:	TX: Texas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	75201-6390

e. Organizational Unit:

Department Name:	Division Name:
Budget and Management Services	Grant Administration

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Chan
Middle Name:			
* Last Name:	Williams		
Suffix:			

Title: Assistant Director

Organizational Affiliation:

*Telephone Number: 214-670-5544 Fax Number: 214-670-0741

* Email: chan.williams@dallas.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

N/A

*Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Emergency Solutions Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a.Applicant TX-30 * b. Program/Project TX-30

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment Delete Attachment View Attachment

17. Proposed Project:

*a.Start Date: 10/01/2024 * b. End Date: 09/30/2025

18. Estimated Funding ($):

*a.Federal	1,213,719.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
*g.TOTAL	1,213,719.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

D a. This application was made available to the State under the Executive Order 12372 Process for review on

D b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

0Yes

If"Yes", provide explanation and attach

Add Attachment Delete Attachment View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☐ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Kimberly

Middle Name:

* Last Name: Bizzor-Tolbert

Suffix:

*Title: City Manager (I)

*Telephone Number: 214-670-1399 Fax Number:

* Email: k. bizortolbert@dallas.gov

Kimberly Bizor-Tolb

* Signature of Authorized Representative: JI ert (Aug 13, 2024 10:25 CDT)

* Date Signed: 8/15/2024

ASSURANCES - CONSTRUCTION PROGRAMS

0MB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and 0) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by 0MB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 0MB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

JI

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)	City Manager (I)
APPLICANT ORGANIZATION	**DATE SUBMITTED**
City of Dallas	8/15/2024

SF-424D (Rev. 7-97) Back

0MB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
D Preapplication	☒ New	
☒ Application	D Continuation	* Other (Specify):
D Changed/Corrected Application	D Revision	

* 3. Date Received:	4. Applicant Identifier:
08/15/2024	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	TXH23-F001

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

*a.Legal Name: City of Dallas

* b. Employer/Taxpayer Identification Number (EIN/TIN):	*c. UEI:
75-6000508	XP53F2W6RLF4

d. Address:

* Street1:	1500 Marilla Street
Street2:	Room 4FS
* City:	Dallas
County/Parish:	
* State:	TX: Texas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	75201-6390

e. Organizational Unit:

Department Name:	Division Name:
Budget and Management Services	Grant Administration

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Chan
Middle Name:			
* Last Name:	Williams		
Suffix:			

Title: Assistant Director

Organizational Affiliation:

*Telephone Number: 214-670-5544 Fax Number: 214-670-0741

* Email: chan.williams@dallas.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.241

CFDA Title:

Housing Opportunities for Persons with AIDS

*** 12. Funding Opportunity Number:**

N/A

*Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Housing Opportunities for Persons with AIDS

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a.Applicant TX-30 * b. Program/Project TX-30

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment Delete Attachment View Attachment

17. Proposed Project:

*a.Start Date: 10/01/2024 * b. End Date: 09/30/2025

18. Estimated Funding ($):

*a.Federal	9,864,583.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
*g.TOTAL	9,864,583.00

* **19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

D a. This application was made available to the State under the Executive Order 12372 Process for review on

D b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

* **20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

O Yes

If "Yes", provide explanation and attach

Add Attachment Delete Attachment View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☐ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Kimberly

Middle Name:

* Last Name: Bizzor-Tolbert

Suffix:

*Title: City Manager (I)

*Telephone Number: 214-670-1399 Fax Number:

* Email: k. bizortolbert@dallas.gov

Kimberly Bizor-Tolb

* Signature of Authorized Representative: JI ert (Aug 13, 2024 10:25 CDT)

* Date Signed: 8/15/2024

ASSURANCES - CONSTRUCTION PROGRAMS

0MB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and 0) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by 0MB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

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17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 0MB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

JI

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)	City Manager (I)
APPLICANT ORGANIZATION	**DATE SUBMITTED**
City of Dallas	8/15/2024

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. l70lu) and implementing regulations at 24 CFR Part 75.

Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)

JI

Signature of Authorized Official

8/15/2024

Date

City Manager (I)

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of24 CFRParts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

L Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

.1. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, Kand R.

Compliance with Laws -- It will comply with applicable laws.

Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT) JI

Signature of Authorized Official

8/15/2024

Date

City Manager (I)

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

JI

Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)

Signature of Authorized Official

8/15/2024

Date

City Manager (I)

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation - If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs - In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation - Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services - The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds-The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality - The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement - To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan - All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)

JI

Signature of Authorized Official

8/15/2024

Date

City Manager (I)

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Kimberly Bizor-Tolbert (Aug 13, 2024 10:25 CDT)

Signature of Authorized Official

8/15/2024

Date

City Manager (I)

Title

APPENDIX TO CERTIFICATIONS

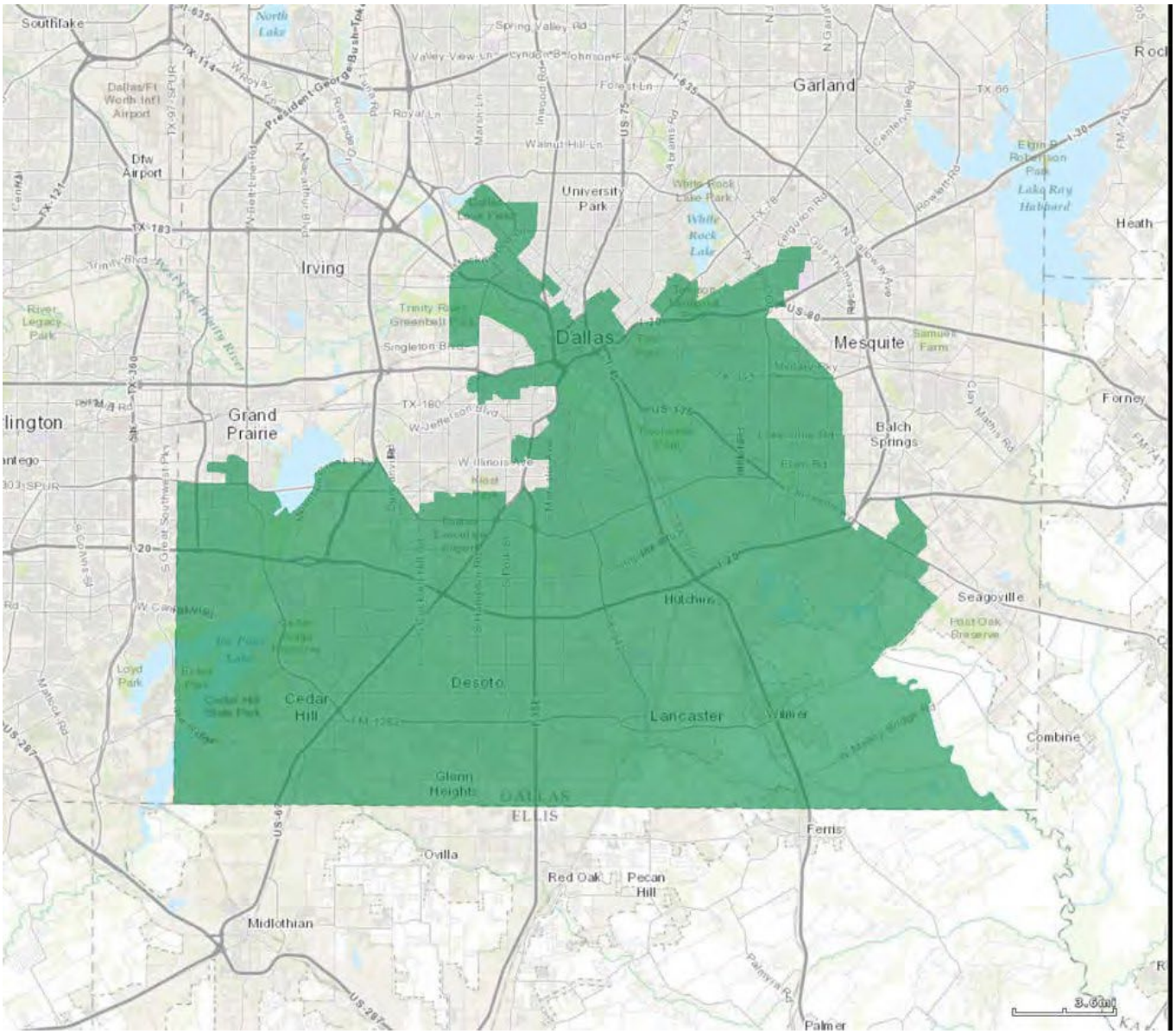
INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

City of Dallas

Dallas Congressional District Map

City of Dallas



City of Dallas

Texas US District 30

US Congressional districts since 2013
Source: http://nationalatlas.gov, 1 Million Scale project.

FY 2024-25 BUDGET

Attachment 3

FY 2024-25 HUD CONSOLIDATED PLAN BUDGET

	Project Name	Amount
		Resolution #24-0873
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)		
CDBG - Public Services		
1	PKR Out-of-School Time Program	$ 738,301
2	Early Childhood and Out-of-School Time Services Program	650,000
	Youth Programs Sub-Total	**1,388,301**
3	Drivers of Poverty Program	618,565
	Other Public Services Sub-Total	**618,565**
	Total CDBG - Public Services	**2,006,866**
CDBG - Housing Activities		
4	Dallas Homebuyer Assistance Program	400,000
	Homeownership Opportunities Sub-Total	**400,000**
5	Home Improvement and Preservation Program (HIPP)	4,302,888
6	Residential Development Acquisition Loan Program	2,638,224
	Homeowner Repair Sub-Total	**6,941,112**
	Total CDBG - Housing Activities	**7,341,112**
CDBG - Public Improvements		
7	Public Facilities and Improvements	2,339,762
	Total CDBG - Public Improvement	**2,339,762**
CDBG - Fair Housing and Planning & Program Oversight		
8	Fair Housing Division	530,112
9	Citizen Participation CDC Support HUD Oversight	812,480
10	Community Care Management Support	153,200
11	Housing Management Support	707,618
12	HUD Environmental Review	401,204
	Total CDBG - Fair Housing and Planning & Program Oversight	**2,604,614**
	TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	14,292,354 1
HOME INVESTMENT PARTNERSHIPS PROGRAM {HOME)		
13	CHOO Development Loan Program	765,000
14	HOME Project Cost	450,000

240873

FY 2024-25 HUD CONSOLIDATED PLAN BUDGET

	Project Name	Amount
		Resolution #24-0873
15	HOME Program Administration	507,000
16	Dallas Homebuyer Assistance Program	400,000
17	Housing Development Loan Program	3,456,453
	Homeownership Opportunities Sub-Total	**5,578,453**
	TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	**5,578,453**

EMERGENCY SOLUTIONS GRANT (ESG)

18	Emergency Shelter	563,318
19	Street Outreach	164,913
	Essential Services/Operations Sub-Total	**728,231**
20	Homelessness Prevention	246,086
	Homeless Prevention Sub-Total	**246,086**
21	Rapid Re-Housing	148,373
	Rapid Re-Housing Sub-Total	**148,373**
22	ESG Administration	91,029
	Program Administration Sub-Total	**91,029**
	TOTAL EMERGENCY SOLUTIONS GRANT	**1,213,719**

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

23	Emergency/Tenant Based Rental Assistance	6,170,681
24	Facility Based Housing	2,682,450
25	Housing Placement & Other Support Services	163,395
26	Housing Information Services/Resource Identification	160,500
	Other Public Services Sub-Total	**9,177,026**
27	Program Administration/City of Dallas	295,937
28	Program Administration/Project Sponsors	391,620
	Program Administration Sub-Total	**687,557**
	TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS	**$,as4,saa**
	GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET	**$30,949,109**

FY 2024-25 CONSOLIDATED PLAN BUDGET

Grant	Amount	Percentage
		Resolution #24-0873
Community Development Block Grant (CDBG)		
Entitlement	$ 13,023,068	
Program Income (Prior Year Actual)	750,273	
	13,773,341	
Public Services	2,006,866	**14.57%**
Entitlement	$ 13,023,068	
Program Administration	2,604,614	**20.00%**
HOME Investment Partnerships Program (HOME)		
Entitlement	$ 5,078,453	
Program Income (FY 2024-25 City Projected)	500,000	
CHDO Operations	150,000	**2.95%**
CHDO Set-Aside	765,000	**15.06%**
Program Administration	507,000	**10.00%**
Emergency Solutions Grant (ESG)		
Entitlement	$ 1,213,719	
Emergency Shelter Services	563,318	**46.41%**
Program Administration	91,029	**7.50%**
Housing Opportunities for Persons with AIDS (HOPWA)		
Entitlement	$ 9,864,583	
Program Administration	$ 295,937	**2.99%**

2408 73

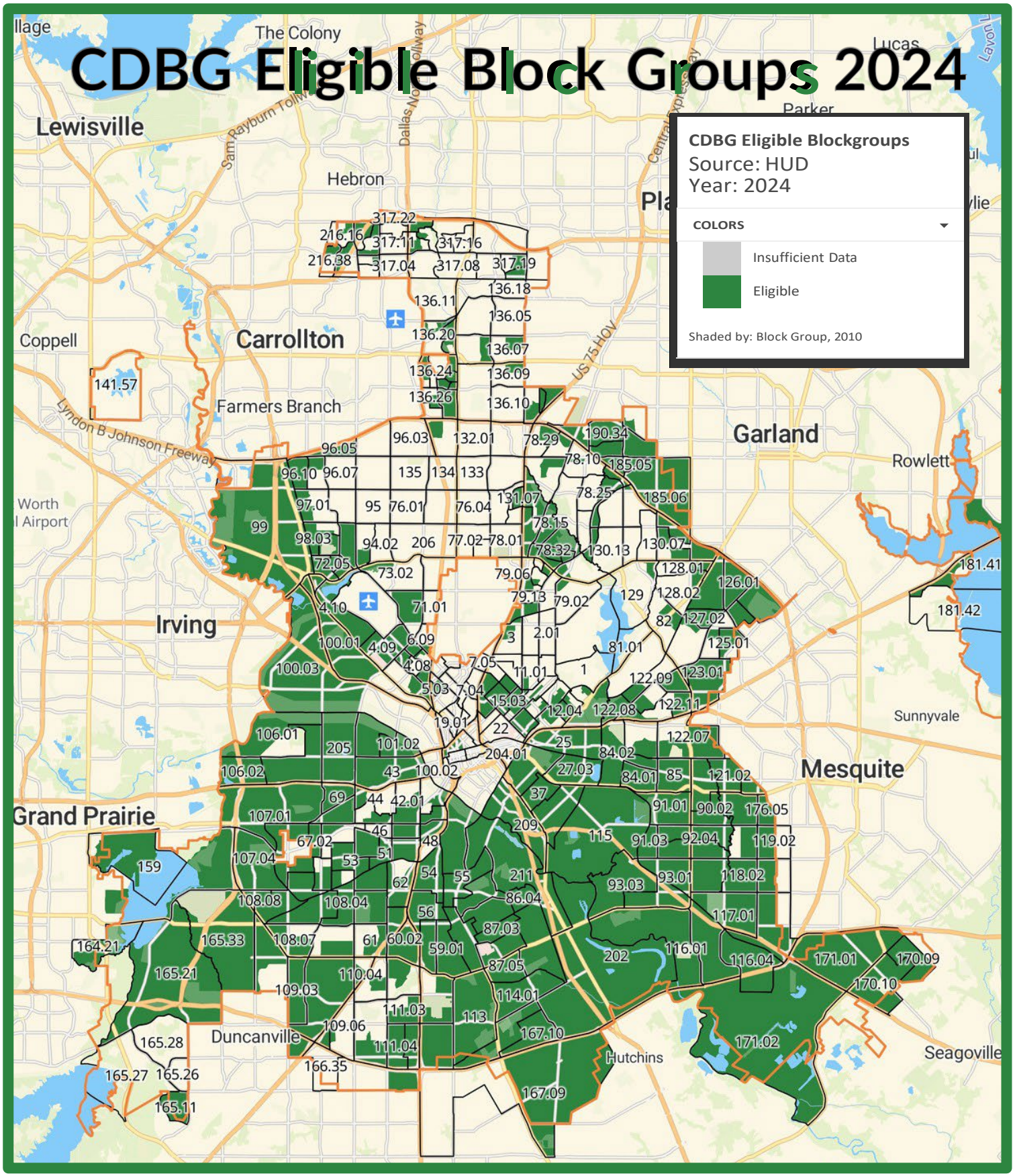
FY 2024-25 HUD CONSOLIDATED PLAN BUDGET

SOURCE OF FUNDS

SOURCE OF FUNDS		FY 2024-25 Adopted Budget Resolution #24-0873
Community Development Block Grant (CDBG)	$	13,023,068
Program Income - Housing Activities (estimated)		200,000
FY 2023-24 CDBG Reprogrammed Funds		1,069,286
Home Investment Partnerships Program (HOME)		5,078,453
Program Income (estimated)		500,000
Emergency Solutions Grant (ESG)		1,213,719
Housing Opportunities for Persons With AIDS (HOPWA)		9,864,583
GRAND TOTAL HUD GRANT FUNDS	$	**30,949,109**

ELIGIBLE CENSUS TRACTS & BLOCK GROUPS

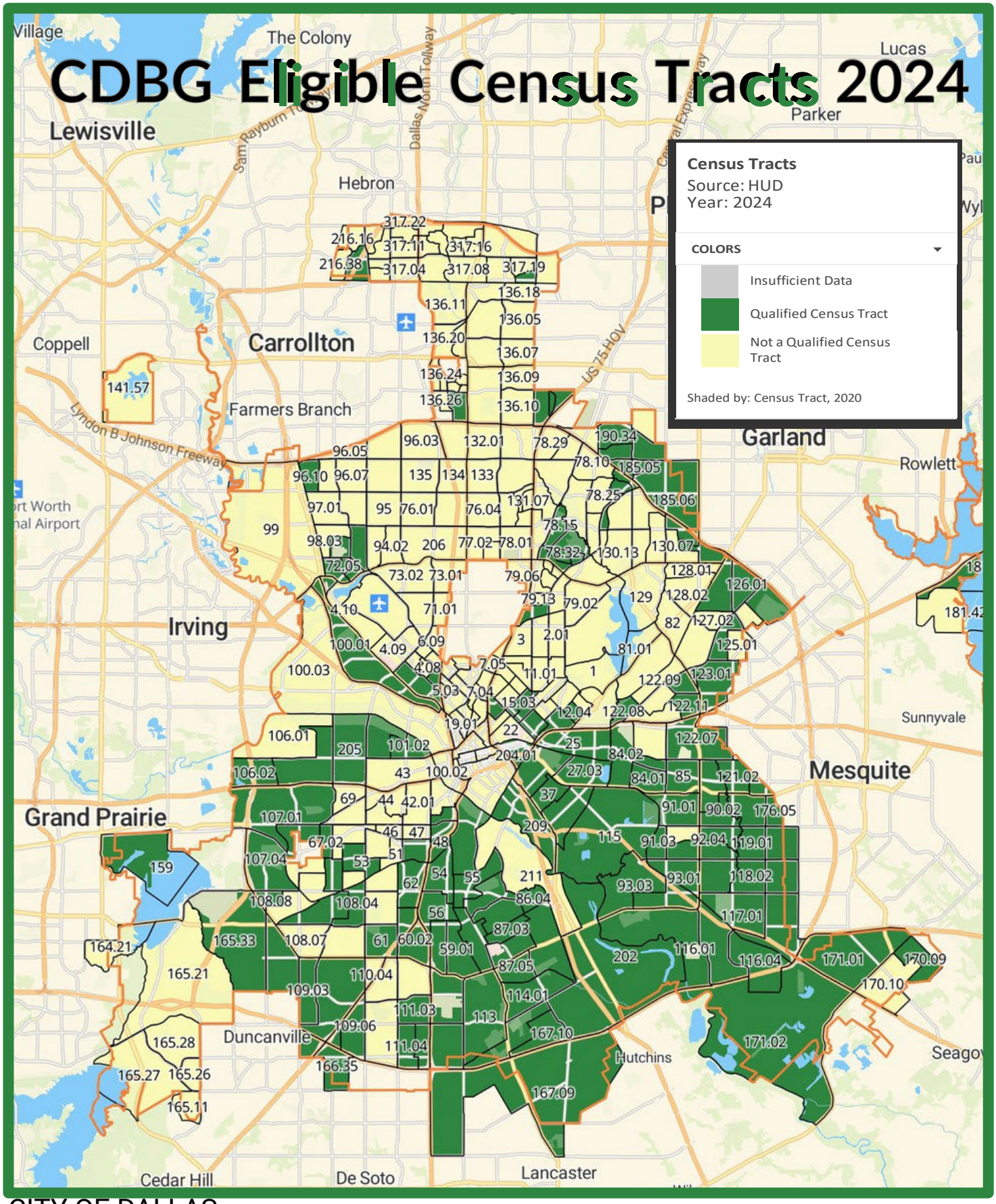
Attachment 4



CITY OF DALLAS

Budget & Management Services
Grants Administration
Map Created using PolicyMap web portal:
https://www.policymap.com/

Disclaimer: This product is for informational purposes and may not have been prepared or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



CITY OF DALLAS

Budget & Management Services
Grants Administration
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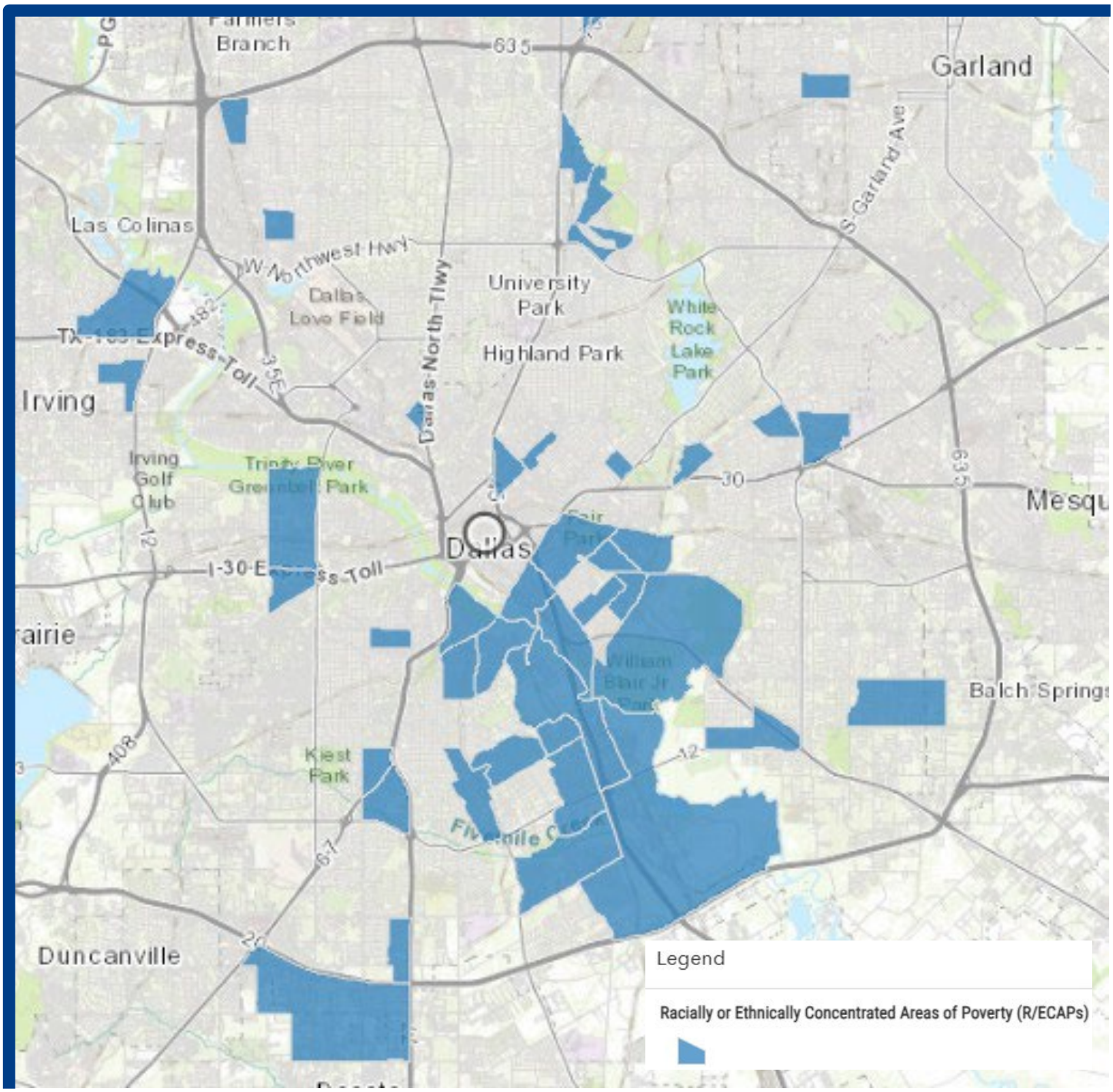
Racially or Ethnically Concentrated Areas of Poverty (R//ECAPs)



To assist communities in identifying racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition that includes both a racial/ethnic concentration threshold and a poverty test: (1)Racial/Ethnic Concentration Threshold: A census tract qualifies as a R/ECAP if it has a non-White population of 50% or more. (2) Poverty Threshold: There are two criteria under this threshold: (1) The census tract must have a poverty rate of 40% or more (2) Alternatively, if the overall poverty levels are lower in the region, a tract can be designated as a R/ECAP if it has a poverty rate that is three times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

CITY OF DALLAS

Budget & Management Services: Grants Administration
Map Created using U.S. Department of Housing and Urban Development Tract Database:
https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e_9/about

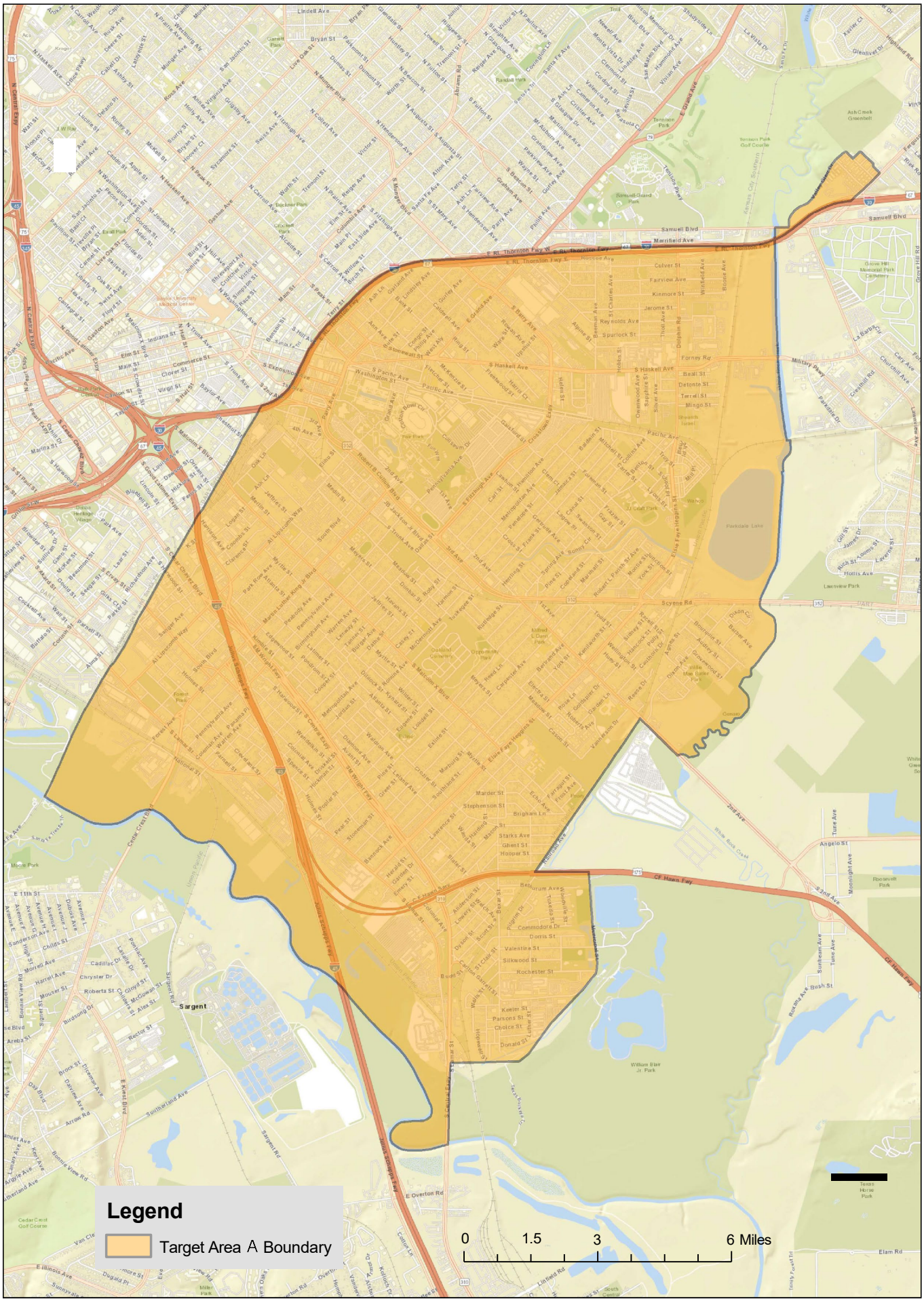
Disclaimer: This product is for informational purposes and may not have been prepared or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

CDBG ELIGIBLE CENSUS TRACTS Based on 2016-2020 ACS FY2024 Low/Mod Census		
4.01	87.01	121.01
4.05	87.03	121.02
12.04	87.04	122.08
15.02	87.05	122.10
15.03	88.01	122.11
15.04	88.02	123.01
16.01	90.01	125.02
20.02	91.03	127.01
24.00	91.05	130.11
25.00	92.02	136.15
27.03	92.02	165.33
37.00	92.03	165.34
48.00	92.04	166.07
50.00	93.01	167.10
53.00	93.03	170.09
54.00	93.04	176.05
55.00	94.01	185.05
56.00	96.10	185.07
57.00	98.02	185.08
59.01	98.04	190.19
59.01	100.01	190.34
60.01	101.01	190.35
60.02	102.02	192.08
61.00	105.00	192.12
62.00	106.02	192.13
64.02	107.01	203.00
67.01	107.04	204.01
67.02	108.04	205.00
72.03	108.05	208.00
72.04	108.08	209.00
72.05	109.03	210.00
72.06	109.04	317.20
78.15	109.05	
78.19	109.06	
78.21	111.03	
78.27	111.04	
78.30	111.05	
78.31	112.02	
78.32	114.01	
78.33	115.00	
78.34	116.01	
78.35	116.03	
79.14	116.04	
84.01	117.01	
84.02	118.02	
85.00	119.01	
86.04	120.00	

CDBG ELIGIBLE CENSUS BLOCK GROUPS Based on 2015-2019 ACS FY 2024 Low/Mod Census Data											
3.002	20.003	47.003	60.012	72.015	82.002	91.012	98.043	111.042	122.081	136.222	202.001
4.012	20.004	48.001	60.013	72.021	82.004	91.013	98.044	111.043	122.082	136.231	202.002
4.013	20.005	48.002	60.021	72.022	84.001	91.014	99.002	111.044	122.092	136.232	203.001
4.041	21.001	48.003	60.022	72.023	84.002	91.031	100.002	111.051	122.101	136.233	203.002
4.042	24.001	49.001	60.023	72.024	84.003	91.032	101.011	111.052	122.102	136.252	203.003
4.051	24.003	49.002	61.002	72.025	84.004	91.041	101.012	111.053	122.112	136.261	205.001
4.052	25.001	49.003	62.001	73.024	84.005	91.042	101.013	112.003	122.113	165.201	205.002
4.061	25.002	49.004	62.003	78.042	84.006	91.051	101.021	113.002	123.011	165.202	216.161
4.062	25.003	50.001	62.004	78.044	84.007	91.052	101.022	113.003	123.012	165.211	216.341
4.063	25.004	50.002	62.005	78.051	85.001	91.053	101.023	114.011	123.013	165.212	216.342
4.064	27.011	50.003	63.011	78.091	85.002	92.011	105.001	114.012	123.021	166.051	216.351
4.065	27.012	51.001	63.012	78.102	85.003	92.012	105.002	114.013	123.022	166.071	216.352
5.003	27.013	51.002	63.013	78.111	85.004	92.013	106.011	115.001	124.001	166.073	216.362
5.004	27.014	52.001	63.014	78.112	86.031	92.014	106.012	115.002	125.004	167.012	216.373
6.012	27.021	52.002	63.015	78.113	86.032	92.015	106.021	115.003	126.012	167.013	216.381
6.013	27.022	52.003	63.016	78.114	86.041	92.021	106.022	115.004	126.031	167.014	317.131
6.014	34.001	52.004	63.021	78.151	86.042	92.022	107.011	116.011	126.032	170.041	317.134
8.001	34.002	53.001	63.022	78.152	87.011	92.023	107.012	116.012	126.042	171.012	317.141
8.002	37.001	53.002	63.023	78.153	87.012	93.011	107.031	116.013	127.011	171.021	317.143
8.003	37.002	53.003	64.012	78.181	87.013	93.012	107.032	116.021	127.012	176.051	317.191
8.004	37.003	53.004	64.021	78.182	87.014	93.013	107.041	116.022	127.013	176.052	317.201
8.005	37.004	53.005	64.023	78.183	87.015	93.031	107.042	116.023	127.014	185.031	317.202
9.003	38.001	54.001	64.024	78.184	87.031	93.032	108.011	116.024	127.021	185.032	317.203
9.004	38.002	54.002	65.011	78.191	87.032	93.033	108.012	117.011	127.022	185.033	
11.011	38.003	54.003	65.012	78.192	87.041	93.041	108.013	117.012	127.023	185.051	
12.021	39.011	54.004	65.013	78.201	87.042	93.042	108.014	117.013	128.005	185.052	
12.023	39.012	55.001	65.021	78.202	87.043	93.043	108.033	117.014	128.006	185.062	
12.032	39.021	55.002	65.022	78.203	87.051	93.044	108.034	117.022	129.001	190.162	
12.041	39.022	55.003	65.023	78.211	87.052	94.011	108.035	118.002	130.071	190.163	
12.042	40.001	55.004	67.001	78.212	88.011	96.042	108.041	118.003	130.073	190.183	
13.011	40.002	56.001	67.002	78.213	88.012	96.044	108.042	118.004	130.091	190.191	
13.021	41.001	56.002	67.003	78.221	88.013	96.051	108.051	118.005	130.103	190.192	
13.022	41.002	56.003	67.004	78.222	88.021	96.052	108.052	119.001	130.111	190.193	
14.001	42.012	56.004	68.001	78.231	88.022	96.101	108.053	119.002	130.112	190.194	
14.002	42.013	57.001	68.002	78.232	88.023	96.102	109.022	119.004	130.113	190.341	
15.021	42.014	57.002	68.003	78.253	88.024	96.103	109.023	119.006	131.051	190.342	
15.022	42.015	57.003	69.001	78.255	88.025	96.111	109.031	120.001	131.052	190.351	
15.023	42.021	57.004	69.002	78.261	88.026	97.012	109.041	120.002	131.054	190.352	
15.024	42.022	59.011	69.003	78.271	89.001	98.021	109.042	120.003	136.061	190.353	
15.031	42.022	59.012	71.021	78.272	89.002	98.022	110.013	120.004	136.071	190.353	
15.032	43.001	59.013	71.022	78.273	89.003	98.023	110.015	121.001	136.091	192.081	
15.033	43.002	59.014	71.024	79.024	90.001	98.024	110.022	121.002	136.151	192.083	
15.041	43.003	59.015	71.025	79.092	90.002	98.025	110.023	121.003	136.152	192.121	
15.042	44.003	59.016	72.011	79.102	90.003	98.032	111.013	122.043	136.153	192.122	
15.043	45.002	59.021	72.012	79.112	90.004	98.033	111.031	122.045	136.202	192.123	
16.002	47.001	59.022	72.013	79.141	90.005	98.041	111.033	122.063	136.211	192.131	
20.002	47.002	60.011	72.014	79.142	91.011	98.042	111.041	122.073	136.212	192.132	

EQUITY STRATEGY TARGET AREA MAPS

Attachment 5



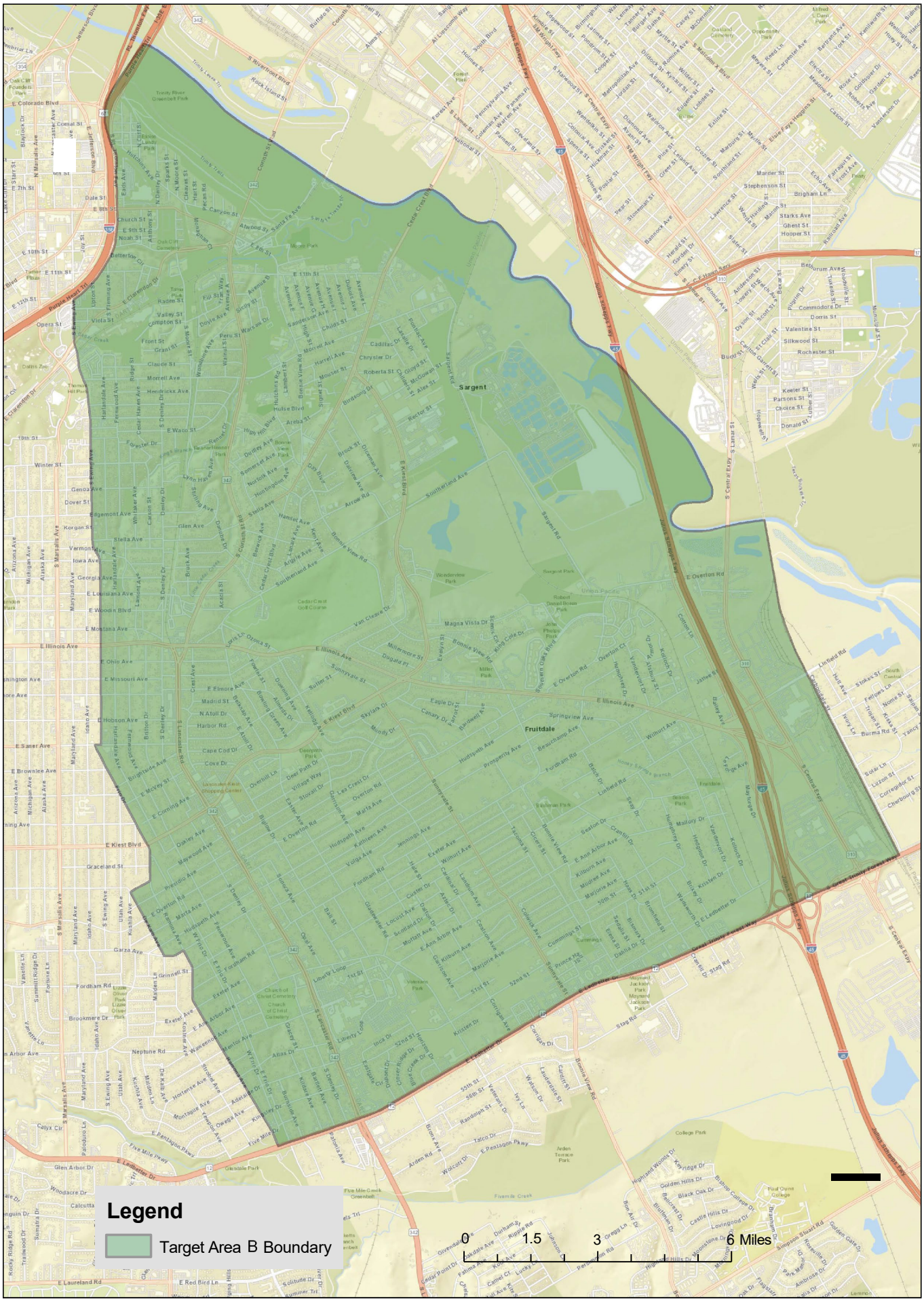
City of Dallas

EQUITY STRATEGY TARGET AREA A

Equity Strategy Target Area A

FY 2023 -2020 LOW/MOD CENSUS TRACT AND BLOCK GROUP DATA

CDBG UOG ID	CDBG NAME	STATE USAB	CDBG TYPE	ST	COUNTY	COUNTY NAME	Census Tract	BLOCK GROUP	LOW MOD	LOWMODUNIV	LOW/MOD PERCENT
481338	Dallas	TX	51	48	113	Dallas County	020300	1	0	0	0.00%
481338	Dallas	TX	51	48	113	Dallas County	020800	1	1,690	2,240	75.40%
481338	Dallas	TX	51	48	113	Dallas County	020900	1	545	1,055	51.70%
481338	Dallas	TX	51	48	113	Dallas County	002500	1	975	1,605	60.70%
481338	Dallas	TX	51	48	113	Dallas County	002703	1	875	1,160	75.40%
481338	Dallas	TX	51	48	113	Dallas County	003700	1	580	815	71.20%
481338	Dallas	TX	51	48	113	Dallas County	020300	2	1,075	1,410	76.20%
481338	Dallas	TX	51	48	113	Dallas County	020800	2	835	1,180	70.80%
481338	Dallas	TX	51	48	113	Dallas County	020900	2	810	1,095	74.00%
481338	Dallas	TX	51	48	113	Dallas County	002500	2	965	1,795	53.80%
481338	Dallas	TX	51	48	113	Dallas County	002703	2	1,775	2,225	79.80%
481338	Dallas	TX	51	48	113	Dallas County	003700	2	1,845	2,210	83.50%
481338	Dallas	TX	51	48	113	Dallas County	020300	3	505	750	67.30%
481338	Dallas	TX	51	48	113	Dallas County	020800	3	2,080	2,655	78.30%
481338	Dallas	TX	51	48	113	Dallas County	002500	3	865	1,480	58.40%
481338	Dallas	TX	51	48	113	Dallas County	002703	3	2,325	2,520	92.30%
481338	Dallas	TX	51	48	113	Dallas County	020800	4	600	1,015	59.10%
481338	Dallas	TX	51	48	113	Dallas County	002500	4	850	1,400	60.70%
									19,195	26,610	72.13%



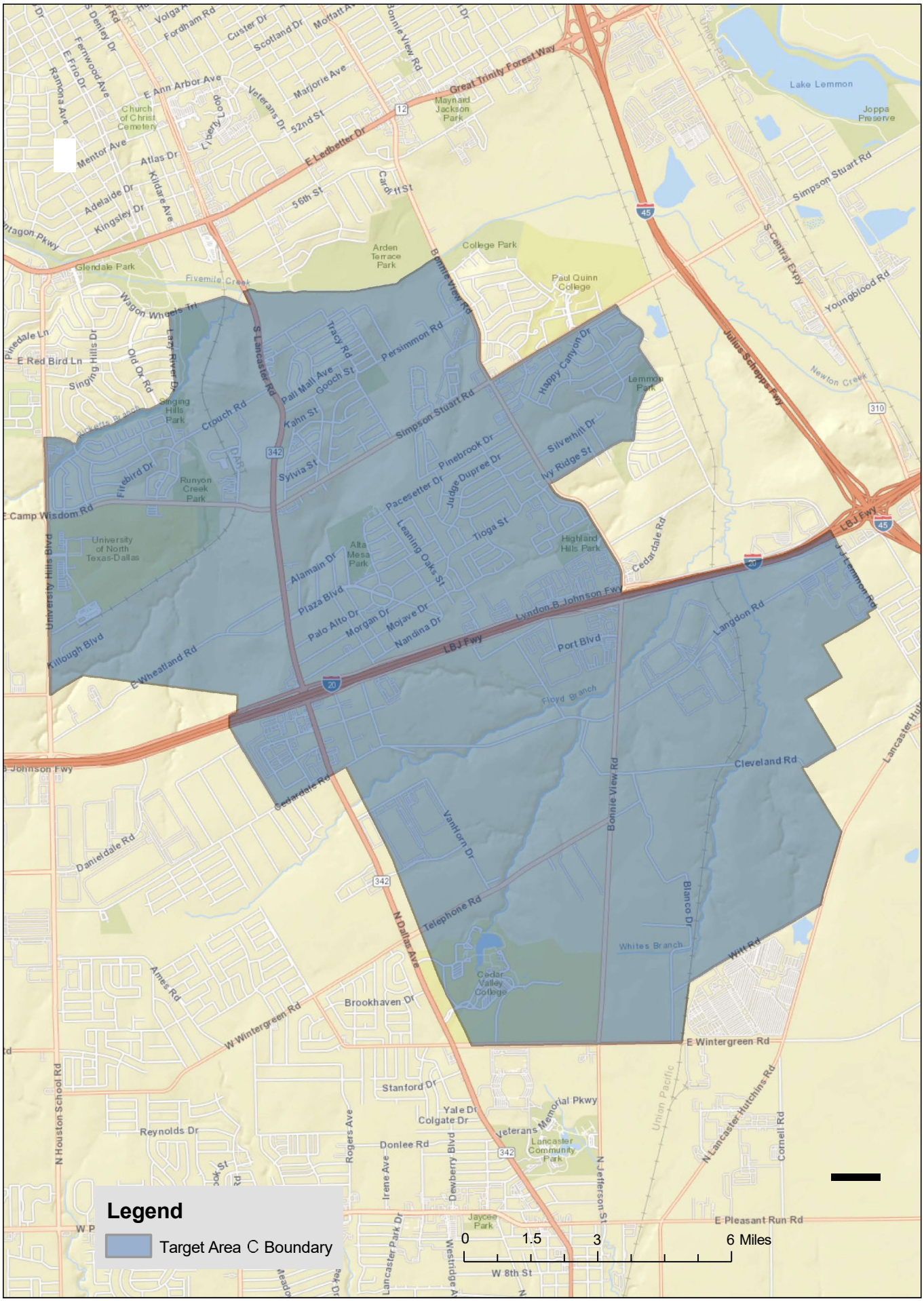
City of Dallas

EQUITY STRATEGY TARGET AREA B

Equity Strategy Target Area B

FY 2023 -2020 LOW/MOD CENSUS TRACT AND BLOCK GROUP DATA

CDBG UOG ID	CDBG NAME	STATE USAB	CDBG TYPE	ST	COUNTY	COUNTY NAME	CENSUS TRACT	BLOCK GROUP	LOW MOD	LOWMODUNIV	LOW/MOD PERCENT
481338	Dallas	TX	51	48	113	Dallas County	005500	1	1,180	1,730	68.21%
481338	Dallas	TX	51	48	113	Dallas County	005500	2	1,000	1,215	82.30%
481338	Dallas	TX	51	48	113	Dallas County	005500	3	1,135	1,660	68.37%
481338	Dallas	TX	51	48	113	Dallas County	005700	1	985	1,660	59.34%
481338	Dallas	TX	51	48	113	Dallas County	005700	2	1,135	1,660	68.37%
481338	Dallas	TX	51	48	113	Dallas County	005700	3	1,135	1,660	68.37%
481338	Dallas	TX	51	48	113	Dallas County	008604	1	1,715	1,950	87.95%
481338	Dallas	TX	51	48	113	Dallas County	008604	2	645	1,005	64.18%
481338	Dallas	TX	51	48	113	Dallas County	008704	1	790	885	89.27%
481338	Dallas	TX	51	48	113	Dallas County	008704	2	1560	1,680	92.86%
481338	Dallas	TX	51	48	113	Dallas County	008704	3	1780	1,890	94.18%
481338	Dallas	TX	51	48	113	Dallas County	008801	1	550	630	87.30%
481338	Dallas	TX	51	48	113	Dallas County	008801	2	1,210	2,120	57.08%
481338	Dallas	TX	51	48	113	Dallas County	008802	1	1,275	1,450	87.93%
481338	Dallas	TX	51	48	113	Dallas County	008802	2	2,015	2,390	84.31%
481338	Dallas	TX	51	48	113	Dallas County	008802	3	735	835	88.02%
481338	Dallas	TX	51	48	113	Dallas County	008807	1	1,775	2,225	79.78%
481338	Dallas	TX	51	48	113	Dallas County	008807	2	1,845	2,210	83.48%
481338	Dallas	TX	51	48	113	Dallas County	008807	3	505	750	67.33%
481338	Dallas	TX	51	48	113	Dallas County	021000	1	1,685	1,920	87.76%
481338	Dallas	TX	51	48	113	Dallas County	021000	2	1130	1,370	82.48%
481338	Dallas	TX	51	48	113	Dallas County	021000	3	1,280	1,340	95.52%
481338	Dallas	TX	51	48	113	Dallas County	021000	4	620	745	83.22%
481338	Dallas	TX	51	48	113	Dallas County	021100	1	2845	3,280	86.74%
481338	Dallas	TX	51	48	113	Dallas County	021100	2	1180	1,355	87.08%
									31,710	39,615	80.05%



City of Dallas

EQUITY STRATEGY TARGET AREA C

Equity Strategy Target Area C

FY 2023 -2020 LOW/MOD CENSUS TRACT AND BLOCK GROUP DATA

CDBG UOG ID	CDBG NAME	STATE USAB	CDBG TYPE	ST	COUNTY	COUNTY NAME	CENSUS TRACT	BLOCK GROUP	LOW MOD	LOWMODUNIV	LOW/MOD PERCENT
481338	Dallas	TX	51	48	113	Dallas County	011300	1	925	1,270	72.83%
481338	Dallas	TX	51	48	113	Dallas County	011300	2	1,620	2,695	60.11%
481338	Dallas	TX	51	48	113	Dallas County	113000	3	710	1,105	64.25%
481338	Dallas	TX	51	48	113	Dallas County	011401	1	1,025	1,885	54.38%
481338	Dallas	TX	51	48	113	Dallas County	011401	2	1765	1,795	98.33%
481338	Dallas	TX	51	48	113	Dallas County	011401	3	1400	1845	75.88%
481338	Dallas	TX	51	48	113	Dallas County	016710	1	1,425	2,110	67.54%
481338	Dallas	TX	51	48	113	Dallas County	016710	2	2,095	2,990	70.07%
481338	Dallas	TX	51	48	113	Dallas County	016711	1	1,865	2,445	76.28%
									12,830	18,140	70.73%

HOME PROGRAM RECAPTURE/RESALE POLICY

Attachment 6

CITY OF DALLAS
HOME HOMEBUYER PROGRAM
RECAPTURE POLICY

Pursuant to HOME regulations at 24 CFR 92.254(a)(5) each HOME-funded homebuyer unit must be subject to either resale or recapture requirements during the affordability period. The City of Dallas exclusively uses the recapture provisions as defined herein and does not intend to use resale restrictions.

The City of Dallas provides HOME-funded direct buyer assistance to income eligible buyers through one locally designated program:

- Dallas Homebuyer Assistance Program (DHAP) provides up to $45,000 in assistance for existing homes toward a buyer's down payment, closing costs, and/or purchase price. Participants in the Dallas Homebuyer Assistance Program use this assistance to purchase homes otherwise available for sale in the private market.

The City also provides HOME funds to developers, including CHDOs, to develop for-sale housing, including both new and rehabilitated units. Units are sold exclusively to income eligible buyers with direct homebuyer subsidy provided as part of the City's DHAP.

The level of HOME assistance provided to a buyer is determined based on underwriting the buyer according to the City's underwriting policy, which takes into account income and resources to sustain homeownership, debts, and assets to acquire housing. Depending on the level of homebuyer assistance provided, the affordability period may be five (5) years (less than $15,000 in direct subsidy), ten (10) years ($15,000 or more but less than $40,000 in direct subsidy), or fifteen (15) years ($40,000 or more in direct subsidy). Based on the City's program design, most properties will trigger a 5- or 10-year affordability period. All buyers sign a HOME written agreement with the City outlining the affordability period and recapture provisions.

HOME assistance is provided in the form of a forgivable, deferred loan secured by a second-position deed of trust, enforced by a Promissory Note, which becomes due and payable upon sale or transfer of title during the term of affordability. A portion of this forgivable, deferred loan will be forgiven annually on a pro-rata basis, [(1/5) if the period of affordability is 5 years, (1/10) if 10 years or (1/15) if the affordability period is 15 years] as long as the buyer continues to occupy the property as his/her principal residence. The period of affordability for the Property will begin on the date the activity is shown as completed in HUD's Integrated Disbursement and Information System (IDIS) (the completion date) and shall end five (5)/ten (10)/fifteen (15) years after the Completion Date (the period of affordability). The Completion Date will not occur until sometime after the execution of this Agreement. City will provide a formal written notice to the Homebuyer of the Completion Date and the resulting expiration date of this Affordability Period and this Agreement. The expiration of the HOME written agreement and the affordability period shall be the same. If sale or transfer occurs during the term of affordability, whether voluntary or involuntary, a portion of the loan becomes due and payable, depending on the year of sale or transfer. For example:

A homebuyer receives $10,000 of HOME down payment assistance to purchase a home. The direct HOME subsidy to the homebuyer is $10,000, which results in a five-year period of affordability. If the homebuyer sells the home after three years, the homebuyer has received forgiveness of 3/5 of the entire amount, or $6,000. The City would recapture, assuming that there are sufficient net proceeds, the remaining $6,000 direct HOME subsidy. The homebuyer would receive any net proceeds in excess of $6,000.

In the event buyers remain in the unit beyond the end of the affordability period, the HOME loan is forgiven in its entirety. A sale occurring beyond the end of the affordability period is not subject to the recapture of the HOME funds. Any sale or transfer of title during the affordability period results in recapture by the City of the lesser of the:

a) Then outstanding unforgiven balance of the HOME loan originally provided to the buyer (less any voluntary prepayments previously made); or the
b) Net proceeds of sale (sales price minus senior secured debt minus reasonable seller's closing costs).

When the net proceeds are inadequate to fully repay the City's HOME loan, the City accepts the net proceeds as full and final payoff of the note. ***Receipts received as a result of a sale or transfer within the affordability period are recorded as "recaptured funds."*** Recaptured funds can only come from net proceeds of sale. When net sales proceeds exceed the HOME assistance, buyers retain all remaining net proceeds after repaying the HOME loan balance.

Compliance Requirements:

The City is responsible for ensuring that homebuyers maintain the housing as their principal residence for the duration of the applicable affordability period. The City will monitor compliance by requiring homeowners to submit proof of insurance and homestead exemption on an annual basis during the term of affordability. If the home is sold during the period of affordability, the City will be notified of the sale as triggered by the recorded instrument, the mortgage/lien document filed as part of the recapture provisions. Failure to comply with the recapture requirements means that 1) the original HOME-assisted homebuyer no longer occupies the unit as his or her principal residence (i.e., unit is rented or vacant), or 2) the home was sold during the period of affordability and the applicable recapture provisions were not enforced. If this noncompliance occurs, the City must repay its HOME Investment Trust Fund with non-Federal funds. In cases of noncompliance under or recapture provisions, the City will repay to the HOME Investment Trust Fund, in accordance with §92.503(b), any outstanding HOME funds invested in the housing. The amount subject to repayment is the total amount of HOME funds invested in the housing (i.e., any HOME funded direct homebuyer subsidy provided to the homebuyer an any HOME funds invested in the development of the unit) minus any HOME funds already repaid (i.e., payment of principal on a HOME loan). Any interest paid on the loan is considered program income and cannot be counted against the outstanding HOME investment amount. Note that noncompliance with principal residency requirements by a homebuyer under a recapture provision (i.e., unit is rented or vacant) is not a transfer and thus, not subject to proration included in the recapture provisions. As a result, the City must repay to the HOME Investment Trust Fund the entire amount of HOME funds invested in the housing.

NEIGHBORHOOD PUBLIC HEARINGS

Attachment 7

CITY OF DALLAS

NEIGHBORHOOD PUBLIC MEETINGS

FOR THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT GRANT FUNDS

JOIN US TO LEARN MORE ABOUT DEVELOPMENT OF THE HUD FIVE-YEAR CONSOLIDATED PLAN FOR FY 2024-25 THROUGH FY 2028-29 AND FY 2024-25 CONSOLIDATED PLAN BUDGET

Your opinion is important to us. Please join us at one of our upcoming in-person or virtual meetings and give feedback at the meeting and/or through the survey. Please share your thoughts on which programs should receive federal funding by completing the survey via the QR code above or the provided web link below.

PUBLIC MEETINGS:

HYBRID

7 p.m. | Thursday, Jan. 4, 2024
Dallas City Hall
1500 Marilla Street, Room 6ES
https://bit.ly/neighborhoodpm

IN-PERSON

10 a.m. | Monday, Jan. 8, 2024
Tommie M. Allen Recreation Center
7071 Bonnie View Road

VIRTUAL

5 p.m. | Tuesday, Jan. 9, 2024
https://bit.ly/neighborhoodpm

12 p.m. | Thursday, Jan. 11, 2024
HOPWA Meeting
https://bit.ly/neighborhoodpm

6 p.m. | Thursday, Jan. 11, 2024
https://bit.ly/neighborhoodpm

Or Dial: 1 (469) 210-7159

TELEPHONE TOWN HALL

6 p.m. | Thursday, Jan. 18, 2024
English: (888) 400-1932
Spanish: (888) 400-9342

CURRENT FUNDING SUPPORTS:

- *Low Income Neighborhood Improvements*
- *Homebuyers Down Payment Assistance*
- *Youth & Senior Programming*
- *Homelessness Prevention & Rapid Re-Housing*
- *Housing & Support for Persons with HIV/Aids*
- *Home Repair Assistance*

Complete the survey here: https://bit.ly/neighborhoodpm

Grants Administration

@DallasCommDev

City of Dallas | Budget & Management Services

ofscommunitydevelopment@dallas.gov | (214) 670-4557

CIUDAD DE DALLAS

REUNIONES COMUNITARIAS PÚBLICAS

SOBRE LOS FONDOS DE SUBVENCIONES DEL DEPARTAMENTO DE VIVIENDA Y DESARROLLO URBANO DE EE. UU.

ACOMPÁÑENOS PARA APRENDER MÁS SOBRE EL DESARROLLO DEL PLAN CONSOLIDADO DE CINCO AÑOS DE HUD PARA EL AÑO FISCAL 2024-25 AL AÑO FISCAL 2028-29 Y EL PRESUPUESTO DEL PLAN CONSOLIDADO DE AÑO FISCAL 2024-25

Su opinión es importante. Acompáñenos en una de nuestras próximas reuniones presenciales o virtuales para dar su opinión allí mismo y/o a través de la encuesta. Comparta sus sugerencias sobre qué programas deberían recibir fondos federales completando la encuesta a través del código QR o en el enlace proporcionado a continuación.

REUNIONES PÚBLICAS 2024:

HÍBRIDA

7 p.m. | Jueves, 4 de enero
Alcaldía de la Ciudad de Dallas
1500 Marilla Street, Room 6ES
https://bit.ly/neighborhoodpm

PRESENCIAL

10 a.m. | Lunes, 8 de enero
Tommie M. Allen Recreation Center
7071 Bonnie View Road

VIRTUAL

5 p.m. | Martes, 9 de enero
https://bit.ly/neighborhoodpm

12 p.m. | Jueves, 11 de enero
Reunión de HOPWA
https://bit.ly/neighborhoodpm

6 p.m. | Jueves, 11 de enero
https://bit.ly/neighborhoodpm

O llame al: 1 (469) 210-7159

REUNIÓN TELEFÓNICA

6 p.m. | Jueves, 18 de enero
Inglés: (888) 400-1932
Español: (888) 400-9342

LOS FONDOS ACTUALES APOYAN:

- *Mejoras a vecindarios de bajos ingresos*
- *Asistencia con el pago inicial para la compra de vivienda*
- *Programas para jóvenes, cuidado infantil y tribunal comunitario*
- *Prevención de la falta de vivienda y realojamiento rápido*
- *Vivienda y apoyo para personas con VIH/SIDA*
- *Asistencia para reparaciones de vivienda*

Complete la encuesta en: https://bit.ly/neighborhoodpm

Administración de subvenciones

@DallasCommDev

City of Dallas | Budget & Management Services

ofscommunitydevelopment@dallas.gov | (214) 670-4557

የዳላስ ከተማ
የሰፈር ህዝባዊ ስብሰባዎች
ለዩናይትድ ስቴትስ የመኖሪያ ቤት እና የከተማ ልማት ስጦታ ፈንዶች

የHUD የአምስት አመት የተከማቸ እቅድ ለ2024-25 የበጀት አመት እስከ 2028-29 የበጀት አመት እና 2024-25 የበጀት አመት የተከማቸ እቅድ በጀት የበለጠ ለማወቅ ከፈለጉ ይቀላቀሉን

የእርስዎ ሃሳብ ለእኛ ጠቃሚ ነው። እባክዎ ቀጣይ ከሚደረጉት የአካል ወይም የቨርቹዋል ስብሰባዎች በአንዱ ላይ ይቀላቀሉን እና በስብሰባው እና/ወይም በዳሰሳ ጥናቱ በኩል ግብረመልስ ይስጡን። የዳሰሳ ጥናቱን በማጠናቀቅ ከላይ በተቀመጠው QR ኮድ ወይም ከታች በተቀመጠው የድር አገናኝ በኩል የትኞቹ ፕሮግራሞች የፌዴራል የገንዘብ ዳጋፍ መቀበል እንዳለባቸው እባክዎ ሃሳብዎን ያጋሩ።

ህዝባዊ ስብሰባዎች፡-

ድብልቅ

7 p.m. | ሐሙስ፣ ጃንዋሪ 4፣ 2024
የዳላስ ከተማ አዳራሽ
1500 Marilla Street, Room 6ES
https://bit.ly/neighborhoodpm

በአካል

10 a.m. | ሰኞ፣ ጃንዋሪ 8፣ 2024
Tommie M. Allen Recreation Center
7071 Bonnie View Road

ቨርቹዋል

5 p.m. | ማክሰኞ፣ ጃንዋሪ 9፣ 2024
https://bit.ly/neighborhoodpm

12 p.m. | ሐሙስ፣ ጃንዋሪ 11፣ 2024
HOPWA ስብሰባ
https://bit.ly/neighborhoodpm

6 p.m. | ሐሙስ፣ ጃንዋሪ 11፣ 2024
https://bit.ly/neighborhoodpm

ወይም ይደውሉ፡ 1 (469) 210-7159

የቴሌፎን ከተማ አዳራሽ

6 p.m. | ሐሙስ፣ ጃንዋሪ 18፣ 2024
እንግሊዝኛ፡- (888) 400-1932
ስፓኒሽ፡- (888) 400-9342

አሁናዊ የገንዘብ ድጋፎች፡-

- *የዝቅተኛ ገቢ የሰፈር መሻሻሎች*
- *የቤት ገዢ የመጀመሪያ ክፍያ እገዛ*
- *የወጣት እና የአዋቂ ፕሮግራሚንግ*
- *የቤት አልባነት መከላከል እና የፈጣን ዳግም መኖሪያ ቤት ማግኘት*
- *የመኖሪያ ቤት እና ከኤች አይቪ/ኤድስ ጋር ለሚኖሩ ሰዎች ድጋፍ*
- *የቤት ጥገና እርዳታ*

የዳሰሳ ጥናቱን ያጠናቅቁ ከታች ያለውን ሊንክ https://bit.ly/neighborhoodpm

የስጦታዎች አስተዳደር

@DallasCommDev

City of Dallas | በጀት እና አስተዳደር አገልግሎቶች

ofscommunitydevelopment@dallas.gov | (214) 670-4557

THÀNH PHỐ DALLAS

CÁC CUỘC HỌP CỘNG ĐỒNG KHU PHỐ

VỀ CÁC KHOẢN NGÂN QUỸ TRỢ CẤP CỦA BỘ GIA CƯ & PHÁT TRIỂN ĐÔ THỊ HOA KỲ (HUD)

HÃY THAM GIA CÙNG CHÚNG TÔI ĐỂ TÌM HIỂU THÊM VỀ VIỆC PHÁT TRIỂN KẾ HOẠCH HỢP NHẤT 5 NĂM CỦA BỘ GIA CƯ & PHÁT TRIỂN ĐÔ THỊ (HUD) TRONG NĂM TÀI KHÓA 2024-25 THÔNG QUA NGÂN SÁCH KẾ HOẠCH HỢP NHẤT DÀNH CHO NĂM TÀI KHÓA 2028-29 VÀ NĂM TÀI KHÓA 2024-25

Ý kiến của quý vị rất quan trọng đối với chúng tôi. Xin vui lòng tham gia cùng chúng tôi tại một trong số các cuộc họp trực tiếp hay trực tuyến sắp tới của chúng tôi và cung cấp thông tin phản hồi tại cuộc họp ấy và/hay thông qua bản khảo sát. Xin vui lòng chia sẻ ý tưởng của quý vị về việc nên cho các chương trình nào nhận tài trợ liên bang bằng cách quét mã QR bên trên và theo đường dẫn trang web bên dưới để điền thông tin vào bản khảo sát.

CÁC CUỘC HỌP CỘNG ĐỒNG:

HỖN HỢP

7:00 tối | Thứ Năm, 04 tháng 01 năm 2024
Tòa Thị chính Dallas
1500 Marilla Street, Phòng 6ES
https://bit.ly/neighborhoodpm

TRỰC TIẾP

10 :00 sáng | Thứ Hai, 08 tháng 01 năm 2024
Trung tâm Giải trí Tommie M. Allen
7071 Bonnie View Road

TRỰC TUYẾN

5:00 chiều | Thứ Ba, 09 tháng 01 năm 2024
https://bit.ly/neighborhoodpm

12:00 trưa | Thứ Năm, 11 tháng 01 năm 2024
Cuộc họp HOPWA
https://bit.ly/neighborhoodpm

6:00 chiều | Thứ Năm, 11 tháng 01 năm 2024
https://bit.ly/neighborhoodpm

Hoặc gọi số: 1 (469) 210-7159

DIỄN ĐÀN TELEPHONE TOWN HALL

6:00 chiều | Thứ Năm, 18 tháng 01 năm 2024
Tiếng Anh: (888) 400-1932
Tiếng Tây Ban Nha: (888) 400-9342

CÁC HỖ TRỢ TÀI TRỢ HIỆN NAY:

- *Các Dự án Cải thiện Khu phố Thu nhập thấp*
- *Hỗ trợ Tiền đặt cọc cho Người mua nhà*
- *Lập Chương trình cho Người trẻ & Người già*
- *Ngăn ngừa Tình trạng Vô gia cư & Nhanh chóng Xúc tiến Tái gia cư*
- *Nhà ở & Hỗ trợ cho Người nhiễm HIV/Aids*
- *Hỗ trợ Sửa chữa Nhà ở*

Điền thông tin vào bản khảo sát qua trang: https://bit.ly/neighborhoodpm

Quản lý các khoản Trợ cấp

@DallasCommDev

City of Dallas | **Sở Dịch vụ Quản lý & Ngân sách**

ofscommunitydevelopment@dallas.gov | (214) 670-4557

达拉斯市
社区公开会议
美国住房和城市发展部补助资金

加入我们，了解更多关于制定住房和城市发展部 **2024-25**财年至**2028-29**财年五年综合计划和**2024-25**财年综合计划预算的信息

您的意见对我们很重要。请参加我们即将举行的现场会议或虚拟会议，并在会议上和/或通过调查提供反馈意见。请通过上面的二维码或下面提供的网络链接填写调查问卷，就哪些计划应获得联邦资助分享您的想法。

公开会议:

混合

晚上**7**点 | **2024**年**1**月**4**日，星期四
达拉斯市政厅
1500 Marilla 大街，6ES 室
https://bit.ly/neighborhoodpm

亲临现场

上午**10:00** | **2024**年**1**月**8**日，星期一
Tommie M. Allen 娱乐中心
7071 Bonnie View 路

虚拟

下午**5**点 | **2024**年**1**月**9**日，星期二
https://bit.ly/neighborhoodpm

下午**12**点 | **2024**年**1**月**11**日星期四

HOPWA 会议
https://bit.ly/neighborhoodpm

下午**6**点 | **2024**年**1**月**11**日，星期四
https://bit.ly/neighborhoodpm

或拨打: 1 (469) 210-7159

电话 市政厅

下午**6**点 | **2024**年**1**月**18**日，星期四
英语: (888) 400-1932
西班牙语: (888) 400-9342

目前的资金支持:

- *低收入社区改善项目*
- *购房者首付款援助*
- *青少年和老年人计划*
- *预防无家可归和快速重新安置*
- *为艾滋病毒 / 艾滋病感染者提供住房和支持*
- *房屋修缮援助*

点击此处完成调查问卷: https://bit.ly/neighborhoodpm

댈러스 시 지역사회 공개 회의

미국 주택 및 도시 개발부 보조금 기금

FY 2024-25부터 FY 2028-29 및 FY 2024-25 통합 계획 예산을 위한 HUD 5개년 개발 통합 계획에 대해 우리와 함께 자세히 알아보십시오

여러분의 의견은 우리에게 중요합니다. 다가오는 대면 회의 또는 화상 회의에 참여하여 회의 및/또는 설문 조사를 통해 피드백을 제공하십시오. 위의 QR 코드 또는 아래 제공된 웹 링크를 통해 설문조사를 완료하여, 어떤 프로그램이 연방 자금 지원을 받아야 하는지에 대한 여러분의 생각을 공유해 주십시오.

공개회의:

혼합

7 p.m. | 2024년 1월 4일 목요일
댈러스 시청
1500 Marilla Street, Room 6ES
https://bit.ly/neighborhoodpm

대면

10 a.m. |2024년 1월 8일 월요일
Tommie M. Allen Recreation Center
7071 Bonnie View Road

화상

5 p.m. | 2024년 1월 9일 화요일
https://bit.ly/neighborhoodpm

12 p.m. | 2024년 1월 11일 목요일
HOPWA Meeting
https://bit.ly/neighborhoodpm

6 p.m. | 2024년 1월 11일 목요일
https://bit.ly/neighborhoodpm

또는 전화: 1 (469) 210-7159

시청으로전화하세요

6 p.m. | 2024년 1월 18일 목요일
영어: (888) 400-1932
스페인어: (888) 400-9342

현재 자금 지원:

- *저소득층 지역 개선*
- *주택 구입자 계약금 지원*
- *청소년 및 노인 프로그래밍*
- *노숙자 예방 및 신속한 새 주택 공급*
- *HIV/ 에이즈 환자를 위한 주택 및 지원*
- *집 수리 지원*

여기에서 설문조사를 완료하세요: https://bit.ly/neighborhoodpm

City of Dallas

Five Year Consolidated Plan Community Survey

Your opinion is important to us! This survey is one important tool the City will use to develop its Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29 and FY 2024-25 Consolidated Plan Budget.

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

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

3. The City should continue allocating grant funds for projects aimed at enhancing public infrastructure in eligible areas specifically racially and ethnically concentrated areas of poverty (R/ECAPs)? (These projects may include repairing sidewalks and streets, enhancing accessibility for individuals with disabilities and providing funding for the revitalization of non-profit facilities).

   a) Strongly Agree,
   b) Agree
   c) Neutral
   d) Disagree
   e) Strongly Disagree

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 support,
   b) street outreach,
   c) homeless prevention programs,
   d) housing placement programs
   e) all of the above

City of Dallas

5. Do you agree or disagree with the following: The City should continue funding following services that help and provide supportive services to improve the housing stability, health outcomes, and overall well-being of those affected by HIV/AIDS?
   - Rental assistance
   - Housing placement and supportive services
   - Facility based housing
   - Housing information and resource identification

   a) Strongly Agree,
   b) Agree
   c) Neutral
   d) Disagree
   e) Strongly Disagree

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

   _____
   _____
   _____
   _____
   _____
   _____
   _____

7. How did you learn about the Neighborhood Public Meeting?
   a) Newspaper
   b) Social Media
   c) Word of mouth
   d) City Dallas Website
   e) Email
   f) Other

8. 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

City of Dallas

Encuesta Comunitaria sobre el Plan Consolidado de Cinco Años

¡Su opinión es importante para nosotros! Esta encuesta es una herramienta importante que la Ciudad utilizará para desarrollar su Plan Consolidado de Cinco Años para los AF 2024-25 a 2028-29 y el Presupuesto del Plan Consolidado para el AF 2024-25.

1. La Ciudad asigna fondos de subvenciones para atender las necesidades de servicios humanos y sociales, como guarderías económicas, cuidado después de clases y servicios comunitarios para adultos.

   En su opinión, ¿cuál de las siguientes necesidades es más importante?

   a) Guarderías económicas
   b) Cuidado después de clases/fuera de la escuela
   c) Servicios comunitarios para adultos

2. ¿Qué programas de vivienda cree que la Ciudad debería apoyar más para aumentar la accesibilidad y la oferta de viviendas económicas y de alta calidad para los residentes de Dallas?

   a) Lograr que haya nuevos propietarios a través del programa de ayuda para la compra de viviendas
   b) Rehabilitar y/o reconstruir viviendas unifamiliares y multifamiliares existentes
   c) Desarrollar nuevas unidades de vivienda
   d) Todo lo anterior

3. La Ciudad debe seguir asignando fondos de subvenciones para proyectos destinados a mejorar la infraestructura pública en áreas que cumplen con los requisitos, específicamente áreas de pobreza concentradas racial y étnicamente (R/ECAP, por sus siglas en inglés)? (Estos proyectos pueden incluir la reparación de aceras y calles, la mejora de la accesibilidad para las personas con discapacidades y el financiamiento de la revitalización de las instalaciones de organizaciones sin fines de lucro).

   a) Completamente de acuerdo
   b) De acuerdo
   c) Ni de acuerdo ni en desacuerdo
   d) En desacuerdo
   e) Completamente en desacuerdo

4. ¿En qué servicios debería enfocarse la Ciudad para abordar la falta de vivienda y atender las necesidades de quienes no tienen refugio en Dallas?

   a) Apoyo a las operaciones de refugios
   b) Difusión en las calles

c) Programas de prevención de falta de vivienda
d) Programas de colocación en viviendas
e) Todo lo anterior

5. ¿Está de acuerdo o en desacuerdo con lo siguiente: La Ciudad debería continuar financiando los siguientes servicios que ayudan y brindan servicios de apoyo para mejorar la estabilidad de la vivienda, los resultados de salud y el bienestar general de los afectados por el VIH/SIDA?
   - Asistencia con el alquiler
   - Colocación en vivienda y servicios de apoyo
   - Alojamiento en instalaciones
   - Información de vivienda e identificación de recursos

   a) Completamente de acuerdo
   b) De acuerdo
   c) Ni de acuerdo ni en desacuerdo
   d) En desacuerdo
   e) Completamente en desacuerdo

6. Por favor, utilice este espacio para compartir sus opiniones sobre servicios o programas adicionales en los que cree que la Ciudad debería considerar invertir.

   _____
   _____
   _____
   _____
   _____
   _____
   _____

7. ¿Cómo se enteró de la Reunión Pública Comunitaria?
   a) Periódico
   b) Redes sociales
   c) Boca a boca
   d) Sitio web de la Ciudad de Dallas
   e) Correo electrónico
   f) Otros

City of Dallas

8. Si asistió a una Reunión Pública Comunitaria sobre el Plan Consolidado de Cinco Años (en persona o virtualmente), ¿está de acuerdo o en desacuerdo con la siguiente afirmación?

   Esta presentación ha sido útil e informativa.

   a) Totalmente de acuerdo
   b) De acuerdo
   c) Ni de acuerdo ni en desacuerdo
   d) En desacuerdo
   e) Totalmente en desacuerdo

Enviar

የአምስት አመት የተከማቸ እቅድ የማህበረሰብ የዳሰሳ ጥናት

የእርስዎ የግል ሃሳብ ለእኛ አስፈላጊ ነው! ይህ የዳሰሳ ጥናት ከተማው ለ2024-25 የበጀት አመት ከ2028-29 እስከ 2024-25 በጀተ አመት ድረስ ለሚቆየው የተከማቸ የእቅድ በጀት የአምስት አመት የተከማቸ እቅዱን ለማጎልበት የሚጠቀምበት የዳሰሳ ጥናት ነው።

1. ከተማው ተመጣጣኝ የልጅ እንክብካቤ፣ ከት/ቤት በኋላ የሚኖር እንክብካቤ እና ለአዋቂዎች ማህበረሰብ ላይ የተመሰረቱ አገልግሎቶችን ጨምሮ የሚኖሩ የሰብአዊ እና የማህበራዊ ፍላጎቶን ለመሸፈን የገንዘብ ድጋፎችን ይመድባል።

   በእርስዎ የግል ሃሳብ፣ ከሚከተሉት ውስጥ የትኛው በጣም ጠቃሚ ነው?

   a) ተመጣጣኝ የልጅ እንክብካቤ
   b) ከት/ቤት በኋላ/ከት/ቤት ውጪ ያለ እንክብካቤ
   c) ለአዋቂዎች በማህበረሰብ ላይ የተመሰረቱ አገልግሎቶች

2. ለዳላስ ነዋሪዎች የትኞቹ ተመጣጣኝ የሆኑ፣ ከፍተኛ ጥራት ያልላቸው የመኖሪያ ቤቶች ተደራሽነት እና አቅርቦትን ለመጨመር የትኞቹ የመኖሪያ ቤት ፕሮግራሞችን ከተማው መደገፍ አለበት?

   a) አዳዲስ የቤት ባለቤቶችን በቤት ገዢ እገዛ ፕሮግራም በኩል።
   b) ነባት የነጠላ ቤተሰብ እና የባለብዙ ቤተሰብ መኖሪያ ቤትን ማደስ እና/ወይም ዳግም መገንባት
   c) አዳዲስ የመኖሪያ ቤት ክፍሎችን መገንባት።
   d) ሁሉም መልስ ናቸው

3. Ոracially and ethnically concentrated areas of poverty (R/ECAPs) የተወሰኑ ብቁ የሆኑ አካባቢዎች ከተማው ህዝባዊ መሰረተልማትን ለማሻሻል አላማ አድርጎ የገንዘብ ድጋፎችን መመደቡን መቀጠል ይገባዋል። (እነዚህ ፕሮጀክቶች የእግረኛ መንገዶችን እና አውራ ጎዳናዎችን መጠገን፣ ከአካል ጉዳት ጋር የሞኖሩ ግለሰቦችን ተደራሽነት ማሻሻል እና ትርፋማ ላልሆኑ ፋሲሊቲዎች የገንዘብ ድጋፍ ማድረኝ ሊያካትቱ ይችላሉ)።

   a) በጣም እስማማለሁ፣
   b) እስማማለሁ
   c) መስማማትም አለመስማማትም አልችልም
   d) አልስማማም
   e) በፍጹም አልስማማም

4. ከተማው የቤት አልባነትን ለማስቆም እና በዳላስ ውስጥ ያለ መጠለያ ያሉ ሰዎች ፍላጎታቸውን ለማዘጋጀት የትኞቹ አገልግሎቶች ከተማው ትኩረት ማድረግ ይገባዋል?

   a) የመጠለያ ክንውኖች ድጋፍ

b) የመንገድ ላይ ተደራሽነት፣
c) የቤት አልባነት መከላከል ፕሮግራሞች
d) የመኖሪያ ቤት ምደባ ፕሮግራሞች
e) ሁሉም መልስ ናቸው

5. ከሚከተለው ጋር ይስማማሉ ወይም አይስማሙም፡- በኤችአይቪ/ኤድስ ለተጠቁ ሰዎች የመኖሪያ ቤት መረጋጋት፣ የጤና ውጤቶች እና አጠቃላይ ደህንነታቸውን ለማሻሻል የሚረዱ እና ደጋፊ አገልግሎቶችን ለሚያቀርቡ የሚከተሉት አገልግሎቶች ከተማው የገንዘብ ድጋፍ ማድረግ ይገባዋል?
   - የኪራይ ድጋፍ
   - የመኖሪያ ቤት ምደባ እና የድጋፍ አገልግሎቶች
   - በፋሲሊቲ ላይ የተመሰረተ የመኖሪያ ቤት
   - የመኦሪያ ቤት መረጃ እና የሃብት ልየታ

   a) በጣም እስማማለሁ፣
   b) እስማማለሁ
   c) መስማማትም አለመስማማትም አልችልም
   d) አልስማማም
   e) በፍጹም አልስማማም

6. ከተማው መዋዕለ ንዋይ ለማፍሰስ ከግምት ውስጥ ማስገባት ስለሚከቡት ተጨማሪ አገልግሎቶች ውይም ፕሮግራሞች ሃሳቦችዎን ለማጋራት ይህንን ባዶ ቦታ እባክዎ ይጠቀሙ።

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7. ስለሰፈር ህዝባዊ ስብሰባ እንዴት ሊያውቁ ቻሉ?
   a) በጋዜጣ
   b) በማህበራዊ ሚዲያ

c) በአፍ በተነገረ ቃል
d) የዳላስ ከተማ ድረገጽ
e) በኢሜይል
f) በሌላ

8. የአምስት አመት የተከማቸ እቅድ(በአካል ወይም በቨርቹዋል)ን በተመለከተ የሰፈር ህዝባዊ ስብሰባ ላይ ከታደሙ፣ በሚከተለው መግለጫ ይስማማሉ ወይስ አይስማሙም?

ይህ አቀራረብ ደጋፊ እና ግንዛቤ አስጨባጭ ነው።

a) በጣም እስማማለሁ
b) እስማማለሁ
c) መስማማትም አለመስማማትም አልችልም
d) አልስማማም
e) በፍጹም አልስማማም

አስገባ

五年综合计划社区调查

您的意见对我们很重要！本调查是市政府用来制定 2024-25 财年至 2028-29 财年五年综合计划和 2024-25 财年综合计划预算的一个重要工具。

1. 本市是否分配补助金以满足人类和社会服务需求，包括负担得起的托儿服务、放学后看护服务以及针对成年人的社区服务？

   在您看来，以下哪项需求最为重要？
   a) 负担得起的托儿服务
   b) 课后/校外托管
   c) 面向成年人的社区服务

2. 你认为达拉斯市最应该支持哪些住房项目，以增加达拉斯居民负担得起的高质量住房的机会和供应？

   a) 通过购房者援助计划创造新的房主。
   b) 修复和/或重建现有的独户住宅和多户住宅
   c) 开发新的住房单元。
   d) 以上所有内容

3. 市政府是否应继续为符合条件的地区，特别是种族和族裔集中的贫困地区（R/ECAPs）的公共基础设施改善项目分配补助资金？(这些项目可能包括修复人行道和街道、提高残疾人的无障碍环境以及为非营利设施的振兴提供资金）。

   a) 非常同意
   b) 同意
   c) 中立
   d) 不同意
   e) 非常不同意

4. 达拉斯市应集中精力提供哪些服务来解决无家可归问题，满足达拉斯市无家可归者的需求？

   a) 庇护所运营支持
   b) 街道范围
   c) 无家可归者预防计划
   d) 住房安置计划
   e) 以上所有内容

5. 您同意还是不同意以下观点： 本市应继续资助以下服务，以帮助和提供支持性服务，改善受艾滋病毒/艾滋病影响者的住房稳定性、健康状况和整体福祉？
   - 租金援助
   - 住房安置和支持服务
   - 设施住房
   - 住房信息和资源识别

   a) 非常同意
   b) 同意
   c) 中立
   d) 不同意
   e) 非常不同意

6. 请在此分享您认为市政府应考虑投资的其他服务或计划。

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7. 您是如何得知邻里公开会议的？
   a) 报纸
   b) 社交媒体
   c) 口碑
   d) 达拉斯市网站
   e) 电子邮件
   f) 其他

8. 如果您亲自或以虚拟方式参加了关于五年综合计划的邻里公开会议，您同意或不同意以下说法？

   这篇演讲很有帮助，内容丰富。

   a) 非常同意
   b) 同意

c) 中性
d) 不同意
e) 非常不同意

提交

5 개년 통합 계획 지역사회 설문조사

귀하의 의견은 우리에게 중요합니다! 이 설문 조사는 시가 2024-25 회계연도부터 2028-29 회계연도까지 해당되는 5 개년 통합 계획 및 2024-25 회계연도 통합 계획 예산을 개발하는데 사용할 중요한 도구 중 하나입니다.

1. 시는 저렴한 보육, 방과 후 보육 및 성인을 위한 지역사회 기반 서비스를 포함하여, 인간 및 사회 서비스 요구 사항을 해결하기 위해 보조금 기금을 책정합니까?
   귀하는 다음 요구 사항 중 어느 것이 가장 중요하다고 생각하시나요?
   a) 저렴한 보육
   b) 방과 후/학교 밖 보육
   c) 성인을 위한 지역사회 기반 서비스
2. 댈러스 주민들을 위한 저렴한 양질의 주택 접근성과 공급을 늘리기 위해, 시가 어떤 주택 프로그램을 가장 많이 지원해야 한다고 생각하십니까?
   a) 주택 구입자 지원 프로그램을 통한 신규 주택 소유자 창출
   b) 기존 단독 주택 및 다가구 주택 복구 및/또는 재건축
   c) 신규 주택 개발
   d) 위의 모든 것
3 시는 특히 인종 및 민족 집중 빈곤 지역(R/ECAPs)이 속하는 적격 지역의 공공 기반 시설을 개선하기 위한 프로젝트에 보조금 기금을 계속 책정해야 합니까?(이러한 프로젝트에는 보도와 거리 수리, 장애인의 접근성 향상 및 비영리 시설 활성화를 위한 자금 제공이 포함될 수 있습니다).
   a) 전적으로 동의함
   b) 동의함
   c) 중립
   d) 동의하지 않음
   e) 전적으로 동의하지 않음
4 시는 댈러스에서 노숙자 문제를 해결하고 보호소가 없는 사람들의 필요를 충족시키기 위해 어떤 서비스에 집중해야 합니까?
   a) 보호소 운영 지원,
   b) 거리 봉사 활동,
   c) 노숙자 예방 프로그램,
   d) 주택 알선 프로그램

e) 위의 모든 것

5 귀하는 다음 사항에 동의하십니까, 아니면 동의하지 않으십니까? 시는 HIV/AIDS 에 걸린 사람들의 주택 안정성, 건강 결과 및 전반적인 복지를 개선하는 지원 활동을 제공하고 돕는 아래 서비스에 대한 자금 지원을 계속해야 합니까?

- 임대 지원
- 주택 알선 및 지원 서비스
- 시설 기반 주택
- 주택 정보 및 자원 식별

a) 전적으로 동의함
b) 동의함
c) 중립
d) 동의하지 않음
e) 전적으로 동의하지 않음

6 이 공간을 사용하여, 시가 투자를 고려해야 한다고 생각하는 추가 서비스나 프로그램에 대한 의견을 공유하십시오.

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7 주민공청회에 대해 어떻게 알게 되셨나요?

a) 신문
b) 소셜 미디어
c) 입소문
d) 댈러스 시 웹사이트
e) 이메일

f) 기타

8 귀하가 5 개년 통합 계획 관련 주민 공청회(직접 또는 가상)에 참석한 경우 아래 의견에 동의하십니까, 아니면 반대하십니까?

이 프레젠테이션은 유익하고 유용했습니다.

a) 전적으로 동의함
b) 동의함
c) 중립
d) 동의하지 않음
e) 전적으로 동의하지 않음

제출하십시오

Khảo sát Cộng đồng về Kế hoạch Hợp nhất 5 Năm

Ý kiến của quý vị rất quan trọng đối với chúng tôi! Bản khảo sát này là một công cụ quan trọng mà Công ty sẽ sử dụng để hình thành Kế hoạch Hợp nhất 5 Năm của mình cho năm tài chính 2024-2025 thông qua Ngân sách Kế hoạch Hợp nhất cho năm tài chính 2028-2029 và năm tài chính 2024-2025.

1. Thành phố phân bổ các khoản ngân quỹ trợ cấp để giải quyết các nhu cầu dịch vụ xã hội và con người, bao gồm các dịch vụ chăm sóc trẻ với giá chấp nhận được, chăm sóc trẻ sau giờ tan trường và các dịch vụ dựa vào cộng đồng dành cho người trưởng thành?

   Theo ý kiến của quý vị, nhu cầu nào sau đây quan trọng hơn cả?

   a) Chăm sóc trẻ với giá chấp nhận được
   b) Chăm sóc trẻ sau giờ tan trường/Ngoài giờ đến trường
   c) Các dịch vụ dựa vào cộng đồng dành cho người trưởng thành

2. Các chương trình nhà ở nào mà quý vị tin rằng Thành phố nên hỗ trợ nhất để tăng khả năng tiếp cận và cung cấp nhà ở chất lượng cao, có giá chấp nhận được, cho các cư dân của Thành phố Dallas?

   a) tăng số lượng các chủ sở hữu nhà mới thông qua chương trình hỗ trợ người mua nhà
   b) phục hồi và/hay tái xây dựng nhà ở dành cho một hộ gia đình và nhiều hộ gia đình
   c) phát triển các đơn vị nhà ở mới.
   d) tất cả các chương trình nêu trên

3. Thành phố nên tiếp tục phân bổ các khoản ngân quỹ tài trợ dành cho các dự án dành cho mục đích cải thiện cơ sở hạ tầng công cộng ở những khu vực hợp chuẩn, cụ thể là những khu vực nghèo có yếu tố tập trung chủng tộc (R/ECAPs)? (Các dự án này có thể bao gồm việc sửa chữa vỉa hè và đường phố, cải thiện khả năng tiếp cận cho những người bị khuyết tật và cung cấp tài trợ cho quá trình tái sinh các cơ sở phi lợi nhuận).

   a) Hoàn toàn đồng ý
   b) Đồng ý
   c) Trung lập
   d) Không đồng ý
   e) Hoàn toàn không đồng ý

4. Thành phố nên tập trung vào các dịch vụ nào để giải quyết tình trạng vô gia cư và phục vụ cho nhu cầu của những người không có nơi ở tại Thành phố Dallas?

   a) hỗ trợ vận hành nơi ở tạm,
   b) tiếp cận hỗ trợ trên đường phố,
   c) các chương trình ngăn ngừa tình trạng vô gia cư,
   d) các chương trình thu xếp nhà ở
   e) tất cả dịch vụ nêu trên

5. Quý vị đồng ý hay không đồng ý với nội dung sau đây: Thành phố nên tiếp tục tài trợ cho các dịch vụ sau đây để giúp và cung cấp các dịch vụ hỗ trợ cải thiện khả năng ổn định nhà cửa, tình trạng sức khỏe và tình trạng an sinh tổng thể của những người nhiễm HIV/AIDS?
   - Hỗ trợ tiền thuê
   - Thu xếp nhà ở và các dịch vụ hỗ trợ
   - Nhà ở dựa trên cơ sở tiện ích
   - Xác định các nguồn tài nguyên và thông tin về nhà ở

   a) Hoàn toàn đồng ý
   b) Đồng ý
   c) Trung lập
   d) Không đồng ý
   e) Hoàn toàn không đồng ý

6. Xin vui lòng sử dụng khoảng trống bên dưới để chia sẻ ý tưởng của quý vị về các dịch vụ hay chương trình bổ sung mà bạn tin rằng Thành phố nên xem xét đầu tư vào đó.

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   _____

7. Quý vị đã tìm hiểu về Cuộc họp Công chúng Khu phố bằng cách nào?
   a) Báo chí
   b) Mạng xã hội
   c) Truyền miệng
   d) Trang web của Thành phố Dallas
   e) Email
   f) Cách khác

8. Nếu quý vị đã tham gia một Cuộc họp Công chúng Khu phố về Kế hoạch Hợp nhất 5 Năm (trực tiếp hay trực tuyến), quý vị đồng ý hay không đồng ý với nội dung tuyên bố sau đây:

   Phần trình bày này vẫn còn hữu dụng và có giá trị thông tin.

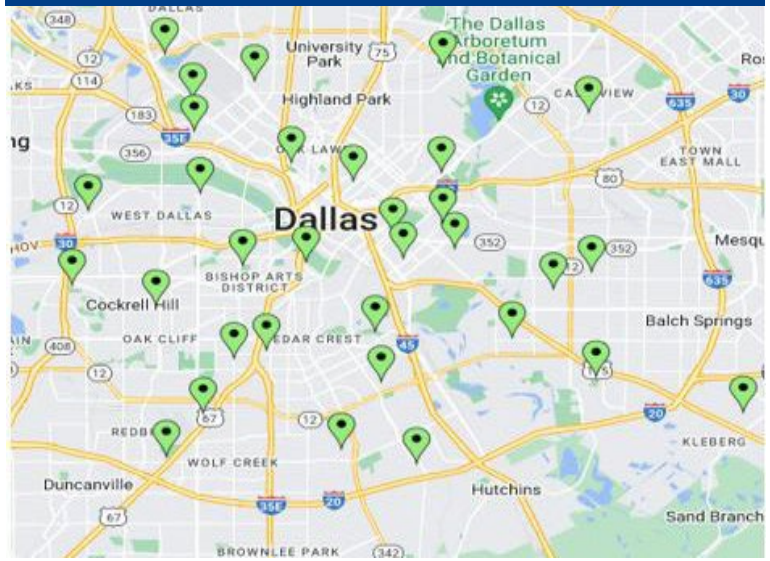
   a) Hoàn toàn đồng ý
   b) Đồng ý
   c) Trung lập
   d) Không đồng ý
   e) Hoàn toàn không đồng ý

Nộp

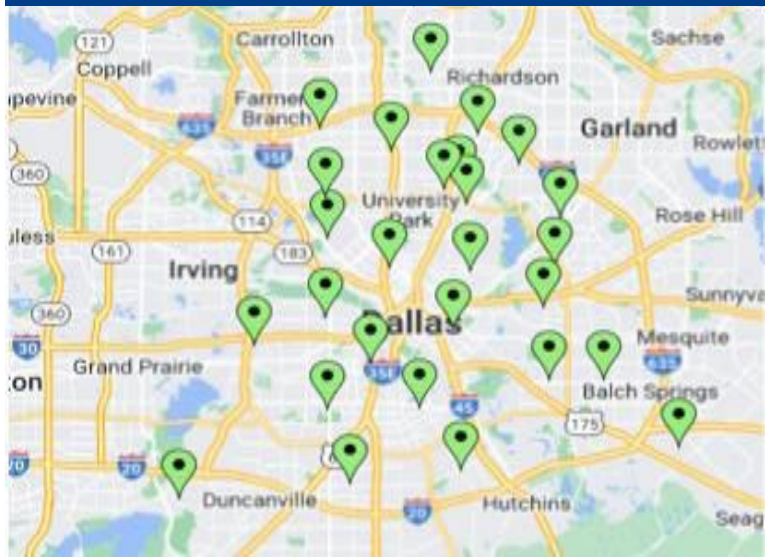
Outreach Efforts

Flyer Distribution Locations

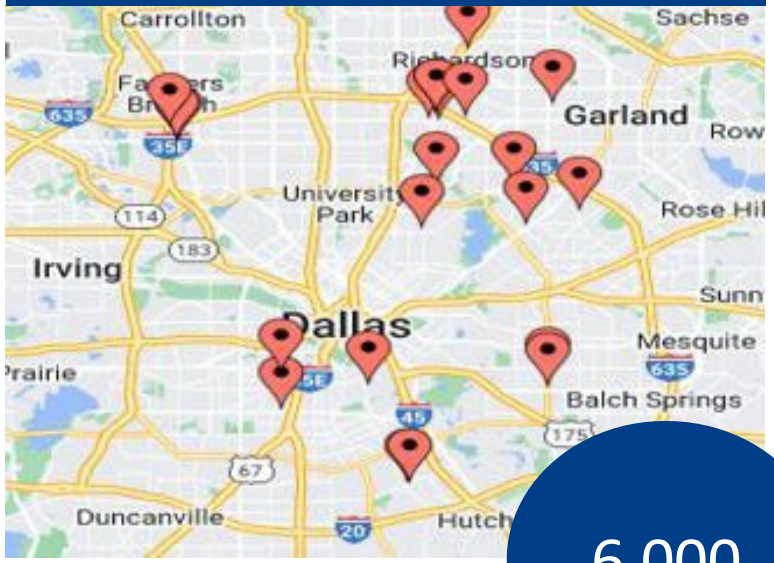
Parks & Recreation Centers



Dallas Public Libraries



Canvassing Efforts

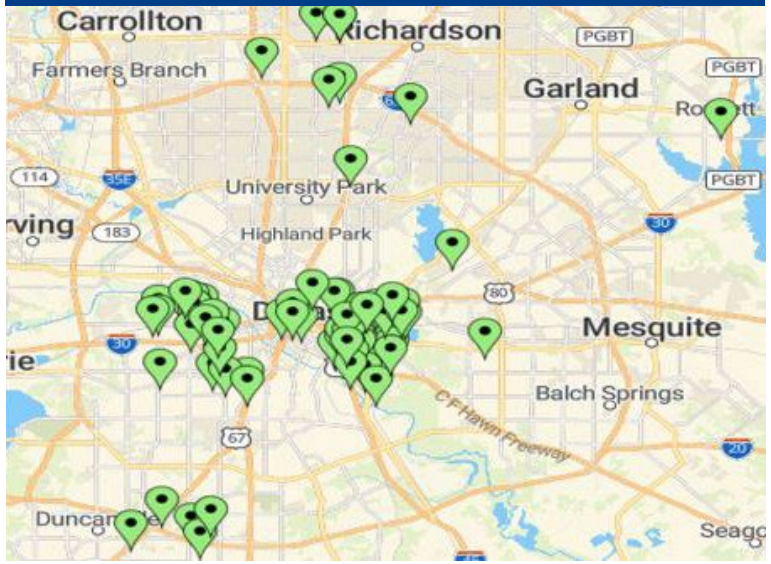


6,000
Flyers Distributed

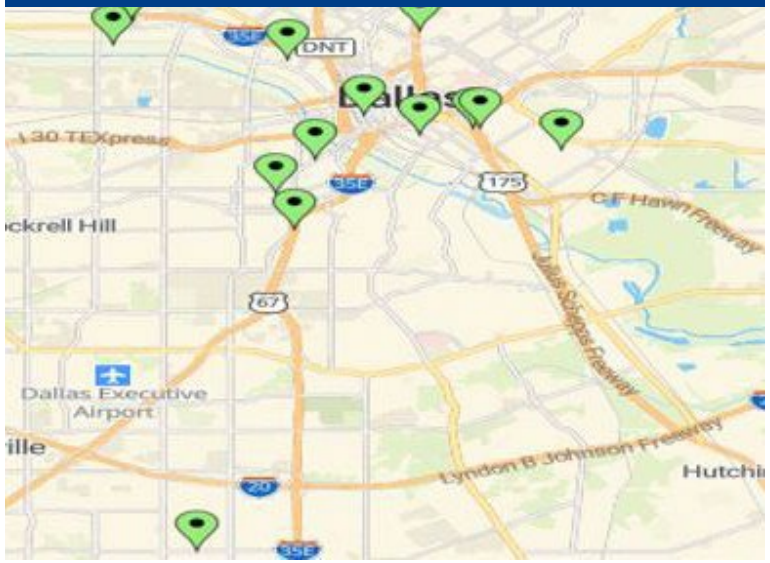
Outreach Efforts

Flyer Distribution Locations

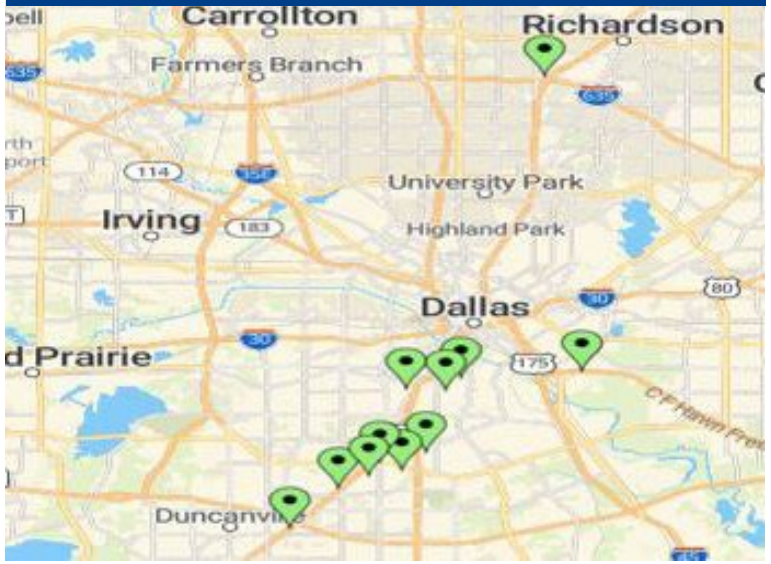
Dallas Area Churches



City's Subrecipients



Childcare Providers



Attendance Report

Attendance Comparison Report for FY 2024-25 and FY 2023-24 Neighborhood Public Meetings

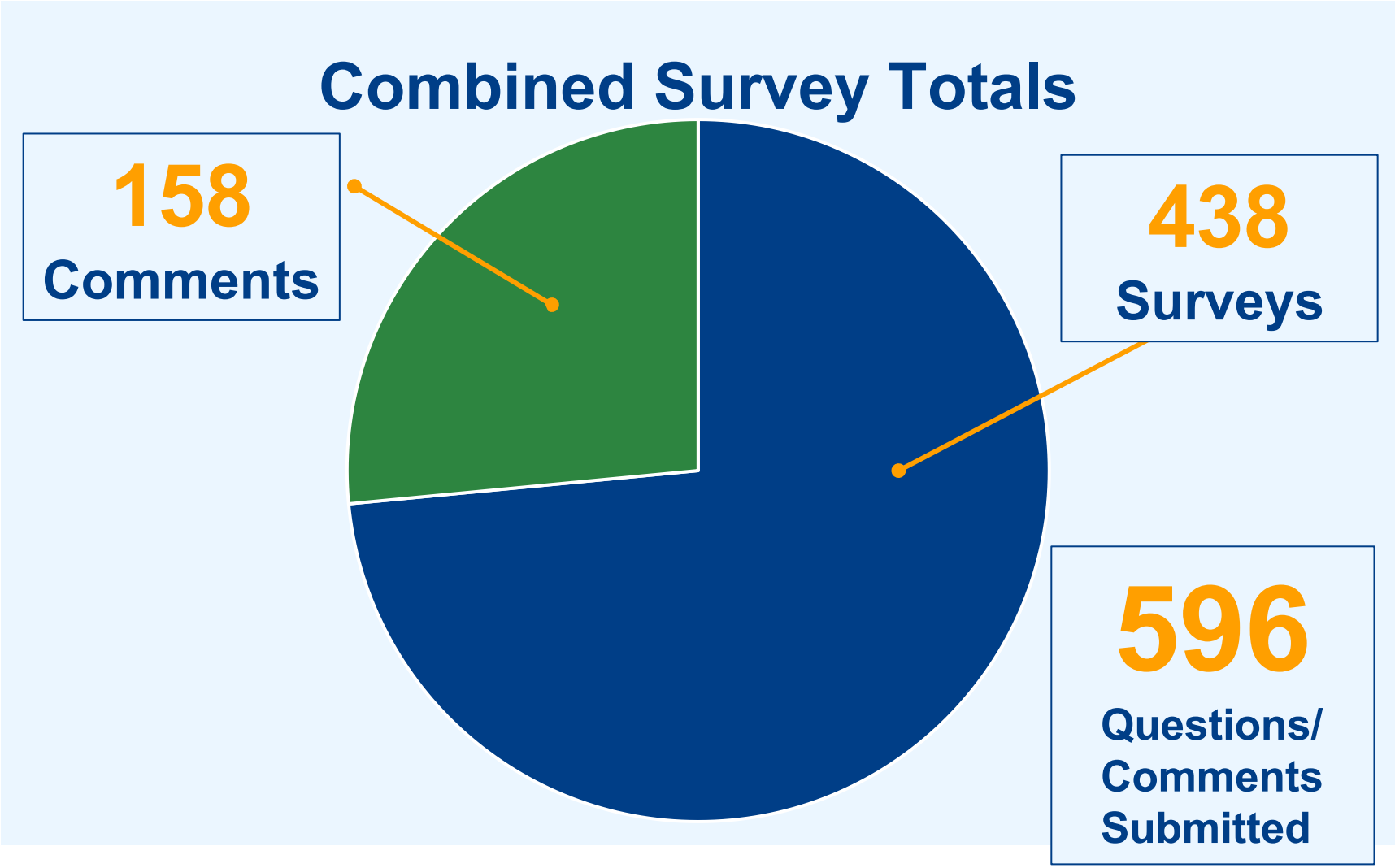
Meeting Date and Type	NPM1	NPM2	NPM3	NPM4	NPM5	NPM6 TTHM English	NPM6 TTHM Spanish	Total Attendance
FY 2024-25 Attendees	45	40	30	33	25	4185	90	**4,448**
FY 2023-24 Attendees	33	52	30	28	24	3831	49	**4,047**
Variance	12	-12	0	5	1	354	41	**401**
Percent Change	26.67%	-30.00%	0.00%	15.15%	4.00%	8.46%	45.56%	**9.01%**

Attendance Report

Attendance Comparison Report for FY 2024-25 and FY 2023-24 Stakeholder Consultation Meetings

Meeting	FY 2023-24 Attendees	FY 2024-25 Attendees	Variance	Percent Change
Continuum of Care (CoC) Meetings	51	60	9	**18%** ↑
HOPWA Report and Consultation Meeting	47	62	15	**32%** ↑

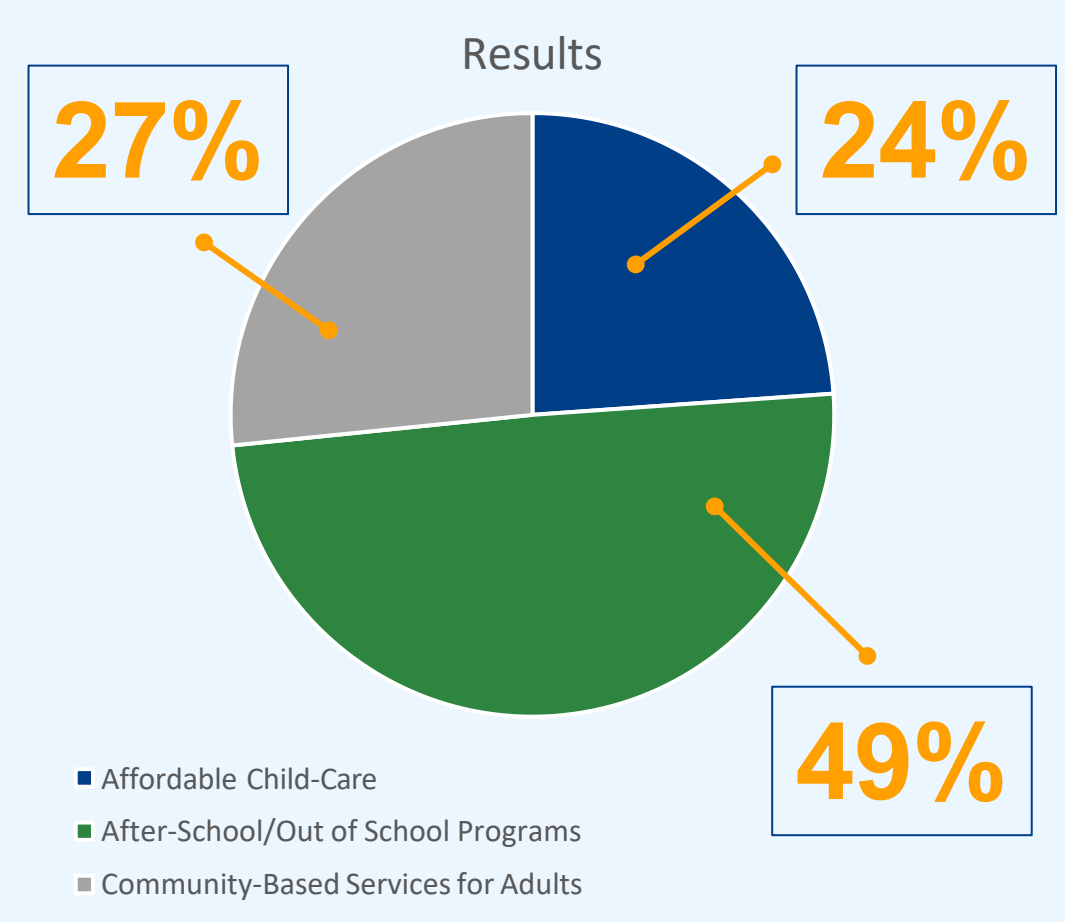
Survey Results



Survey Results

Question 1

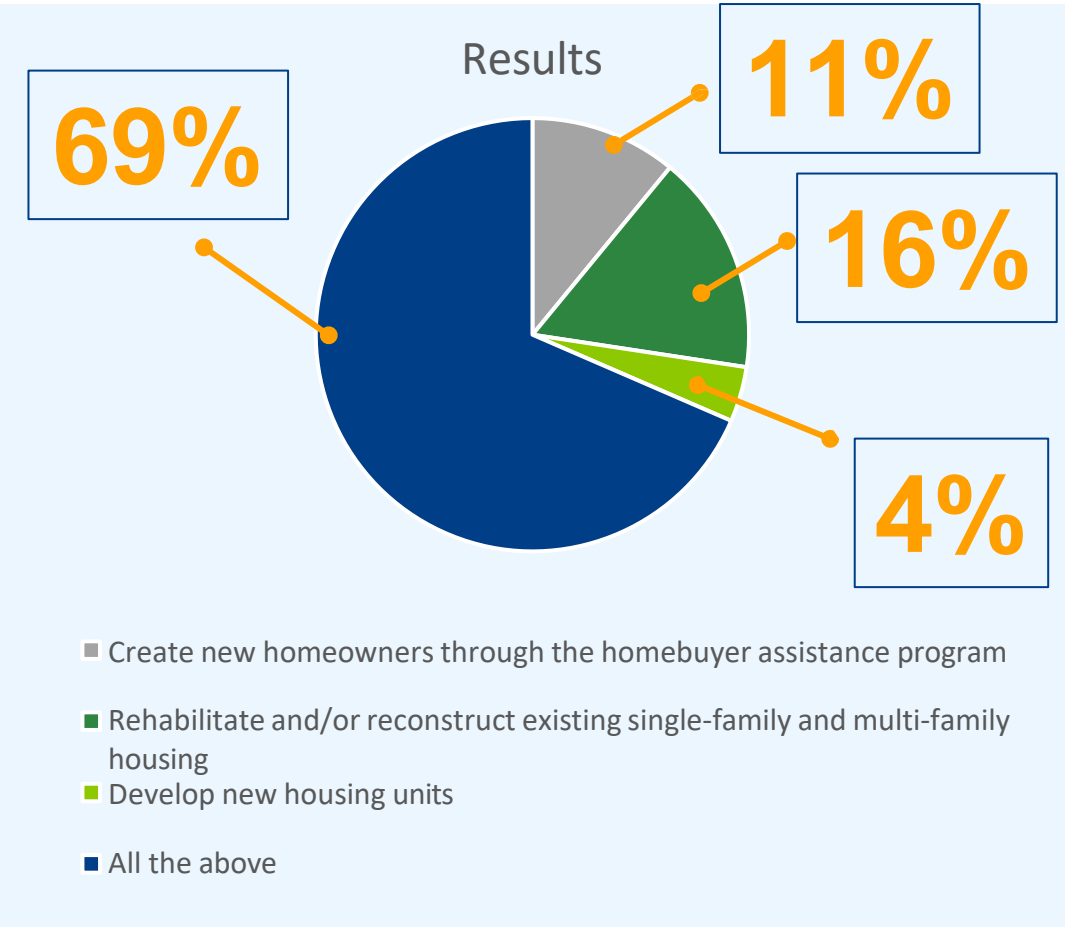
Q1	The City allocates grant funds to address human and social service needs, including affordable childcare, after school care, and community-based services for adults. In your opinion, which of the following needs is most important?		
	Affordable Child-Care	96	24%
	After-School/Out of School Programs	199	49%
	Community-Based Services for Adults	107	27%
	Total No. of Participants	***402***	



Survey Results

Question 2

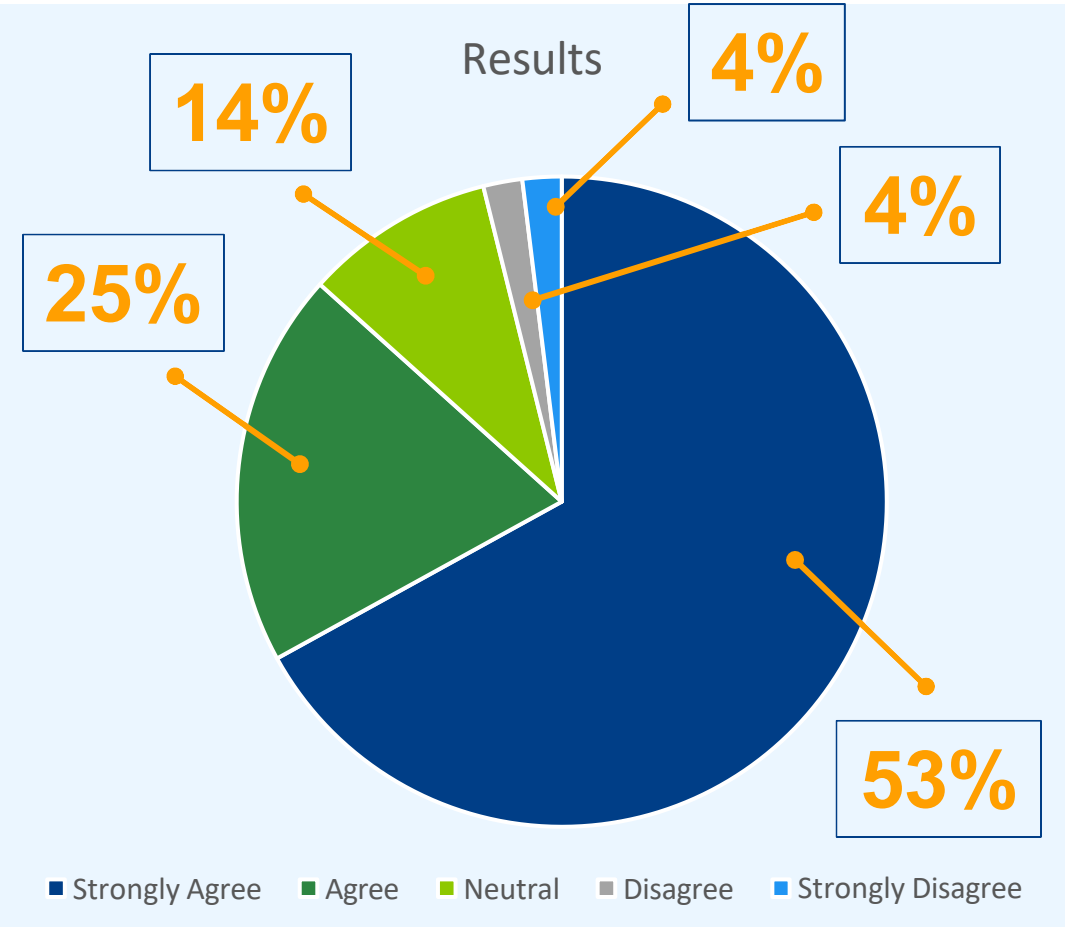
Q2	Which housing programs do you believe the City should support the most to increase accessibility and supply of affordable, high-quality housing for residents of Dallas?		
	Create new homeowners through the homebuyer assistance program.	48	11%
	Rehabilitate and/or reconstruct existing single-family and multi-family housing	72	16%
	Develop new housing units	18	4%
	All the above	300	69%
	Total No. of Participants	***438***	



Survey Results

Question 3

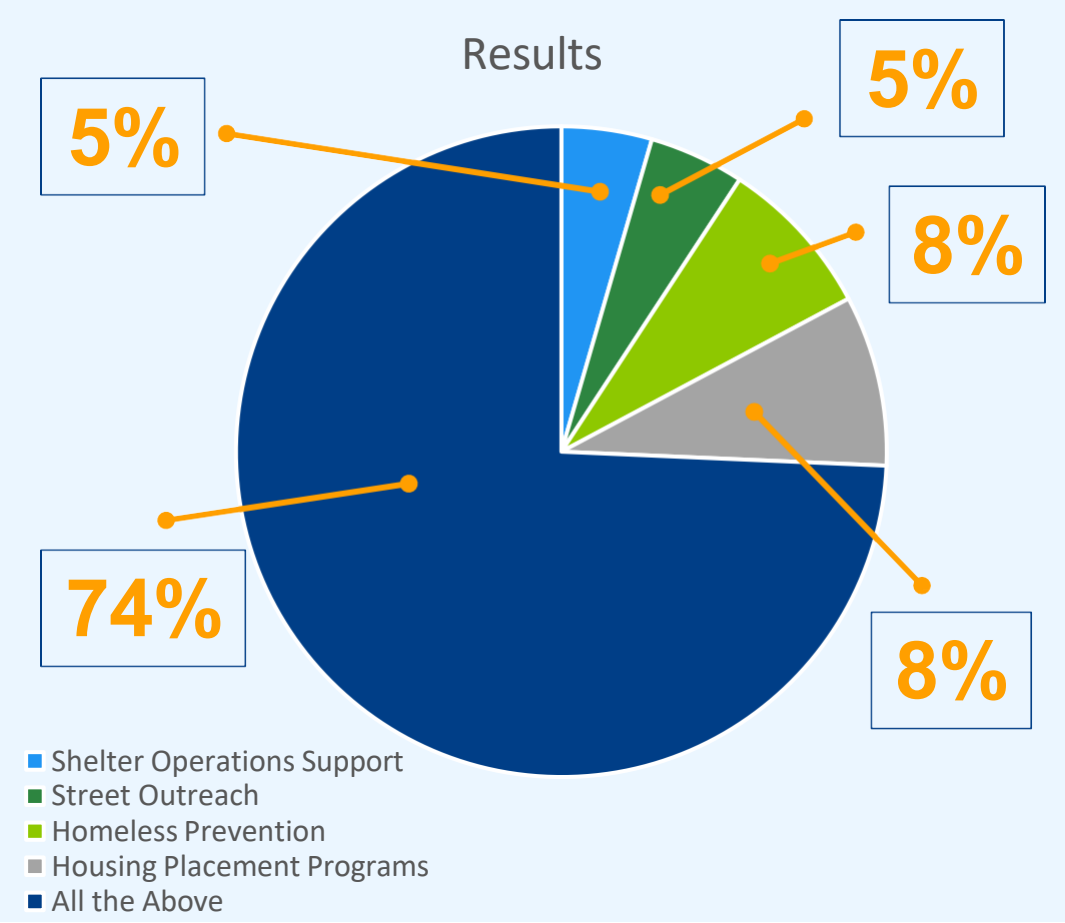
Q3	The City should continue allocating grant funds for projects aimed at enhancing public infrastructure in eligible areas specifically racially and ethnically concentrated areas of poverty (R/ECAPs)? (These projects may include repairing sidewalks and streets, enhancing accessibility for individuals with disabilities and providing funding for the revitalization of non-profit facilities).		
	Strongly Agree	276	53%
	Agree	81	25%
	Neutral	39	14%
	Disagree	8	4%
	Strongly Disagree	8	4%
	Total No. of Participants	***412***	



Survey Results

Question 4

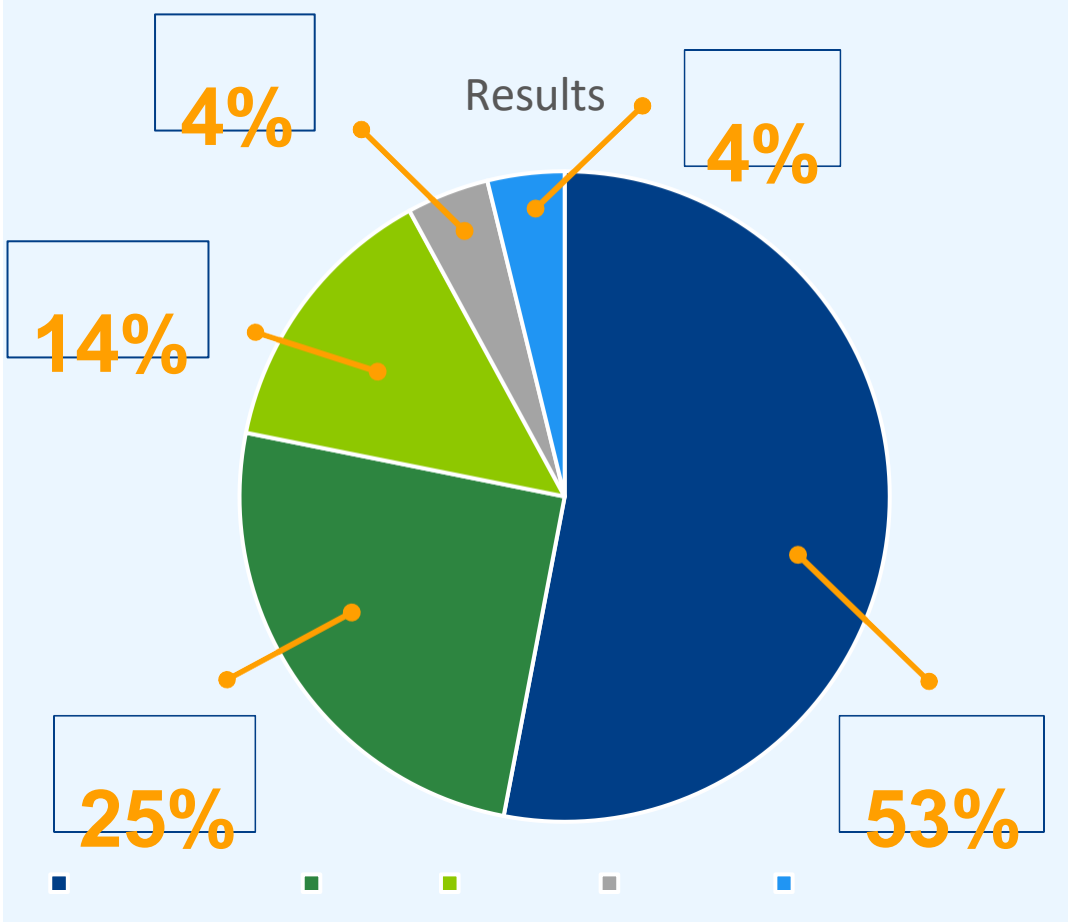
Q4	Which services should the city concentrate on to tackle homelessness and cater to the needs of those without shelter in Dallas?		
	Shelter Operations Support	18	5%
	Street Outreach	19	5%
	Homeless Prevention	32	8%
	Housing Placement Programs	34	8%
	All the Above	298	74%
	Total No. of Participants	***401***	



Survey Results

Question 5

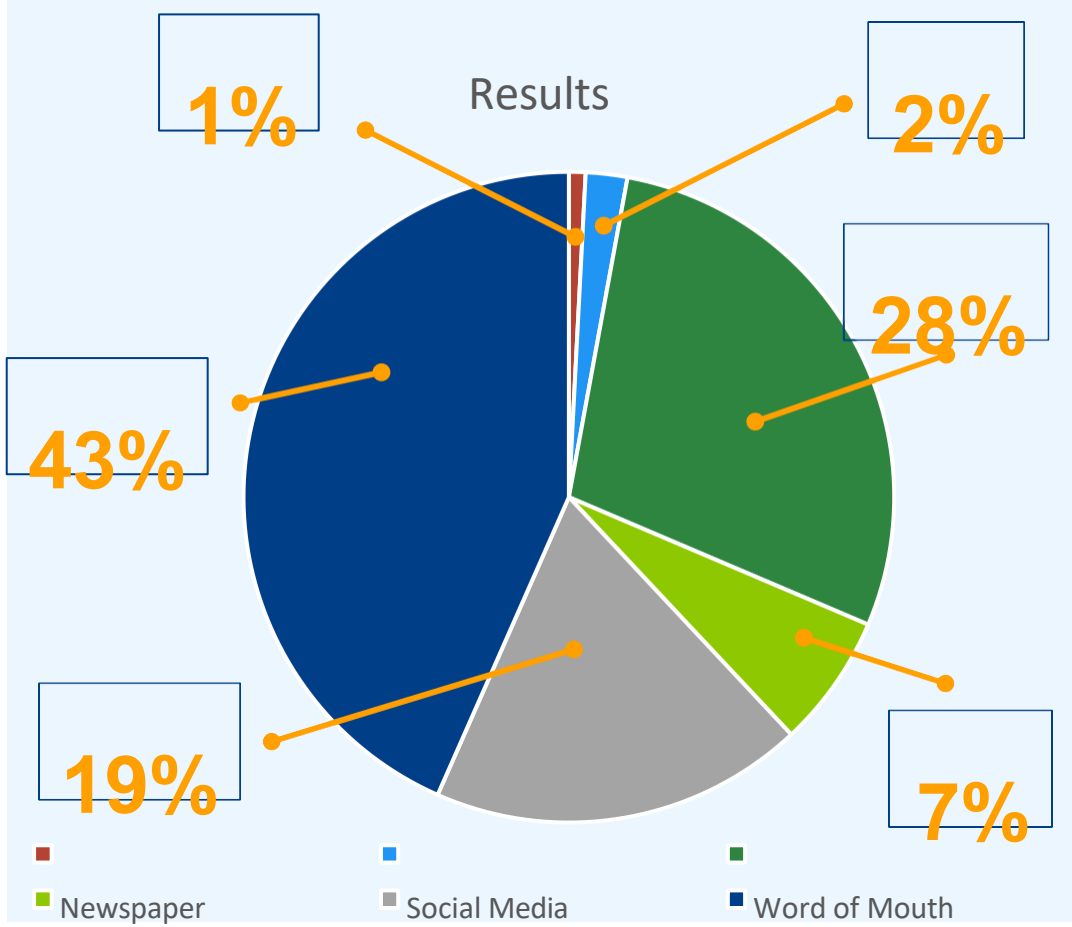
Q5	Do you agree or disagree with the following: The City should continue funding following services that help and provide supportive services to improve the housing stability, health outcomes, and overall well-being of those affected by HIV/AIDS? •Rental assistance •Housing placement and supportive services •Facility-based housing •Housing information and resource identification		
	Strongly Agree	194	53%
	Agree	92	25%
	Neutral	51	14%
	Disagree	15	4%
	Strongly Disagree	14	4%
	Total No. of Participants	***366***	



Survey Results

Question 6

Q6	How did you learn about the Neighborhood Public Meeting?		
	Newspaper	2	1%
	Social Media	5	2%
	Word of Mouth	69	28%
	City of Dallas Website	16	7%
	Email	45	19%
	Other	105	43%
	Total No. of Participants	***242***	



Comments

Public Comments

Total No. of Comments Received	*158*

158

Attendees provided feedback through surveys, engagement opportunities, mail, or email.

	Total
	9
	104
	11
	5
Affordable Housing	11
Homeless Initiatives	4
HOPWA Programs and Funding for Specific HOPWA Programs	1
Public Improvements	1
Drivers of Poverty / Financial Empowerment	4
Increased Outreach Efforts	3
Other Comments Not Related to HUD Funds	5

The Dallas Morning News

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared David Ferster, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: **(Ad# 1870475).**

CITY/DALLAS RM

Appeared in *The Dallas Morning News* on ***05/12/2024***

Dallas Morning News Sales Operations

Sworn to and subscribed before me this Date: May 14. 2024

DANIEL NAVARRO
Notary Public, State of Texas
Comm. Expires 03-22-2028
Notary ID 134822067

Notary Public, State of Texas

City of Dallas

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD AND NOTICE OF PUBLIC HEARING FOR HUD FIVE-YEAR CONSOLIDATED PLAN FOR FY 2024-25 THROUGH FY 2028-29 AND FY 2024-25 HUD CONSOLIDATED PLAN PROGRAMS BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025

The City of Dallas will submit its HUD Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29, and the Annual Action Plan for FY 2024-25 by August 15, 2024, to the U.S. Department of Housing and Urban Development (HUD). The City's public notice for this Consolidated Plan and Action Plan includes the City's approach for developing the Five-Year Consolidated Plan, and various locations of services offered to low- and -moderate income families in the City of Dallas.

On May 8, 2024, Dallas City Council authorized (1) preliminary adoption of: the FY 2024-25 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds in an estimated amount of $32,857,691 for the following programs and estimated amounts: (a) Community Development Block Grant (CDBG) in the amount of $13,809,603; (b) HOME Investment Partnerships Program in the amount of $6,433,179; (c) Emergency Solutions Grant in the amount of $1,241,010; (d) Housing Opportunities for Persons with AIDS in the amount of $9,604,613; and (e) estimated HOME and CDBG Program Income in the amount of $ 700,000; (f) FY 2023-24 Reprogramming Funds in the amount of $1,069,286;and (2) adoption of the new Five-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028- 29;and (3) a public hearing to be held on May 22, 2024 to receive comments on the proposed use of HUD funds.

On May 22, 2024, Dallas City Council will hold a hybrid public hearing to receive comments on the Proposed Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29, and FY 2024-25 HUD Consolidated Plan Budget. On June 12, 2024 the Dallas City Council will authorize final adoption of the FY 2024-25 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $ 32,857,691 for the following programs and estimated amounts: (a) Community Development Block Grant in the amount of $ 13,809,603; (b) HOME Investment Partnerships Program in the amount of $6,433,179; (c) Emergency Solutions Grant in the amount of $ 1,241,010; (d) Housing Opportunities for Persons with AIDS in the amount of $ 9,604,613; and (e) estimated HOME and CDBG Program Income in the amount of $ 700,000; and (2) adoption of the new Five-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028-29.

The public review and comment period will run through June 12, 2024. Final adoption is scheduled for June 12, 2024. Details of this budget will be made available for public comment from May 12, 2024, through June 12, 2024, Details of the proposed budget are available on the City of Dallas-Budget & Management Services Community Development website, which may be reviewed at : https://bit.ly/4aklcac

The City's approach for developing the Five-Year Consolidated Plan is to primarily use existing systems and build from work that has already been accomplished. Existing systems include the Continuum of Care, Ryan White Planning Council, etc. Existing strategies and policies that have already been accomplished include the Mayor's Task Force on Poverty, Dallas Housing Policy 2033, Broadband & Digital Plan, Comprehensive Environmental& Climate Change Action Plan (CECAP), Public Infrastructure Needs Inventory, ForwardDallas, etc. Five-Year Plan will consolidate all of these into one document according to HUD's prescribed requirements.

Members of the public interested in signing up in advance to speak at the public hearing by videoconference or in-person may contact the Dallas City Secretary's Office in advance by email at CitySecretary@dallas.gov, or by phone at (214) 670-3738, by 5:00 p.m. of the last regular business day preceding the meeting. Residents in the Dallas Metropolitan area may submit written comments to Budget & Management Services - Grant Administration Division, Dallas City Hall, 1500 Marilla St., 4FS, Dallas, Texas 75201, or email ofscommunitydevelopment@dallas. gov before 5:00 p.m., June 11, 2024. Written comments may also be faxed to (214) 670-0741.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Budget & Management Services Department - Grants Administration Division at (214) 670-4557 or TTY 1-800-735-2989, forty-eight (48) hours prior to the scheduled meeting. (Cualquier persona que requiera asistencia auxiliar o algún servicio para participar plenamente en,o para asistir a cualquier reunión del CDC, debe notificarlo a la oficina de Servicios Financieros/División de la Administración de Subvenciones al (214) 670-4557 o TTY 1-800-735-2989, cuarenta y ocho (48) horas antes de la reunión programada.)

Proposed FY 2024-25 HUD Consolidated Plan Budget

Community Development Block Grant (CDBG)

PUBLIC SERVICES

1. Out-of-School Time Program

Dept: Parks and Recreation Budget: $738,301

Provides after-school, winter break, spring break and summer activities for low-income youth, ages 5-12, Monday through Friday. Approximately 1750 youth participate in high quality academic, recreational, cultural, social, emotional and life skill activities in a safe and positive environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at up to 15* elementary schools located throughout the city for 3 hours each day. School-break programs during winter, spring and summer are also conducted at a minimum of six sites ** a minimum of seven hours per day (schedule of school break programs vary based on the location). Additionally, youth will participate in supplemental enrichment activities that include visual and performing arts such as dance, theatre, and music. To mitigate learning loss and provide academic support, educational enrichment classes are offered for participants, as well as STEM and literacy tutoring sessions provided by certified DISD teachers.

Annually, 1750 children are estimated to be served at up to 15 elementary school sites over 60% are projected to be Single Female Head of Household.) The number of sites and site locations are subject to change based on availability.

Site: Bayles Elementary	2444 Telegraph Ave.	75228
César Chávez Learning Center	1710 N. Carroll Ave.	75204
B.H. Macon Elementary	650 Holcomb Rd.	75217
Leila P. Cowart Elementary	1515 S. Ravinia Dr.	75211
L.L. Hotchkiss Elementary	6929 Town North Dr.	75231
Nancy Moseley Elementary	10400 Rylie Rd.	75217
Lida Hooe Elementary	2419 Gladstone Dr.	75211
Louise Wolff Kahn Elementary	610 N. Franklin St.	75211
Nancy Cochran Elementary	6000 Keeneland Pkwy.	75212
Ascher Silberstein Elementary	5940 Hollis Ave.	75227
Clinton P. Russell Elementary	3031 S. Beckley Ave.	75224
David G. Burnet Elementary	3200 Kinkaid Drive	75220
W.A. Blair Elementary	7720 Gayglen Drive	75217
Jack Lowe Sr. Elementary	7000 Holly Hill Dr.	75231
Casa View Elementary	2100 N. Farola Dr. 75228	
Community Center Location:		
Hiawatha Williams Recreation Center	2976 Cummings St.	75216
Janie C. Turner Recreation Center	6424 Elam Rd.	75217
Larry Johnson Recreation Center	3700 Dixon Ave.	75210
Marcus Recreation Center	3003 Northaven Rd.	75229
Thurgood Marshall Recreation Ctr.	5150 Mark Trail Way	75232
Willie B. Johnson Recreation Ctr.	12225 Willowdell Dr.	75243

Note: Sites may be added or removed during school year

**Recreation centers used only if needed for programs

2. Early Childhood and Out-of-School Time Services Program

Dept.: Office of Community Care Budget: $650,000

Provides childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school. Funds may also be used to provide childcare subsidies for various programs for children and youth, including afterschool school programs, and programs for special populations, which may include daycare for special needs children, children who are homeless, children with disabilities and children who are affected/infected by HIV/AIDS via contracts with nonprofit agencies. Service providers are selected by parents based on the needs of their children. Intake/assessments are completed to determine eligibility both on the phone and in person. Program participants pay a portion towards their subsidy amount based on a sliding scale. Subsidies are paid directly to the childcare facilities; clients do not receive subsidies directly. Parent workshops such as Money Matters, Legal Aid, Parenting, Nutrition, Diabetes Prevention Management, and Housing are held to assist program participants. Each program participant is required to attend a minimum of two workshops during the first year in the program. The program is expected to serve 320 children. Funding includes salary-related costs for the one position (Human Services Program Specialist), subsidies, and other operating costs. Each activity will be set-up in Integrated Disbursement and Information System (IDIS).

Site: West Dallas Multipurpose Ctr 2828 Fish Trap Rd 75212

3. Drivers of Poverty Program

Dept.: Office of Community Care Budget:$736,545

The program aims to tackle poverty by addressing contributing factors, with a primary focus on reducing/eliminating barriers to work and access to affordable childcare while striving to bridge disparities among the most vulnerable residents and advance equity.

The program will fund initiatives that specifically target the nine identified drivers of poverty which are outlined below:

1. Sharp decline in median income and the declining share of middle-income households
2. Lack of Affordable Transportation
3. Lack of Home Ownership/High Rental Percentage/Single Family Rentals
4. Neighborhoods of Concentrated Poverty
5. High number of Housing with Children Living in Poverty
6. Lack of educational attainment
7. High percentage of limited English-proficiency residents
8. High teen birth rates
9. High Poverty Rates for Single Women Heads of Households with Children

Site: West Dallas Multipurpose Ctr. 2828 Fish Trap Rd. 75212

HOUSING

4. Dallas Homebuyer Assistance Program (DHAP)

Dept.: Housing & Neighborhood Revitalization Budget: $400,000

Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000.

City staff will administer this program. Project is implemented in conjunction with DHAP HOME (Project No. 17).

Site: City of Dallas 1500 Marilla St., Room 6CN75201

Citywide Preference will be given to Strategy Target Areas A, B, andC adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

5. Home Improvement& Preservation Program (HIPP)

Dept.: Housing & Neighborhood Revitalization Budget: $3,094,038

Home Improvement and Preservation Program (HIPP) will offer a Major Systems Rehabilitation Program for single-family owner-occupied housing units. Financial assistance will be provided as a no-interest forgivable loan up to $24,000 secured with one five (5) year lien for all eligible rehabilitation. HIPP can be administered by staff, subrecipient, or contractor.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

Citywide Preference will be given to Strategy Target Areas A, B, andC adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

6. Support for Home Improvement and Preservation Program (HIPP)

Dept.: Housing & Neighborhood Revitalization Budget: $1,208,850

Provide direct service and delivery staff to implement the Home Improvement and Preservation (HIPP) program.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

7. Residential Development Acquisition Loan Program

Dept.: Housing & Neighborhood Revitalization Budget: $2,638,224 Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing development for low-income households at 80% or below Area Median Family Income. Eligible costs may include but are not limited to infrastructure, predevelopment, relocation, demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process- Notice of Funding Availability (NOFA), to make HUD funds available to private and nonprofit organizations during the fiscal year.The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long term affordability restrictions are required for every funded project based on subsidy amounts.

*Listing of individual projects pending the outcome of the Notice of Funding Availability (NOFA) process.

**The activities associated with this project will be set-up in Integrated Disbursement and Information System (IDIS) as separate activities.

Site: City of Dallas 1500 Marilla St., Room 6CN75201

Citywide Preference will be given to Strategy Target Areas A, B, andC adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

PUBLIC IMPROVEMENTS

8. Public Facilities and Improvements

Dept.: Housing & Neighborhood Revitalization Budget: $2,851,010 Provide funding in CDBG eligible areas including those designated as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) or other community priority areas for:

1. Special projects directed to the removal of materials and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons; May also include eligible projects to support housing development.

2. Facility improvements of public buildings and non-residential structures, including those owned by nonprofit entities when the facilities and improvements are in place and the activity does not involve change in land use, such as from non-residential to residential, commercial to industrial, or from industrial to another.

Site: City of Dallas 1500 Marilla St., Room 6DN 75201

City of Dallas 1500 Marilla St., Room 4FS 75201

DN-1870475-01

FAIR HOUSING AND PLANNING& PROGRAM OVERSIGHT

9. Fair Housing Division

Dept.: Office of Housing and Community Development Budget: $530,112

Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Fair Housing and the Analysis of Impediments; engage the community with fair housing education outreach, and enforcement; and resident referrals through the Office of Housing and Community Development – Fair Housing Division. Staff includes the Fair Housing Administrator, Fair Housing Conciliator, Fair Housing Investigators, and Administrative Support.

Site: City of Dallas 1500 Marilla St., Room 1BN 75201

10. Citizen Participation/CDC Support/HUD Oversight

Dept.: Budget & Management Services Budget: $838,787

Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support.

Site: City of Dallas 1500 Marilla St., Room 4FS 75201

11. HUD Compliance Environmental Review

Dept.: Budget & Management Services Budget: $411,204

Provides compliance and administers City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.

Site: City of Dallas 1500 Marilla St., Room 4FS 75201

12. Community Care Management Support

Dept.: Office of Community Care Budget: $178,890 Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts.

Site: City of Dallas 1500 Marilla St., Room 6BN 75201

13. Housing Management Support

Dept.: Housing & Neighborhood Revitalization Budget: $802,928

Provide operational support for the management and administration for servicing of the CDBG and HOME programs which are housing based. Staff activities include budgeting and compliance monitoring. CDBG funded programs include, but are not limited to, eligible activities associated with housing development activities, Dallas Homebuyer Assistance Program (DHAP), and the Home Improvement and Preservation Program (HIPP).

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

HOME Investment Partnerships Program (HOME)

14. HOME-Community Housing Development Organization (CHDO) Loan Program

Dept.: Housing & Neighborhood Revitalization Budget: $966,076

Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum).

Each new project funded through the NOFA process will be set up as a separate activity in the Integrated Disbursement and Information System (IDIS).

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

Citywide Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

15. HOME Project Cost

Dept.: Housing & Neighborhood Revitalization Budget: $450,000

Funds to pay for staff and other eligible costs associated with direct service delivery for HOME funded activities including DHAP and Development Programs.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

16. HOME Program Administration

Dept.: Housing & Neighborhood Revitalization Budget: $589,796

Provide operational support for the administration and servicing of HOME programs which are housing based. Staff activities include compliance monitoring, payment processing and budgeting. HOME funded programs include, but are not limited to, Dallas Homebuyer Assistance Program, CHDO Program, Housing and Development Loan Program.

Site: City of Dallas 1500 Marilla St., Room 6CN75201

17. HOME Dallas Homebuyer Assistance Program (DHAP)

Dept.: Housing & Neighborhood Revitalization Budget: $400,000

Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction, and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred, forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000.

City staff will administer this program. Project is implemented in conjunction with DHAP HOME (Project No. 4).

Site: City of Dallas 1500 Marilla St., Room, 6CN 75201

Citywide Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

18. Housing Development Loan

Dept.: Housing & Neighborhood Revitalization Budget: $4,527,307

Provide for profit and nonprofit organizations with loans for the development of single-family housing one to four (1-4) units and multifamily housing (5 or more units). Eligible costs may include but is not limited to predevelopment, construction, relocation, demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process – Notice of Funding Availability (NOFA) – to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts.

Site: City of Dallas 1500 Marilla St., Room, 6CN 75201

Citywide Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

Emergency Solutions Grant (ESG)

19. Emergency Shelter

Dept.: Office of Homeless Solutions Budget: $568,435

Provide (i) payment of operational costs and renovations for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional facilities via contracts with non-profit agencies.

Sites: Location(s) pending Request for Proposal (RFP) process

20. Street Outreach

Dept.: Office of Homeless Solutions Budget: $164,913

Provide direct services designed to meet the immediate needs of unsheltered homeless persons by connecting them with emergency shelter, housing, and/or critical services.

Site: City of Dallas 1500 Marilla St., 2DN 75201

21. Homeless Prevention

Dept.: Office of Community Care Budget: $246,086

Provide services designed to prevent at-risk individuals or families from moving into emergency shelters or living in a public or private place not meant for human habitation through housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

Site: MLK Community Ctr.	2922 MLK Blvd.	75215
West Dallas Multipurpose Ctr.	2828 Fish Trap Rd.	75212

22. Rapid Re-Housing

Dept.: Office of Homeless Solutions Budget: $169,573

Provide rapid re-housing services to persons who are homeless, including housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

Site: Location(s) pending Request for Proposal (RFP) process

23. / 24. ESG Administration

Dept.: Office of Homeless Solutions& Budget: $69,003

Budget and Management Services Budget: $23,000

Provide monitoring and evaluation of program activities, and other services designed for the planning and execution of ESG activities to include, general management, oversight, coordination, training on ESG requirements, Consolidated Plan preparation and amendments, and Environmental Review records.

Office of Budget: Administrative costs are limited to 7.5% of the grant.

Site: City of Dallas 1500 Marilla St., Room 6BN 75201

City of Dallas 1500 Marilla St., Room 4FS 75201

Housing Opportunities for Persons with AIDS (HOPWA)

25. HOPWA– Emergency /Housing Placement/ Tenant Based Rental Assistance

Dept.: Office of Community Care Budget: $5,918,510

Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, as well as supportive services, for persons with HIV/AIDS and their families who live in the Dallas -eligible metropolitan area.

Site: City of Dallas- MLK	2922 MLK Blvd.	75215
City of Dallas- WDMC	2828 Fish Trap Rd.	75212
City of Dallas- Fresh Start	2922 MLK Blvd. Dallas	75215
Dallas County Health& Human Ser.	2377 N. Stemmons Frwy.	75207
Health Services of North Texas	5501 Independence Pkwy., Plano	75023
Health Services of North Texas	4308 Mesa Dr., Denton	76207
AIDS Services of Dallas	400 S. Zang Blvd, Dallas	75208

26. Facility Based Housing

Dept.: Office of Community Care Budget: $2,682,450

Provide housing operation costs (including lease,maintenance, utilities, insurance, and furnishings,) and support services, as well as rehabilitation/repair/ acquisition, at facilities (including master leasing and emergency vouchers) that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.

Site: AIDS Services of Dallas	400 S. Zang Blvd. Dallas	75208
Legacy Counseling Center	4054 McKinney Ave. Dallas	75204

27. HOPWA- Other Support Services

Dept.: Office of Community Care Budget: $163,395

Provide supportive services to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice and respite care for affected children.

Site: Open Arms, Inc. dba Bryan's House 3610 Pipestone, Dallas 75212

28. Housing Information Services/Resource Identification

Dept.: Office of Community Care Budget: $160,500

Provide housing information and resource identification, including a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.

Site: Legacy Counseling Center 4054 McKinney Ave 75204

29. / 30. Program Administration/City of Dallas

Dept.: Office of Community Care Budget: $152,640

Budget & Management Services Budget: $135,498

Provide administrative oversight, evaluation, technical assistance, HMIS client-level data collection, and environmental review records for grant funds and program activities. Administrative costs are limited to 3.0% of the grant.

Site: City of Dallas 1500 Marilla St., Room 6BN 75201

City of Dallas 1500 Marilla St. Room 4FS 75201

31. Program Administration/Project Sponsors

Dept.: Office of Community Care Budget: $391,620

Provide administrative oversight, evaluation, technical assistance, and HMIS client-level data collection, for grant funds and program activities.

Site: Dallas County Health & Human Services	2377 N. Stemmons Frwy. Dallas	75207
Health Services of North Texas	4401 N. I-35, Denton	76207
AIDS Services of Dallas	400 S. Zang. Blvd, Dallas	75208
Legacy Counseling Center	4054 McKinney Ave. Dallas	75204
Open Arms, Inc. dba. Bryan's House	3610 Pipestone, Dallas	75212

PUBLIC NOTICE

During the development of the City of Dallas FY 2023-24 Action Plan for the U.S. Department of Housing and Urban Development Grant (HUD), there were projects in which the sub-recipient and specific locations for City's Public Facilities and Infrastructure Improvements had not been determined. The following are Public Facilities and Infrastructure Improvements as well as Housing Development Loan Supported Projects.

Community Development Block Grant (CDBG)

PUBLIC IMPROVEMENTS

1. Sidewalk Improvements

Dept.: Public Works Department Budget: $1,000,000

CDBG grant funds will be used to reconstruct sidewalk and install Barrier Free Ramps (BFRs) at locations listed below. Sidewalk sections identified for reconstruction are primarily in residential area and are in poor condition. Improvements will include installing five-foot-wide and four (4') inch thick reinforced concrete sidewalks, curb, and gutter replacements, drive approaches, installation of new slope-downs, barrier free ramps, and other miscellaneous items necessary to complete in a manner that ensures ADA compliance. When replacing sidewalk that is abutting a curb/gutter and street that is not at proper grade (i.e., base failure, sunk, broken), partial repairs are required to construct the sidewalk in compliance with ADA.

(a) Both sides of 2800 Block of Clydedale Drive from Star Light Rd. to Overlake Drive Dallas, Texas 75220, Council District Six (CD 6). Project has been prioritized based on the City's Sidewalk Master Plan's 12 Focus Areas

(b) Both sides of 3000 Block of Kendale Drive and 3000 Block of Lanoue Drive from alley near Overlake Park to Timberline Drive, 75220, City Council District Six (CD 6). Project has been prioritized based on the City's Sidewalk Master Plan's 12 Focus Areas.

(c) Both sides of 3500 to 3700 block of Biglow Drive from Hudspeth Avenue to E. Overton Road, Dallas, Texas 75216, City Council District Four (CD 4). Project has been prioritized based on the City's Sidewalk Master Plan's 12 Focus Areas.

(d) Both sides of 2900 of Kendale Drive from Lakedale Apartment Entrance to Overlake Drive Dallas, Texas 75220, Council District Six (CD 6). Project has been prioritized based on the City's Sidewalk Master Plan's 12 Focus Areas.

(e) Both sides of 9900 Overlake Drive from Clydedale Drive to Kendale, Dallas, Texas 75220, City Council District Six (CD 6). Project has been prioritized based on the City's Sidewalk Master Plan's 12 Focus Areas.

2. Joppa Area Street Improvement Project

Dept.: Public Works Department Budget: $1,000,000

(a) 4600 block of Stokes Street from Hull Avenue to the end of the Stokes Street, in Dallas, Texas, 75216. Steet sections identified for reconstruction are primarily in residential area and are in poor condition. The proposed scope of work is in accordance with established City specs and will be done by City Contractors. Resulting improvements will have a useful life of at least 20 years. The scope of work for Subject street consists of:

i. Paving and Drainage: Remove and replace 100% of existing concrete street and reconstruction of approximately 26 feet wide and 1, 300 linear feet of 6" thick, 4000 psi reinforced concrete pavement with curb approaches and gutter, stormwater drainage, sidewalk, driveway approaches, installation of new slope-downs, barrier free ramps, and other miscellaneous items necessary to complete in a manner that ensures ADA compliance.

ii. Water/Wastewater: Replacement of 1,350 linear feet of 8-inch water line (to replace existing smaller than 8-inch substandard sized mains), as well as the replacement of 1,350 linear feet of 8-inch wastewater line (to replace the existing smaller than 8-inch substandard sized mains). Appurtenance adjustments will also be required

(b) 7600 to 7900 block of Hull Avenue from 300 ft of Linfield Road to Burma Road, Dallas, Texas, 75216. Streets sections identified for reconstruction are primarily in residential area and are in poor condition. The proposed scope of work is in accordance with established City specs and will be done by City Contractors. Resulting improvements will have a useful life of at least 20 years. The scope of work for Subject street consists of:

i. Paving and Drainage: Street reconstruction of Hull Avenue for approximately 26 feet wide and 1,800 linear feet of 6" thick, 4000 psi reinforced concrete pavement with curb approaches and gutter, stormwater drainage, sidewalk, driveway approaches, installation of new slope-downs, barrier free ramps, and other miscellaneous items necessary to complete in a manner that ensures ADA compliance.

ii. Water/Wastewater: Replacement of 1,800 linear feet of 8-inch water line (to replace existing smaller than 8-inch substandard sized mains), as well as the replacement of 1,800 linear feet of 12-inch wastewater line (to replace the existing smaller than 8-inch substandard sized mains). Appurtenance adjustments will also be required.

RESIDENTIAL DEVELOPMENT ACQUISITION LOAN PROGRAM

3. Housing Development Loan Program

Dept.: Housing & Neighborhood Revitalization udget: $10,000,000

Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing development for low-income households at 80% or below Area Median Family Income. Eligible costs may include but are not limited to infrastructure, predevelopment, relocation, demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process- Notice of Funding Availability (NOFA), to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long term affordability restrictions are required for every funded project based on subsidy amounts.

Site:City of Dallas 1500 Marilla St., Room 6DN 75201

The Park at Northpoint: A Community Development Block Grant (CDBG) of $10,000,000.00 has been awarded to The Park at Northpoint to support the purchase of a 15.092-acre site for the construction of a new two-phase, 615-unit mixed-income multifamily project in Dallas, Texas. The site, located at 9999 West Technology Boulevard, Dallas, TX 75220, will be developed into a Class A workforce housing community. Phase One, to be built on 8.54 acres, will consist of three four-story residential buildings with a total of 339 units. These units will comprise 151 one-bedroom/one-bathroom apartments (650 sq. ft.), 154 two-bedroom/two-bathroom apartments (850 sq. ft.), and 34 three-bedroom/two-bathroom apartments (1,100 sq. ft.). This phase will also feature 15,000 square feet of community amenity space. Phase Two will be constructed on the remaining land and will include two four-story residential buildings, again with 15,000 square feet of community amenity space. This phase will contain 276 units, with a mix of 125 one-bedroom/one-bathroom apartments (650 sq. ft.), 121 two-bedroom/two-bathroom apartments (850 sq. ft.), and 30 three- bedroom/two-bathroom apartments (1,100 sq. ft.).

HOME Investment Partnerships Program (HOME)

Dept.: Housing & Neighborhood Revitalization Budget: $3,750,000

Skyline at Cedat Crest Apartments: Provided $3,750,000 in HOME funds to Brompton Community Housing Development Corporation for new construction of a 107-unit multifamily housing complex that consists of 41 1-bedrooms (700 sq. ft.), 50 2-bedroom (970 sq. ft.), and 16 3-bedroom units (1,140 sq. ft.). The project will include common area amenities, such as on-site leasing center, fitness center, swimming pool, business/computer center, multifunctional learning center, etc. The new development will be located at 2700 and 2720 East Kiest Boulevard, Dallas, Texas, 75216.

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STATE OF TEXAS

COUNTY OF DALLAS

Before me. a Notary Public in and for Dall• County, this day personally appeared David Ferster. Advertising Representlllive for *THE DA.I.LAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: (Adfi18718U).

CITY/DALLAS RM /J

Appeared an *The Dallas Morning News* oo **Jfay 16,** 1,JI

Dallas Morning News Sales Operations

S'WOrn to and suhsc:r1bed before me th1s

Date: May 28, 2024

DANIEL NAVARRO
Notary Public, State of Texas
Comm. Expires 03-22-2028
Notary ID 134822067

Notary Public, State of Texas

City of Dallas

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD AND NOTICE OF PUBLIC HEARING FOR HUD FIVE-YEAR CONSOLIDATED PLAN FOR FY 2024-25 THROUGH FY 2028-29 AND FY 2024-25 HUD CONSOLIDATED PLAN PROGRAMS BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025

The City of Dallas will submit its HUD Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29, and the Annual Action Plan for FY 2024-25 by August 16, 2024, to the U.S. Department of Housing and Urban Development (HUD). The City's public notice for this Consolidated Plan and Action Plan includes the City's approach for developing the Five-Year Consolidated Plan, and various locations of services offered to low- and -moderate income families in the city of Dallas.

On May 8, 2024, Dallas City Council authorized (1) preliminary adoption of: the FY 2024-25 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds in an estimated amount of $32,857,691 for the following programs and estimated amounts: (a) Community Development Block Grant (CDBG) in the amount of $13,809,603; (b) HOME Investment Partnerships Program in the amount of $6,433,179; (c) Emergency Solutions Grant in the amount of $1,241,010; (d) Housing Opportunities for Persons with AIDS in the amount of $9,604,613; and (e) estimated HOME and CDBG Program Income in the amount of $ 700,000; (f) FY 2023-24 Reprogramming Funds in the amount of $1,069,286;and (2) adoption of the new Five-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028-29;and (3) a public hearing to be held on May 22, 2024 to receive comments on the proposed use of HUD funds.

To meet all statutory deadline requirements, the budget development process began assuming the four grant allocation amounts would remain the same as the current year. HUD has now published the actual formula grant allocations, and the City Manager was required to increase and decrease funding as necessary to balance the budget with available resources. On May 17, 2024, the Dallas City Council was informed of the City Manager's revised Proposed FY 2024-25 Consolidated Plan Budget based on the actual formula grant amounts.

On May 22, 2024, a hybrid Dallas City Council public hearing was held to receive comments on the Proposed Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29, and FY 2024-25 HUD Consolidated Plan Budget. During the hearing, the Dallas City Council voted to keep the public hearing open until June 12, 2024, to allow additional time to receive comments on the revised Proposed FY 2024-25 HUD Consolidated Plan Budget. The public review and comment period will run through June 12, 2024. Final adoption of the new Five-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028-29 and the Annual Action Plan for FY 2024-25 is scheduled for June 12, 2024. Details of the proposed budget are available on the City of Dallas-Budget & Management Services Community Development website, which may be reviewed at http://dallascityhall.com.

The City's approach for developing the Five-Year Consolidated Plan is to primarily use existing systems and build from work that has already been accomplished. Existing systems include the Continuum of Care, Ryan White Planning Council, etc. Existing strategies and policies that have already been accomplished include the Mayor's Task Force on Poverty, Dallas Housing Policy 2033, Broadband & Digital Plan, Comprehensive Environmental & Climate Change Action Plan (CECAP), Racial Equity Plan, Public Infrastructure Needs Inventory, ForwardDallas, etc. Five-Year Plan will consolidate all of these into one document according to HUD's prescribed requirements.

On June 12, 2024, the public hearing will close, and at the close of the public hearing, the Dallas City Council will authorize final adoption of the Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29, and FY 2024-25 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $30,949,109 for the following programs and estimated amounts: (a) Community Development Block Grant in the amount of $13,023,068; (b) HOME Investment Partnership Program in the amount of $5,078,453; (c) Emergency Solutions Grant in the amount of $1,213,719 (d) Housing Opportunities for Persons with AIDS in the amount of $9,864,583; (e) estimated HOME and CDBG Program Income in the amount of $700,000; f) FY 2023-24 Reprogramming Funds in the amount of $1,069,286;and (2) adoption of the new Five-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028-29, and the Annual Action Plan for FY 2024-25.

Members of the public interested in signing up in advance to speak at the public hearing by videoconference or in-person may contact the Dallas City Secretary's Office in advance by email at CitySecretary@dallas.gov, or by phone at (214) 670-3738, by 5:00 p.m. of the last regular business day preceding the meeting. Residents in the Dallas Metropolitan area may submit written comments to Budget& Management Services - Grant Administration Division, Dallas City Hall, 1500 Marilla St., 4FS, Dallas, Texas 75201, or email ofscommunitydevelopment@dallas.gov before 5:00 p.m., June 11, 2024. Written comments may also be faxed to (214) 670-0741.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Budget & Management Services Department - Grants Administration Division at (214) 670-4557 or TTY 1-800-735-2989, forty-eight (48) hours prior to the scheduled meeting. (Cualquier persona que requiera asistencia auxiliar o algún servicio para participar plenamente en, o para asistira cualquier reunión del CDC, debe notificarlo a la oficina de Servicios Financieros/División de la Administración de Subvenciones al (214) 670-4557 o TTY 1-800-735-2989, cuarentay ocho (48) horas antes de la reunión programada.)

FY 2024-25 HUD CONSOLIDATED PLAN BUDGET

	Project Name	FY 2024-25 Proposed Budget Preliminary Adoption 5/8/2024	Change +/-	FY 2024-25 City Manager's Revised Budget 5/17/2024
	COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)			
	CDBG - Public Services			
1	PKR Out-of-School Time Program	738,301	0	738,301
2	Early Childhood and Out-of-School Time Services Program	650,000	0	650,000
	Youth Programs Sub-Total	1,388,301	0	1,388,301
3	Drivers of Poverty Program	736,545	(117,980)	736,545
	Other Public Services Sub-Total	763,739	(117,980)	736,545
	Total CDBG – Public Services	2,124,846	(117,980)	2,006,866
	CDBG - Housing Activities			
4	Dallas Homebuyer Assistance Program	400,000	0	400,000
5	Home Improvement and Preservation Program (HIPP)	3,094,038	0	3,094,038
6	Support for Home Improvement and Preservation Program	1,208,850	0	1,208,850
7	Residential Development Acquisition Loan Program	2,638,224	0	2,638,224
	Total CDBG - Housing Activities	7,341,112	0	7,341,112
	CDBG - Public Improvements			
8	Public Facilities and Improvements	2,851,010	(511,248)	2,339,762
	Total CDBG - Public Improvement	2,851,010	(511,248)	2,339,762
	CDBG - Fair Housing and Planning & Program Oversight			
9	Fair Housing Division	530,112	0	530,112
10	Citizen Participation CDC Support HUD Oversight	838,787	(26,307)	812,480
11	HUD Environmental Review and Compliance	411,204	(10,000)	401,204
12	Community Care Management Support	178,890	(25,690)	153,200
13	Housing Management Support	802,928	(95,310)	707,618
	Total CDBG - Fair Housing and Planning & Program Oversight	2,761,921	(157,307)	2,604,614
	TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	15,078,889	(786,535)	14,292,354
	HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)			
14	CHDO Development Loan Program	966,076	(201,076)	765,000
15	HOME Project Cost	450,000	0	450,000
16	HOME Program Administration	589,796	(82,796)	507,000
17	Dallas Homebuyer Assistance Program	400,000	0	400,000
18	Housing Development Loan Program	4,277,307	(1,070,854)	3,456,453
	TOTAL HOME INVESTMENT PARTNERSHIPS PROGRAM	6,933,179	(1,354,453)	6,940,498
	EMERGENCY SOLUTIONS GRANT (ESG)			
19	Emergency Shelter	568,435	(5,117)	563,318
20	Street Outreach	164,913	0	164,913
21	Homelessness Prevention	246,086	0	246,086
22	Rapid Re-Housing	169,573	(21,200	148,373
23	ESG Administration	92,003	(974)	91,029
	TOTAL EMERGENCY SOLUTIONS GRANT	1,241,010	(22,291)	1,213,719
	HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)			
23	Emergency/Tenant Based Rental Assistance	5,918,510	252,171	6,170,681
24	Facility Based Housing	2,682,450	0	2,682,450
25	Housing Placement & Other Support Services	163,395	0	163,395
26	Housing Information Services/Resource Identification	160,500	0	160,500
27	Program Administration/City of Dallas	152,640	4,134	156,774
28	Program Administration/City of Dallas/BMS	135,498	3,665	139,163
	Program Administration/Project Sponsors	391,620	0	391,620
	TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/AIDS	9,604,613	259,970	9,864,583
	GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET	32,857,681	(1,908,582)	30,949,109

Proposed FY 2024-25 HUD Consolidated Plan Budget

Community Development Block Grant (CDBG)

PUBLIC SERVICES

1. Out-of-School Time Program

Dept: Parks and Recreation Budget: $738,301

Provides after-school, winter break, spring break and summer activities for low-income youth, ages 5-12, Monday through Friday. Approximately 1750 youth participate in high quality academic, recreational, cultural, social, emotional and life skill activities in a safe and positive environment. Through a collaborative effort with the Dallas Independent School District (DISD), after-school programming is provided at up to 15* elementary schools located throughout the city for 3 hours each day. School-break programs during winter, spring and summer are also conducted at a minimum of six sites ** a minimum of seven hours per day (schedule of school break programs vary based on the location). Additionally, youth will participate in supplemental enrichment activities that include visual and performing arts such as dance, theatre, and music. To mitigate learning loss and provide academic support, educational enrichment classes are offered for participants, as well as STEM and literacy tutoring sessions provided by certified DISD teachers.

Annually, 1750 children are estimated to be served at up to 15 elementary school sites over 60% are projected to be Single Female Head of Household.) The number of sites and site locations are subject to change based on availability.

Site:	Bayles Elementary	2444 Telegraph Ave.	75228
	César Chávez Learning Center	1710 N. Carroll Ave.	75204
	B.H. Macon Elementary	650 Holcomb Rd.	75217
	Leila P. Cowart Elementary	1515 S. Ravinia Dr.	75211
	L.L. Hotchkiss Elementary	6929 Town North Dr.	75231
	Nancy Moseley Elementary	10400 Rylie Rd.	75217
	Lida Hooe Elementary	2419 Gladstone Dr.	75211
	Louise Wolff Kahn Elementary	610 N. Franklin St.	75211
	Nancy Cochran Elementary	6000 Keeneland Pkwy.	75212
	Ascher Silberstein Elementary	5940 Hollis Ave.	75227
	Clinton P. Russell Elementary	3031 S. Beckley Ave.	75224
	David G. Burnet Elementary	3200 Kinkaid Drive	75220
	W.A. Blair Elementary	7720 Gayglen Drive	75217
	Jack Lowe Sr. Elementary	7000 Holly Hill Dr.	75231
	Casa View Elementary	2100 N. Farola Dr.	75228
	Community Center Location:		
	Hiawatha Williams Recreation Center	2976 Cummings St.	75216
	Janie C. Turner Recreation Center	6424 Elam Rd.	75217
	Larry Johnson Recreation Center	3700 Dixon Ave.	75210
	Marcus Recreation Center	3003 Northaven Rd.	75229
	Thurgood Marshall Recreation Ctr.	5150 Mark Trail Way	75232
	Willie B. Johnson Recreation Ctr.	12225 Willowdell Dr.	75243

Note: Sites may be added or removed during school year

**Recreation centers used only if needed for programs

2. Early Childhood and Out-of-School Time Services Program

Dept.: Office of Community Care Budget: $650,000

Provides childcare subsidies for low- and moderate-income working parents and adolescent parents who are attending school. Funds may also be used to provide childcare subsidies for various programs for children and youth, including afterschool programs, and programs for special populations, which may include daycare for special needs children, children who are homeless, children with disabilities and children who are affected/infected by HIV/AIDS via contracts with nonprofit agencies. Service providers are selected by parents based on the needs of their children. Intake/assessments are completed to determine eligibility both on the phone and in person. Program participants pay a portion towards their subsidy amount based on a sliding scale. Subsidies are paid directly to the childcare facilities; clients do not receive subsidies directly. Parent workshops such as Money Matters, Legal Aid, Parenting, Nutrition, Diabetes Prevention Management, and Housing are held to assist program participants. Each program participant is required to attend a minimum of two workshops during the first year in the program. The program is expected to serve 320 children. Funding includes salary-related costs for the one position (Human Services Program Specialist), subsidies, and other operating costs.

Each activity will be set-up in Integrated Disbursement and Information System (IDIS).

Site: West Dallas Multipurpose Ctr. 828 Fish Trap Rd. 75212

3. Drivers of Poverty Program

Dept.: Office of Community Care Budget: $618,565

The program aims to tackle poverty by addressing contributing factors, with a primary focus on reducing/eliminating barriers to work and access to affordable childcare while striving to bridge disparities among the most vulnerable residents and advance fairness

. The program will fund initiatives that specifically target the nine identified drivers of poverty which are outlined below:

1. Sharp decline in median income and the declining share of middle-income households
2. Lack of Affordable Transportation
3. Lack of Home Ownership/High Rental Percentage/Single Family Rentals
4. Neighborhoods of Concentrated Poverty
5. High number of Housing with Children Living in Poverty
6. Lack of educational attainment
7. High percentage of limited English-proficiency residents
8. High teen birth rates
9. High Poverty Rates for Single Women Heads of Households with Children

Site: West Dallas Multipurpose Ctr. 2828 Fish Trap Rd. 75212

HOUSING

4. Dallas Homebuyer Assistance Program (DHAP)

Dept.: Housing& Neighborhood Revitalization Budget: $400,000

Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) of the Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred forgivable loan (annually), made for down payment, principal reduction, and closing costs based on borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000.

City staff will administer this program. Project is implemented in conjunction with HOME DHAP (Project No. 17).

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

Citywide Preference will be given to Strategy Target Areas A, B, andC adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

5. Home Improvement & Preservation Program (HIPP)

Dept.: Housing& Neighborhood Revitalization Budget: $3,094,038

Home Improvement and Preservation Program (HIPP) will offer a Major Systems Rehabilitation Program for single-family owner-occupied housing units. Financial assistance will be provided as a no-interest forgivable loan up to $24,000 secured with one five (5) year lien for all eligible rehabilitation. HIPP can be administered by staff, subrecipient, or contractor.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

Citywide Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

6. Support for Home Improvement and Preservation Program (HIPP)

Dept.: Housing& Neighborhood Revitalization Budget: $1,208,850

Provide direct service and delivery staff to implement the Home Improvement and Preservation (HIPP) program.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

7. Residential Development Acquisition Loan Program

Dept.: Housing & Neighborhood Revitalization Budget: $2,638,224

Provide for profit and nonprofit organizations with loans and grants for acquisition, relocation, rehabilitation, and demolition to support affordable housing development for low-income households at 80% or below Area Median Family Income. Eligible costs may include but are not limited to infrastructure, predevelopment, relocation demolition, acquisition, rehabilitation, and related costs. The City uses a competitive process- Notice of Funding Availability (NOFA), to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long term affordability restrictions are required for every funded project based on subsidy amounts.

*Listing of individual projects pending the outcome of the Notice of Funding Availability (NOFA) process.

**The activities associated with this project will be set-up in Integrated Disbursement and Information System (IDIS) as separate activities.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

Citywide

Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

PUBLIC IMPROVEMENTS

8. Public Facilities and Improvements

Dept.: Housing & Neighborhood Revitalization Budget: $2,339,762

Provide funding in CDBG eligible areas including those designated as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) or other community priority areas for:

1. Special projects directed to the removal of materials and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons; May also include eligible projects to support housing development.
2. Facility improvements of public buildings and non-residential structures, including those owned by nonprofit entities when the facilities and improvements are in place and the activity does not involve change in land use, such as from non-residential to residential, commercial to industrial, or from industrial to another.

Site: City of Dallas 1500 Marilla St., Room 6DN 75201

City of Dallas 1500 Marilla St., Room 4FS 75201

FAIR HOUSING AND PLANNING& PROGRAM OVERSIGHT

9. Fair Housing Division

Dept.: Office of Housing and Community Development Budget: $530,112

Funds are budgeted to pay salary and operating costs to provide housing discrimination investigations, conduct studies such as the Assessment of Fair Housing and the Analysis of Impediments; engage the community with fair housing education outreach, and enforcement; and resident referrals through the Office of Equity and Inclusion - Fair Housing Division. Staff includes the Fair Housing Administrator, Fair Housing Conciliator, Fair Housing Investigators, and Administrative Support.

Site: City of Dallas 1500 Marilla St., Room 1BN 75201

10. Citizen Participation/CDC Support/HUD Oversight

Dept.: Budget & Management Services Budget: $812,480

Grants Administration Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, and centralized reporting and compliance for Consolidated Plan grants. Responsibilities also include facilitator for fifteen (15)-member advisory committee appointed by the City Council. Staff includes Managers, Financial Analysts, Compliance Specialists, IDIS Coordinator, Grant Strategic Program Analyst, and Administrative Support.

Site: City of Dallas 1500 Marilla St., Room 4FS 75201

11. HUD Compliance/Environmental Review

Dept.: Budget & Management Services Budget: $401,204

Provides compliance and administers City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.

Site: City of Dallas 1500 Marilla St., Room 4FS 75201

12. Community Care Management Support

Dept.: Office of Community Care Budget: $153,200

Provide salary and operational support to manage and administer CDBG-funded Community Care-based public services, programs, and contracts.

Site: City of Dallas 1500 Marilla St., Room 6BN 75201

13. Housing Management Support

Dept.: Housing & Neighborhood Revitalization Budget: $707,618

Provide operational support for the management and administration for servicing of the CDBG and HOME programs which are housing based. Staff activities include budgeting and compliance monitoring. CDBG funded programs include, but are not limited to, eligible activities associated with housing development activities, Dallas Homebuyer Assistance Program (DHAP), and the Home Improvement and Preservation Program (HIPP).

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

HOME Investment Partnerships Program (HOME)

14. HOME-Community Housing Development Organization (CHDO) Loan Program

Dept.: Housing & Neighborhood Revitalization Budget: $765,000

Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process - Notice of Funding Availability (NOFA) - to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum). Each new project funded through the NOFA process will be set up as a separate activity in the Integrated Disbursement and Information System (IDIS).

Site: City of Dallas 1500 Marilla St., Room 6CN 7520

Citywide Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

15. HOME Project Cost

Dept.: Housing& Neighborhood Revitalization Budget: $450,000

Funds to pay for staff and other eligible costs associated with direct service delivery for HOME funded activities including DHAP and Development Programs.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

16. HOME Program Administration

Dept.: Housing & Neighborhood Revitalization Budget: $507,000

Provide operational support for the administration and servicing of HOME programs which are housing based. Staff activities include compliance monitoring, payment processing and budgeting. HOME funded programs include, but are not limited to, Dallas Homebuyer Assistance Program, CHDO Program, Housing and Development Loan Program.

Site: City of Dallas 1500 Marilla St., Room 6CN 75201

17. HOME Dallas Homebuyer Assistance Program (DHAP)

Dept.: Housing & Neighborhood Revitalization Budget: $400,000

Provide homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principal reduction, and closing costs. DHAP is offered to homebuyers with an annual household income up to eighty percent (80%) Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and completea homebuyer counseling course by a HUD approved trainer. DHAP financial assistance is in the form of a deferred, forgivable loan (annually), made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity. The maximum amount of assistance provided under this program is $50,000. City staff will administer this program. Project is implemented in conjunction with DHAP HOME (Project No. 4).

Site: City of Dallas 1500 Marilla St., Room, 6CN 75201

Citywide Preference will be given to Equity Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

18. Housing Development Loan

Dept.: Housing & Neighborhood Revitalization Budget: $3,456,453

Provide for profit and nonprofit organizations with loans for the development of single-family housing one to four (1-4) units and multifamily housing (5 or more units). Eligible costs may include but is not limited to predevelopment, construction, relocation, demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process - Notice of Funding Availability (NOFA) - to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts.

Site: City of Dallas 1500 Marilla St., Room, 6CN 75201

Citywide Preference will be given to Strategy Target Areas A, B, and C adopted in the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog.

Emergency Solutions Grant (ESG)

19. Emergency Shelter

Dept.: Office of Homeless Solutions Budget: $563,318

Provide (i) payment of operational costs and renovations for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional facilities via contracts with non-profit agencies.

Sites: Location(s) pending Request for Proposal (RFP) process

20. Street Outreach

Dept.: Office of Homeless Solutions Budget: $164,913

Provide direct services designed to meet the immediate needs of unsheltered homeless persons by connecting them with emergency shelter, housing, and/or critical services.

Site: City of Dallas 1500 Marilla St., 2DN 75201

21. Homeless Prevention

Dept.: Office of Community Care Budget: $246,086

Provide services designed to prevent at-risk individuals or families from moving into emergency shelters or living in a public or private place not meant for human habitation through housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

Site: MLK Community Ctr. 2922 MLK Blvd. 75215

West Dallas Multipurpose Ctr. 2828 Fish Trap Rd. 75212

22. Rapid Re-Housing

Dept.: Office of Homeless Solutions Budget: $148,373

Provide rapid re-housing services to persons who are homeless, including housing relocation and stabilization services, financial assistance, and short-term and/or medium-term rental assistance.

Sites: Location(s) pending Request for Proposal (RFP) process

23./24. ESG Administration

Dept.: Office of Homeless Solutions & Budget: $68,029

Budget and Management Services Budget: $23,000

Provide monitoring and evaluation of program activities, and other services designed for the planning and execution of ESG activities to include, general management, oversight, coordination, training on ESG requirements, Consolidated Plan preparation and amendments, and Environmental Review records.

Office of Budget: Administrative costs are limited to 7.5% of the grant.

Site: City of Dallas 1500 Marilla St., Room 6BN 75201

City of Dallas 1500 Marilla St., Room 4FS 75201

Housing Opportunities for Persons with AIDS (HOPWA)

25. HOPWA– Emergency /Housing Placement/ Tenant Based Rental Assistance

Dept.: Office of Community Care Budget: $6,170,681

Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, as well as supportive services, for persons with HIV/AIDS and their families who live in the Dallas -eligible metropolitan area.

Site:	City of Dallas- MLK	2922 MLK Blvd.	75215
	City of Dallas- WDMC	2828 Fish Trap Rd.	75212
	City of Dallas- Fresh Start	2922 MLK Blvd. Dallas	75215
	Dallas County Health & Human Ser.	2377 N. Stemmons Frwy.	75207
	Health Services of North Texas	5501 Independence Pkwy., Plano	75023
	Health Services of North Texas	4308 Mesa Dr., Denton	76207
	AIDS Services of Dallas	400 S. Zang Blvd, Dallas	75208

26. Facility Based Housing

Dept.: Office of Community Care Budget: $2,682,450

Provide housing operation costs (including lease, maintenance, utilities, insurance, and furnishings,) and support services, as well as rehabilitation/repair/ acquisition, at facilities (including master leasing and emergency vouchers) that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.

Site:	AIDS Services of Dallas	400 S. Zang Blvd. Dallas	75208
	Legacy Counseling Center	4054 McKinney Ave. Dallas	75204

27. HOPWA- Other Support Services

Dept.: Office of Community Care Budget: $163,395

Provide supportive services to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice and respite care for affected children.

Site: Open Arms, Inc. dba Bryan's House 3610 Pipestone, Dallas 75212

28. Housing Information Services/Resource Identification

Dept.: Office of Community Care Budget: $160,500

Provide housing information and resource identification, including a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.

Site: Legacy Counseling Center 4054 McKinney Ave 75204

29. /30. Program Administration/City of Dallas

Dept.: Office of Community Care Budget: $156,774

Budget & Management Services Budget: $139,163

Provide administrative oversight, evaluation, technical assistance, HMIS client-level data collection, and environmental review records for grant funds and program activities. Administrative costs are limited to 3.0% of the grant.

Site: City of Dallas 1500 Marilla St., Room 6BN 75201

City of Dallas 1500 Marilla St. Room 4FS 75201

31. Program Administration/Project Sponsors

Dept.: Office of Community Care Budget: $391,620

Provide administrative oversight, evaluation, technical assistance, and HMIS client-level data collection, for grant funds and program activities.

Site:	Dallas County Health& Human Services	2377 N. Stemmons Frwy. Dallas	75207
	Health Services of North Texas	4401 N. I-35, Denton	76207
	AIDS Services of Dallas	400 S. Zang. Blvd, Dallas	75208
	Legacy Counseling Center	4054 McKinney Ave. Dallas	75204
	Open Arms, Inc. dba. Bryan's House	3610 Pipestone, Dallas	75212

DN-1871013-01

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Budget & Management Services

Community Development

Budget & Management Services – Grant Administration/Community Development Division provides program oversight for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan

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NEIGHBORHOOD PUBLIC MEETINGS:

DEVELOPMENT OF HUD FIVE-YEAR CONSOLIDATED PLAN

Your Opinion is Important to us! Please join us at one of our upcoming in-person or virtual meeting to learn more about development of the HUD Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29 and the FY 2024-25 Consolidated Plan Budget.

Residents can provide feedback at the meeting and/or through the survey

Anyone requiring auxiliary aid, service, and/or interpretation to fully participate in the meeting should notify the Budget and Management Services Department (BMS)

by calling (214) 670-4557, three (3) business days prior to the scheduled meeting.

HUD Five- Year Consolidated Plan Survey

The City of Dallas is starting the planning process for the Five-Year Consolidated Plan spanning FY 2024-25 to FY 2028-29.

We invite your input to help us as we decide on the allocation of federal funding for diverse programs.

Deadline to submit surveys is **February 29, 2024**

Survey is available in five languages: English, Spanish, Vietnamese, Chinese, Korean, and Amharic

Click here to take Five-year Consolidated Plan Priorities Survey

Haga clic aquí para completar la Encuesta de Prioridades del Plan Consolidado de Cinco Años

Nhấn vào đây để tham gia Khảo sát Ưu tiên Kế hoạch Hợp nhất Năm năm bằng

한국어로 된 5개년 통합 계획 우선순위 설문조사에 참여하려면 여기를 클릭하십시오.

點擊呢度參加五年綜合計劃重點調查（中文）

አምስት ዓመት የተዋህዶ ዕቅድ ቅድሚያ የሚሰጡዋቸውን ጥናት በአማርኛ ለመውሰድ እዚህ ይጫኑ

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https://dallascityhall.com/departments/budget/communitydevelopment/Pages/Neighborhood-Public-Meetings.aspx

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CONTACT INFO

Dallas City Hall
1500 Marilla St.
Dallas, Texas 75201
Phone: (214)-670-3111 (tel: (214)-670-3111)

Public Notices

8/28/2024 NOTICE OF PUBLIC HEARING FOR THE PROPOSED BUDGET Notice is hereby given to all interested persons that the Dallas City Council will hold a public hearing on the proposed Fiscal Year 2024-2025 Budget on Wednesday, August 28, 2024, not earlier than 1:00 p.m., at Dallas City Hall, City Council Chambers, located at 1500 Marilla Street, Dallas, TX 75201. The adoption of the ordinance approving the budget will occur on September 18, 2024. This budget will raise more total property taxes than last year's budget by
$15,856,462 or 1.16 percent, and of that amount, $35,687,522 is tax revenue to be raised from new property added to the tax roll this year. The public is invited to attend and may participate in the hearing. Anyone interested in signing up in advance to speak at the public hearing may contact the City Secretary's Office at (214) 670-3738. A copy of the proposed budget is available for public inspection Monday – Friday, at the City of Dallas, 1500 Marilla, Dallas, TX 75201. The proposed budget can also be found on the City's website at www.dallascityhall.com. Please call (214) 670-3659 for information. Public Notice > (https://dallascityhall.com/departments/budget/DCH%20Documents/Notice%20of%20Budget%20Public%20Hearing%20FY25.doc)

8/07/2024 Notice of 2024 Tax Rate Public Notice > (https://dallascityhall.com/departments/budget/DCH%20Documents/Notice%20of%20Tax%20Rates.pdf)

5/12/2024 NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD AND NOTICE OF PUBLIC HEARING FOR HUD FIVE-YEAR CONSOLIDATED PLAN FOR FY 2024-25 THROUGH FY 2028-29 AND FY 2024-25 HUD CONSOLIDATED PLAN PROGRAMS BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025 Public Notice > (https://dallascityhall.com/departments/budget/DCH%20Documents/DMN-AD%205.12.24.pdf)

Address

1500 Marilla Street
Dallas, TX 75201 (https://www.google.com/maps?q=1500+Marilla+Street)
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CITIZEN PARTICIPATION PLAN

Attachment 8

Citizen Participation Plan

for

U.S. Department of Housing and Urban Development (HUD) Grants

Revised:

February 24, 2021

Prepared by:

City of Dallas
Budget and Management Services – Grant Administration Division

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I. Purpose

The purpose of the City of Dallas Citizen Participation Plan is to inform the public of the proposed ways in which persons may participate in determining how specific future grant funds to the City of Dallas from the U.S. Department of Housing and Urban Development (HUD) will be used. The funds include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA).

The City of Dallas Citizen Participation Plan will also establish the proposed ways in which the community will be engaged in fair housing planning to Affirmatively Further Fair Housing (AFFH) through the Assessment of Fair Housing (AFH) process.

II. Citizen Participation Goal

It is the basic goal of the City of Dallas to continue its good faith efforts to provide reasonable citizen participation opportunities in a manner consistent with local requirements and federal government regulations.

More specifically, it is the goal of the City of Dallas to provide for and encourage:

A. All citizens to participate in the development of the AFH, any revisions to the AFH, the Consolidated Plan including a five-year strategic plan and a one-year budget (Action Plan), amendments to the adopted Consolidated Plan, and the program performance report;

B. Participation by low and moderate -income persons, especially those living in slum or blighted areas or in areas where CDBG funds are proposed to be used, and by residents of predominately low and moderate -income neighborhoods as defined by the City;

C. Participation by minorities and non-English speaking persons, and persons with disabilities;

D. Participation of local and regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing the AFH and the Consolidated Plan;

E. In conjunction with consultation with public housing authorities, the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) in the process of developing and implementing the AFH and the Consolidated Plan, along with other low-income residents of target revitalization areas in which the developments are located;

F. Efforts to provide information to public housing authorities about the AFH, AFFH strategy and Consolidated Plan activities related to the agency's developments and surrounding communities available at the annual public hearing required for the public housing authority's plan;

G. Alternate public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance; e.g., use of focus groups and the Internet.

III. Process for Approving the Citizen Participation Plan

A. A draft of the Citizen Participation Plan will be developed to meet HUD regulations.

B. The City Council will be briefed, and comments incorporated into the proposed Citizen Participation Plan.

C. A proposed Citizen Participation Plan summary will be published in the newspaper of general circulation (i.e. Dallas Morning News) and the entire Plan will be made available at specific locations.

D. A 30-day citizen comment period will be provided, enabling the Community Development Commission (CDC) and citizens to express their views on the Proposed Citizen Participation Plan.

E. The City Council will be briefed on the CDC and citizen comments regarding the Proposed Citizen Participation Plan and will consider any modifications.

F. The City Council will approve the Citizen Participation Plan as amended.

G. The City of Dallas shall follow the Citizen Participation Plan as adopted by the City Council.

H. The approved Citizen Participation Plan will be made available on the City of Dallas website, at all Dallas public libraries and the Office of Budget, Grant Administration Division, located at Dallas City Hall, 1500 Marilla, Room 4FS in a format accessible to persons with disabilities upon request.

I. Reasonable steps will be taken to provide language assistance to ensure meaningful access to participation by non-English-speaking residents of thecommunity.

IV. Process for Developing AFH and the Consolidated Plan

A. Roles

1. At or as soon as feasible after the start of the citizen participation process, the City will make the HUD-provided data (and any other supplemental information) that is planned to be incorporated into the AFH, available to its residents, public agencies, and other interested parties. Access to the HUD-provided date may include cross-referencing to data on HUD's website.
2. Role of the Community Development Commission (CDC) (or its successor). The duties of the City Council-appointed advisory board will include review and

recommendations for the HOME, HOPWA, and ESG Programs in a similar manner to CDBG. The CDC in consultation with the staff will establish numbers, dates, times, subjects and locations for a series of public hearings. The public hearings will be held to solicit citizen comments and suggestions on the priority needs of low and moderate-income persons and proposed uses of Consolidated Plan funds.

B. Public Hearings

1. Number and Type of Hearings:
   Before the City adopts the AFH and Consolidated Plan, at least six (6) public hearings will be held to afford reasonable opportunity to examine each document's content, receive citizen input on community development needs and strategies for meeting those needs and to respond to proposals and questions. Public notice will be given to citizens of each hearing, with sufficient information published about the subject of the hearing to permit informed comment. Advance notice of the hearings will be published in the Dallas Morning News two weeks prior to the hearings, when the specified dates, times, subjects and locations are determined. The hearings will be held at a minimum of two different stages of the program year, at the beginning during the development phase and at the end prior to submission of the performance report to HUD. Together, the hearings will address housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing consistent with the AFH, and review of program performance. To obtain the views of citizens on housing and community development needs, including priority non-housing community development needs and affirmatively furthering fair housing, at least one of these hearings will be held before the proposed Consolidated Plan is published for comment. To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, at least one (1) public hearing will be held before the proposed AFH is published for comment.

   A minimum of six (6) neighborhood public hearings will be held. A minimum of five (5) public hearings will be held throughout the City of Dallas (to include one meeting at City Hall and one in each quadrant of the city) to receive comments from citizens, public and private non-profit and for- profit agencies on all aspects of the Consolidated Plan. One (1) public hearing will be held in the Dallas Metropolitan Area; within the City of Dallas outside of Dallas County where HOPWA funds are allocated. The focus on these hearings will be specifically tailored to the housing supportive services for persons with HIV/AIDS and their families.

   The City Council, as a whole or in committee, will hold at least one (1) public hearing to receive comments from the public on the Proposed AFH and Consolidated Plan.

   Additional meetings may be held if deemed necessary.

2. Locations of Public Hearings:
   Utilizing information such as census data, availability of facilities for meetings, prior year meeting attendance records, and other known group gathering venues, the CDC, City Council and City staff will make efforts to select sites that are located throughout the city, including CDBG eligible areas and at times that will be convenient to potential and actual beneficiaries, residents, public agencies and other interested parties, with accommodations for persons with disabilities. Outreach efforts will also be made to involve lower income areas where residents have not participated previously in the AFH and Consolidated Plan planning process. At public hearings where a significant number of non-English speaking residents can be reasonably expected to participate, a good faith effort will be made to provide interpreters.

3. Public Hearing format:
   The basic public hearing format will be determined through discussions with the City Council, CDC and staff. The

4. Information provided at thehearings:
   Before adopting of the Consolidated Plan, information to be provided at these hearings to receive input from citizens, public agencies and other interested parties on community development needs will include a review of the current year budget, the amount of funds estimated to be available for the upcoming year; including grant funds and program income and other information such as the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

   Residents attending these hearings will be provided with forms that may be used to record written comments.

C. Strategic Plan and Budget Development

1. Develop a Preliminary Consolidated Plan based on availableneeds Assessments.
2. The Preliminary Consolidated Plan will be presented to theCDC.
3. Final recommendations for the proposed Consolidated Plan will be made by the City Manager's Office and the CDC.
4. The City Council will be briefed on the recommendations of the City Manager and the CDC, and citizen comments on the Proposed Consolidated Plan.
5. A summary of the Proposed AFH and Consolidated Plan will be published in the Dallas Morning News with copies of the AFH and the Consolidated Plan available on the City of Dallas website, at all Dallas public libraries and the Office of Budget, Grant Administration Division, located at Dallas City Hall, 1500 Marilla, Room 4FS. The summary will describe the contents and purpose of the AFH and Consolidated Plan and list the locations where copies of the entire proposed AFH and Consolidated Plan might be examined. A 30-day period will be provided for citizen's review and

comments. The City will provide a reasonable number of free copies of the plan to citizens and groups that request it.

6. A public hearing will be held to receive comments on the proposed AFH and Consolidated Plan.
7. Additional meetings will be held if deemed necessary by the City Council.
8. The City Council will consider citizen comments received in writing or orally at the public hearings, in preparing the AFH and Consolidated Plan. The final document will be made public on the City of Dallas website, at all Dallas public libraries and the Office of Budget, Grant Administration Division, located at Dallas City Hall, 1500 Marilla, Room 4FS, and it will be made available in a form accessible to persons with disabilities upon request.
9. The AFH and Consolidated Plan will be submitted to HUD. A summary of these comments or views and a summary of any comments or views not accepted, and the reasons therefore shall be attached to the final AFH and Consolidated Plan.
10. The Program year will begin October 1.

V. Other Procedures

A. Public Notification

1. Citizens will be provided with reasonable and timely access to local meetings and hearings. A variety of ways are expected to be used to make individual citizens, neighborhood organizations, non-profit agencies, and other interested parties aware of opportunities to participate. These may include but are not limited to: local and reginal institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations). Posting of public notices with the City Secretary's Office, City of Dallas website, and publishing in local newspapers. Public hearing notices will be published two weeks in advance of the hearing.
2. Public service announcements on radio, television, or public access cable television stations.
3. Mail public hearing announcements to persons and organizations that have expressed interest in HUD-funded programs and are on mailing lists maintained by staff.
4. Distributing public hearing schedules to all City of Dallas public libraries that are located in principally low and moderate- income areas.
5. Announcements will be made at CDC regular and special meetings.The CDC regular meetings are held the first Thursday of each month (except July) at 6 p.m. at Dallas City Hall, 1500 Marilla Street in Room 6ES.

B. Technical Assistance

Staff will provide technical assistance to groups, which represent low and moderate-income persons who request assistance in commenting on the AFH and in the development of requests for funding, under any of the programs covered by the Consolidated Plan. Submission of a request for funding does not guarantee funding.

C. Access to Records

The City of Dallas will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the AFH and the Consolidated Plan and the use of assistance under these programs, during the preceding five years. Interested persons should contact the Office of Budget, Grant Administration Division, at Dallas City Hall, 1500 Marilla Street, Room 4FS, Dallas, Texas, 75201 or call (214) 670-4557.

D. Comments and Complaints

1. The City of Dallas will consider comments or views of citizens (or units of general local government) received in writing, or orally at the public hearings, in preparing the final AFH and Consolidated Plan, amendments to the Plan, AFH revisions, or the Annual Performance Report.

2. A summary of these comments and the reasons when they were accepted will be attached to the adopted Consolidated Plan, amendments of the Application, AFH revisions, or the Annual Performance Report.

3. The City of Dallas will provide a timely substantive written response to written complaints related to the AFH and the Consolidated Plan, amendments to the Plan, AFH revisions, or the Annual Performance Report within 15 working days, where practicable.

E. Displacement

The City of Dallas plan to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance the City will make available (or require others to make available) to persons displaced, is attached hereto as the appendix.

VI. Post-Application Actions

A. Development of the annual Action Plan(Budget)

1. In the years following the approval of the Consolidated Plan, Annual Budgets (Action Plan) will be developed in accordance with the priorities established in the Consolidated Plan.

2. Annual Budgets will be developed following the same basic procedures established for the development of the Consolidated, with the following exceptions, to become effective October 1, 1996.

a. The minimum number of public hearings required for the development of an annual budget will be six (6). The purpose of the public hearings required for the development of the annual budget will be to receive comments on proposed uses of funds. The summary of the proposed annual budget will include the names of proposed activities and proposed funding levels to the extent feasible and indicate the locations at which copies of the proposed budget will be available for review.

b. One or more special emphasis public hearings will be held for housing, homeless and housing supportive services for persons with HIV/AIDS and their families. Citizens may comment on any aspect of the Consolidated Plan or Annual Budget at any public hearing.

B. Amendments to the Consolidated Plan (e.g.,reprogramming)

After the Consolidated Plan is adopted by the Dallas City Council and approved by HUD, changes may become necessary.

1. If any amendment involves a substantial change to the basic purpose, location, scope, or beneficiaries of an activity, specific amendment procedures, including a public hearing, will be followed.
2. The criteria for determining what would constitute a substantial change includes any one of the following decisions:
   a. A change in funding, which exceeds either 25% or $500,000 of a budget appropriation in the annually adopted ConsolidatedPlan.
   b. The creation of an activity not in the annually adopted Consolidated Plan.
   c. The deletion of an activitythat is in the annually adopted Consolidated Plan.
   d. Any revision, which would modify the purpose, location, scope or beneficiaries of an activity in a manner that would be inconsistent with the annually adopted Consolidated Plan.
3. The proceduresfor making amendments involving substantial changes are as follows:
   a. The City Manager and the CDC will make recommendations on the proposed amendment(s) to the City Council, if a substantial change to the adopted Consolidated Plan (e.g., reprogramming) is involved.
   b. The City Council will consider recommendations and an informal vote will be taken.
   c. Public notice will be made in the newspaper on any substantial amendments to the Consolidated Plan.
   d. Citizens will have a 30-day period to comment on proposed amendments.
   e. There will be no less than 14 days between the calling and the holding of the public hearing.

f. A public hearing on the proposed amendment(s) will be held, if it involves a substantial change to the adopted Consolidated Plan (e.g., reprogramming).

g. The City Council will review citizen comments on the proposed amendments to the Consolidated Plan; adopt the amended Consolidated Plan; and the final document will be made public on the City of Dallas website, at all Dallas public libraries and the Office of Budget, Grant Administration Division, located at Dallas City Hall, 1500 Marilla, Room 4FS, and it will be available in a form accessible to persons with disabilities, upon request.

h. The City will consider any comments or views of citizens received in writing, or orally at public hearings, in preparing the substantial amendment of the Consolidated Plan. A summary of these comments or views and a summary of any comments or views not accepted, and the reasons therefore, shall be attached to the amended ConsolidatedPlan.

C. Amendments to the Approved AFH and Citizen Participation Plan

A 30 -day comment period will be provided during the course of a program year if amendments are to be made which would represent a substantial change to the Citizen Participation Plan after it is adopted by the City Council. However, in response to the coronavirus pandemic, the Coronavirus Aid, Relief and Economic Security Act (CARES Act) signed on March 27, 2020 the Dallas City Council authorized a reduction of public review and comment period for Consolidated Plan Amendments from no less 30 days to no less than 5 days and to allow for a virtual public hearing option as a reasonable opportunity for citizen participation and comment period, on April 22, 2020 in accordance with established HUD guidelines. The waiver is available through September 30, 2021.

1. A substantial change to the AFH and Citizen Participation Plan is defined as a change, which would:
   a. Reduce the amount of time for public review of amendments to the AFH, Consolidated Plan, the Citizen Participation Plan, or performance reports.
   b. Reduce the number of public hearings held in the development of the AFH or the Annual Budget to less than (6).
2. Following the comment period and public hearing, the proposed amendments will be considered by the City Council for finaladoption.
3. The revised AFH and Citizen Participation Plan will be made public on the City of Dallas website, at all Dallas public libraries and the Office of Budget, Grant Administration Division, located at Dallas City Hall, 1500 Marilla, Room 4FS, and it will be in a form accessible to persons with disabilities, upon request.

D. Monitoring and Reporting

Program progress will be monitored by the staff and reported periodically at CDC meetings. Citizens may obtain information and reports on performance at CDC meetings

by contacting the Office of Budget, Grant Administration Division.

E. Review of Performance Report

A 15-day comment period and a public hearing will be provided prior to submitting the Annual Performance Report to HUD. The City will consider any comments received in writing or orally at the public hearing in preparing the Annual Performance Report. A summary of these comments will be attached to the Annual Performance Report. The Performance Report will be available on the City of Dallas website, at all Dallas public libraries and the Office of Budget, Grant Administration Division, located at Dallas City Hall, 1500 Marilla, Room 4FS, and it will be in a form accessible to persons with disabilities, uponrequest.

F. Other

1. Minor modifications to the Consolidated Plan or the Citizen Participation Plan of a technical or non-substantial nature may be required from time-to-time and are not subject to the amendment procedures described above. The CDC will be informed of such modifications.

2. When not required by HUD, revisions to the Consolidated Plan and the Citizen Participation Plan, including the Anti-displacement and Relocation Assistance Plan, made as a result of federal regulatory changes will not require the implementation of the formal amendmentprocess.

3. The Citizen Participation Plan includes guaranteed loan funds that may be used provided the activities meet the requirements of 570.200. A minimum of two public hearings must be held for the purpose of obtaining the views of citizens and formulating or responding to proposals and questions. Together hearings must address community development and housing needs and the development of proposed activities.

4. In response to the coronavirus pandemic, the President signed the Coronavirus Aid, Relief and Economic Security Act (CARES Act) into law on March 27, 2020. The CARES Act includes additional HUD funds to prevent, prepare for, and respond to the spread of COVID-19 and to facilitate immediate assistance to eligible communities and households economically impacted by COVID-19. To expedite grantees' use of CARES Act funds, and to recognize the efforts to contain COVID-19 in limiting public gatherings, such as those often used to obtain citizen participation, HUD has waived regulations referenced below to allow grantees to determine what constitutes reasonable notice and opportunity to comment given their circumstances, such as;

a. To provide citizen participation reasonable notice and opportunity to comment for Consolidated Plan amendment cited in 24 CFR 91.105(c)(2) and (k), 91.115(c)(2) and (i) allowing public review and comment period for Consolidated Plan Amendments to be no less than 5 days in order to balance the need to respond quickly to the growing spread and effects of COVID-19 with the statutory requirement to provide reasonable notice and opportunity for residents to comment on substantial amendments concerning the proposed uses of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) Program; Housing Opportunities for Persons with AIDS (HOPWA), and the HOME Investment Partnership Program (HOME).; and any additional funds awarded to prevent, prepare for, and respond to coronavirus.

b. To facilitate immediate assistance to eligible residents and households economically impacted by COVID-19, the Dallas City Council authorized a reduction of public review and comment period for Consolidated Plan Amendments from no less 30 days to no less than 5 days and to allow for a virtual public hearing option as a reasonable opportunity for citizen participation and comment period, on April 22, 2020 in accordance with established HUD guidelines. The waiver is available through September 30, 2021.

VII. Information

Any persons in the Dallas Metropolitan Area desiring further information; having questions regarding the Citizen Participation Plan, th e AFH, or the Consolidated Plan; or requiring alternative formats in the review of these documents may contact the Office of Budget, Grant Administration Division, City Hall, 1500 Marilla Street, Room 4FS, Dallas, Texas 75201, at (214) 670-4557 TDD Via Relay TX 1-800-735-2989.

CITY OF DALLAS
ANTI-DISPLACEMENT AND RELOCATION PLAN

The City of Dallas seeks to minimize, to the greatest extent feasible, the displacement, whether permanently or temporarily, of persons from their homes and /or business as a result of HUD funded activities involving single- or multi-family rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement. However, if displacement occurs, the City will provide for temporary or permanent relocation of persons resulting from public and private acquisition intended for public use and voluntary rehabilitation of private property with funds from CDBG, HOME, or any other HUD funded assistance program.

A Residential Anti-displacement and Relocation Assistance Plan has been prepared by the City in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to CDBG and/or HOME-assisted projects.

MINIMIZING DISPLACEMENT

Consistent with the goals and objectives of activities assisted under the Act, the City will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- When considering the allocation of HOME and/or CDBG funds, the City will discourage projects that are likely to result in a large numbers of displacements, unless the rehabilitation of a rental development is in support of a Citypriority;
- Coordinate code enforcement efforts with rehabilitation and housing assistance programs, if possible;
- Encourage staged rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with the empty units first, if appropriate and economically feasible; and
- Meet all HUD notification requirements so that affected persons do not move because they have not been informed about project plans and theirrights.

RELOCATION ASSISTANCE TO RESIDENTIAL TENANTS DISPLACED

The City will offer relocation assistance, in accordance with the requirements of 24 CFR (a.k.a. “Section 104[d]”), for lower-income tenants who, in connection with an activity assisted under the CDBG and/or HOME programs, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit. The City will ensure that these tenants have the opportunity to choose whether to receive assistance under Section 104(d) or assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended.

A displaced person who is not a low- or moderate-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at HUD 49 CFR Part 24.

ONE-FOR-ONE REPLACEMENT OF DWELLING UNITS

The City of Dallas will replace all occupied and habitable vacant low- and moderate-income housing units, demolished or converted to a use other than low- and moderate-income housing, in connection with a project assisted with CDBG and/or HOME funds in accordance with HUD 24 CFR 42.375.

Before entering into a contract committing the City to use CDBG and/or HOME funds on a project that will directly result in demolition or conversion of low- and moderate-income housing units, the City will make public and submit to HUD a One-for-One Replacement Plan that contains the following information:

- A description of the proposed assistedactivity;
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low and moderate-income units;
- A time schedule for the commencement and completion of the demolition or conversion;
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units;
- The source of funding and a schedule for the provision of replacement dwelling units;
- The basis for concluding that each replacement dwelling unit will remain a low- and moderate-income unit for at least 10 years from the date of initial occupancy; and
- Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Con Plan and 24 CFR42.375(b).

To the extent that the specific location of the replacement housing and other data are not available at the time of the submission, the City will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

REPLACEMENT NOT REQUIRED BASED ON UNIT AVAILABILITY

Under HUD 24 CFR 42.375(d), the City of Dallas may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of low- and moderate-income housing units in standard condition available on a non-discriminatory basis within the area.

RELOCATION CONTACTS

The City is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period. The City is also responsible for overseeing the provision of relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use financed with CDBG or HOME funds in regards to the development of housing.

CITIZEN PARTICIPATION PLAN REVISIONS

January 11, 1995	Adoption of the City of Dallas Citizen Participation Plan for U.S. Department of Housing and Urban Development Grants by City Council. (**Resolution #95-0158**)
February 28, 1996	Added Appendix to include the Residential Anti-displacement and Relocation Assistance Plan as required by HUD. (**Substantial amendment, Resolution #96-0890**)
January 2, 2004	Changed the responsible department and address of the Community Development Office, 1BN to Office of Financial Services, 4FS. (**Non-substantial amendment**)
August 10, 2005	Reduced the minimum number of public hearings required for the development of an annual budget from ten (10) to six (6). (**Substantial amendment, Resolution #05-2233**)
June 27, 2007	Reduced the required number of public hearings for development of the multi-year Consolidated Plan from fourteen (14) meetings to six (6) meetings and reduce the required number of days between calling a public hearing and holding a public hearing from no less than 15 days to no less than 14 days. (**Substantial amendment, Resolution #07-1978**)
August 14, 2008	Changed the name of the department with oversight responsibility for federal grant funds from Office of Financial Services to Budget and Management Services. The Office of Community Development title was changed to the Community Development Division. (**Non-substantial amendment**)
December 30, 2008	Added citizen participation requirements for Guaranteed Loan activities. (**Non-substantial amendment**)
September 23, 2009	Changed the name of the department with oversight responsibility for federal grant funds from Budget and Management Services to Office of Financial Services. (**Non-substantial amendment**)
December 14, 2016	Include Affirmatively Further Fair Housing requirements to the Citizen Participation Plan. Minor updates reflecting current process and procedures.
October 4, 2018	Changed department name from Office of Financial Services to Office of Budget. Added the City of Dallas website as a means of availability. **(Non-substantial amendment)**
April 22, 2020	Reduced the comment period for Consolidated Plan Amendments from no less than 30 days to no less than 5 days and allow virtual public hearings for citizen participation **(Substantial amendment, Resolution #20-0655)**
February 24, 2021	Increase the amount to trigger HUD's substantial amendment process $100,000 to $500,000 **(Substantial amendment, Resolution #21-0458)**

GLOSSARY

Attachment 9

GLOSSARY

Glossary of Terms and Abbreviations

	Abbrv.	Term	Definition
A	*ADU*	**Accessory Dwelling Unit**	A room or set of rooms in or on a property zoned for single-family homes that has been designed or configured to be used as a separate dwelling unit and has been established by permit, for example, a garage apartment.
	AFFH	**Affirmatively Furthering Fair Housing**	Requires recipients of HUD funds to affirmatively further fair housing by taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. [Race, Color, National Origin, Religion, Sex, Familial Status, & Disability]
		Affordable Housing	Defined as housing where the occupant(s) is/are paying no more than 30% of his/her income for gross housing costs, including utilities.
	AMI	**Area Median Income**	The income amount calculated by HUD annually for each community that represents the midpoint for that area's income distribution. Percentages of AMI, adjusted for family size, are often used to determine eligibility for HUD programs (e.g., 30% of AMI, 50% of AMI, or 80% of AMI).
	ARPA	**American Rescue Plan Act**	Federal stimulus bill that provides funding to state and local governments to aid in public health and economic recovery from the COVID-19 pandemic.
	ADA	**Americans with Disabilities Act**	Prohibits discrimination against people with disabilities in several areas, including employment, transportation, public accommodations, communications and access to state and local government' programs and services.
	AI	**Analysis of Impediments**	A comprehensive analysis of fair housing issues or barriers in a community and planning related to addressing those issues.

	Abbrv.	Term	Definition
	AAP	**Annual Action Plan**	A plan submitted to HUD annually, which specifically describes the allocation of CDBG funds to activities to be conducted in support of the priorities presented in the five-year Consolidated Plan (see definition of "ConPlan"). It includes the participating jurisdictions (PJs) annual application for HOME funds.
		Assisted Housing	Housing which is subject to restrictions on rents because of one or more governmental subsidies.
B		**Barrier-Free Housing**	Housing in which persons who are disabled may live without the need for physical assistance.
C	***CPP***	**Citizen Participation Plan**	A structured and formalized strategy that outlines how the public, particularly residents and community members, can engage and participate in the planning, development, and implementation of HUD-funded programs and projects.
	CFR	**Code of Federal Regulations**	Rules published by federal departments and agencies. HUD regulations are found in Part 24 of the Code of Federal Regulations (24 CFR).
	CDBG	**Community Development Block Grant**	An annual entitlement grant of federal dollars, from HUD to the City of Dallas, used to fund activities that primarily benefit low/moderate-income citizens.
	CBDO	**Community-Based Development Organization**	Organization which can received funding under the CDBG program to provide community development which benefit low-income citizens.
	CHDO	**Community Housing Development Organization**	A private non-profit, community-based service organization that develops affordable housing for low-income households.
	CHAS	**Comprehensive Housing Affordability Strategy**	Custom tabulated information received by the U.S. Department of Housing and Urban Development (HUD) from the U.S. Census Bureau, offering insights into housing challenges and needs, primarily for low-income households. This data guides local governments in allocating HUD funds and informs potential grant distributions by HUD.
	CAPER	**Consolidated Annual**	Report to HUD in which the City of Dallas reports on accomplishments and progress toward Consolidated Plan goals.

	Abbrv.	Term	Definition
		Performance and Evaluation Report	
	ConPlan	**Consolidated Plan**	A comprehensive analysis and 5-year strategic plan that identifies a community's housing and community development needs, prioritizes those needs, and details how they will be addressed. The plan is used to make data-driven, place based investment decisions for HUD funding and other resources.
	CoC	**Continuum of Care**	A comprehensive system of care designed to move individuals and families from homelessness to permanent housing by providing housing assistance and wrap-around supportive services (e.g., case management, job training, education, counseling, budgeting, etc.). This is sometimes referred to as the homeless response system.
		Continuum of Care Program	HUD program that provides funding to communities with the goal of ending homelessness.
		Cost Burden	A family/household/individual paying more than 30% of their income for housing costs, including utilities.
D	***DHA***	**Dallas Housing Authority**	The public housing authority for the City of Dallas.
	DHP 33	**Dallas Housing Policy 2033**	The City's rules, regulations, strategies, and initiatives to address housing challenges. The policy is based on the fundamental premise that fairness reduces disparities while improving outcomes for all.
		Diversion	Emerging activities designed to help homeless people who have just lost their housing to avoid staying in a shelter or on the streets through housing problem solving.
E		**Elderly**	A person who is at least 62 years of age and older (applies to housing activities). A person who is at least 60 years of age and older (applies to non-housing Community Development Block Grant activities).
		Emergency Shelter	Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or specific segments of the homeless

	Abbrv.	Term	Definition
			population.
	ESG	**Emergency Solutions Grant**	HUD program that provides an annual entitlement grant with funding to assist homeless individuals or families or prevents Individuals or families from becoming homeless.
		Emerging Markets	Under the City's Comprehensive Housing Policy, this refers to a Reinvestment Strategy area in need of intensive environmental enhancements, master planning, and formalized neighborhood organization.
		Entitlement Community	A community that receives funding directly from HUD and uses that funding to develop its own programs and funding priorities to address community needs. Entitlement communities across the country do not compete for funding, but rather are awarded funds based on a formula established by federal regulations.
		Extremely Low-Income	Households/Families/Persons whose income falls below 30% of the median income for the area.
F		**Fair Housing Act**	Federal law that provides for equal opportunity for everyone in the sale, rental, and financing of housing and prohibits discrimination on the basis of race, color, religion, handicap status, sex, age, familial status or national origin.
	FHEO	**Fair Housing and Equal Opportunity**	HUD Office of Fair Housing and Equal Opportunity.
		Family	Family means a single person or group of persons presenting for assistance together, regardless of whether they are related by birth, marriage or adoption, under the HUD's Equal Access to Housing Rule.
		Family Income	Family means all persons living in the same household who are related by birth, marriage or adoption.
		Frail Elderly	An elderly person who is unable to perform (unassisted) a minimum of three activities required for daily living, including eating, dressing, bathing, grooming and/or household management activities.
H	*HMIS*	**Homeless Management**	A database application used to confidentially aggregate data on homeless populations served in the United States. The software records and

	Abbrv.	Term	Definition
		Information System	stores client-level information on the characteristics and service needs of homeless persons.
	HOME Program	**HOME Investment Partnerships Program**	Program which provides formula funding, from HUD to the City of Dallas, for a wide range of affordable housing activities for low-income people which can include the construction of rental or homeownership housing, and rehabilitation of existing housing.
	HOME-ARP	**HOME Investment Partnerships Program-American Rescue Plan Act Program**	Part of the HOME Program that provides funding to HOME Participating Jurisdictions to reduce homelessness and increase housing stability. HOME-ARP represents a specific allocation of funding under the American Rescue Plan Act of 2021 for a homelessness assistance and supportive services program.
		Household	Household means all persons who occupy a housing unit. Occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.
		Household Income	Income for a household (including the head of household and all family members) that is used to determine if the household is eligible for assistance. Income limits are based on household size and vary by community.
	HCV	**Housing Choice Voucher Program**	HUD program where the public housing authority provides rental subsidies in the form of tenant based rental assistance for qualifying households to reside in rental housing in their choice of location within a program service area. This is different from residing in public housing, which are residential properties owned and operated by the public housing authority.
		Housing Forward	Dallas non-profit organization leading the Continuum of Care and development of an effective homeless response system in Dallas and Collin Counties; formerly known as Metro Dallas Homeless Alliance or MDHA.

	Abbrv.	Term	Definition
	HOPWA	**Housing Opportunities for Persons with AIDS**	Provides housing assistance and supportive services.
	HUD	**Housing and Urban Development**	Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the Nation's communities, and enforce fair housing laws.
I	***IDIS***	**Integrated Disbursement & Information System**	Nationwide database that provides HUD with current information on the status of HUD-funded activities.
J	***JJD***	**Juvenile Justice Department**	Juvenile Justice youth or those youth 24 years of age or younger who have spent time in a juvenile detention facility, jail, or prison.
L	***LBP***	**Lead-Based Paint**	Paint that contains lead and can be potentially harmful to children if it is peeling, chipping, damp, cracked or damaged.
		Leverage	The non-match cash or non-match in-kind resources committed to making a program or project fully operational. Leverage funds may be used for any program related costs, even if the costs are and may be used to support any activity within the project or program; e.g., a non-profit social service agency provides supportive services to sheltered homeless.
		Low-Income	Households/families/persons whose income is at or below 50% of the area median income (for CDBG activities) or 80% of the area median income (for HOME and HOPWA activities).
	LIHTC	**Low Income Housing Tax Credits**	Tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.
	LMI Low/Mod	**Low- and Moderate-Income**	Persons whose income is between 51% and 80% of the area median income.
M	***MVA***	**Market Value Analysis**	A tool to assist residents and policymakers understand the elements of the local residential real estate markets. It is an objective, data-driven tool built on local administrative data and

	Abbrv.	Term	Definition
			validated with local experts. It can be used to target intervention strategies more precisely in weak markets, and support sustainable growth in stronger markets.
	MDHA	**Metropolitan Dallas Homeless Alliance**	A non-profit organization leading the development of an effective homeless response system in Dallas and Collin Counties.
		Micro-Enterprise Business	A commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise.
		Middle-Income	Households/persons whose income is between 81% and 120% of the area median income.
	MBE	**Minority-owned Business Enterprise**	Designation for a business which is at least 51% owned by minority individuals.
	MWBE	**Minority or Women-owned Business Enterprise**	Designation for a business which is at least 51% owned by minority individuals or woman.
	MIHDBD	**Mixed Income Housing Development Bonus**	Incentivizes mixed income multifamily and mixed-use development through various zoning bonuses.
		Multi-Family Housing	Building with 4 or more residential units, including apartments and condominiums. Multi-family units are generally attached and share a common lot. Housing type should not be confused with ownership; multi-family units may be owner-occupied, or renter occupied.
N	***NEZ***	**Neighborhood Empowerment Zone**	A state designation that allows municipalities to create zones to promote the creation of affordable housing and economic development, an increase in the quality of social services, education, or public safety provided to residents, or the rehabilitation of affordable housing in the zone.
	NIP	**Neighborhood Investment Program**	City of Dallas program which was developed to revitalize targeted areas over a period of two years.
	NRSA	**Neighborhood Revitalization Strategy Areas**	A Community Development Block Grant (CDBG) grantee-designated area targeted for revitalization.

	Abbrv.	Term	Definition
	NSP	**Neighborhood Stabilization Program**	HUD program to provide funding to communities to redevelop abandoned and foreclosed homes as part of the Housing & Economic Recovery Act of 2008.
	NOFA	**Notice of Funding Availability**	Published solicitation (or advertisement) for interested organizations to submit a proposal or application for funding to provide eligible activities in the community, similar to a Request for Proposals (RFP). For example, the Housing NOFA program solicits applications for funding for activities promote mixed-income development projects that directly target funds and incentives towards pre-defined reinvestment strategy areas.
O	***OSA***	**Office of Senior Affairs**	Division within the Office of Community Care created to help Dallas seniors maintain the highest quality of life possible by providing information / referrals on senior services, educational programming and other resources that support and promote financial and social well-being.
P	***PJ***	**Participating Jurisdiction**	A state or local unit of government designated by HUD to receive funding through the HOME Program.
		PeopleFund	The non-profit organization that administers the business Revolving Loan Program (RLP).
	PHP	**Permanent Housing Placement**	Assistance designed to help people move into permanent housing (e.g., application fee, security deposit, utility deposits, etc.)
		Permanent Supportive Housing	Housing with supportive services, designed for homeless persons with disabilities.
	PIT	**Point-In-Time Count and Census**	A community initiative to gather and analyze data on homelessness in Dallas County. Each year, the MHDA works with local service Providers to get a head count at each homeless encampment site, shelter, transitional housing site, and permanent supporting housing development. The information provides a snapshot of homelessness in the community on a given night. It does not represent everyone

	Abbrv.	Term	Definition
			experiencing homelessness because many cannot be located.
	PI	**Program Income**	Income directly generated from a CDBG or HOME Program funded activity (e.g., loan repayments).
	PBRA	**Project-Based Rental Assistance**	Assistance that may provide rental subsidies (including security and utility deposits) for qualifying households to reside in housing at a particular project or location. The household must reside at that location to receive assistance.
R	***R/ECAP***	**Racially or Ethnically Concentrated Area of Poverty**	A neighborhood that has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.
	RRH	**Rapid Re-Housing**	Services designed to move homeless people quickly to permanent housing through supportive services with time-limited rental assistance.
		Redevelopment Area	Under the City's Comprehensive Housing Policy, this refers to a Reinvestment Strategy area characterized by a known catalytic project that has submitted a request for funding that shows preliminary viability and will begin within the next 12 months.
	RFP	**Request for Proposals**	Published solicitation (or advertisement) for interested organizations to submit a proposal or application to compete for funding to provide eligible activities in the community; may also be referred to as Request for Competitive Sealed Proposals (RFCSP).
S		**Severe Cost Burden**	A household/individual which pays more than 50% of their income for housing costs, including utilities.
		Single-family Housing	A one- to four-unit residential structure which includes conventional detached homes as well as patio homes, townhomes, duplexes, and fourplexes.
	SRO	**Single Room Occupancy**	A residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit

	Abbrv.	Term	Definition
			need not, but may, contain food preparation or sanitary facilities, or both.
		Stabilization Area	Under the City's Comprehensive Housing Policy, this refers to a Reinvestment Strategy area as characterized in the Market Value Analysis (MVA) with weak housing markets (MVA areas G, H, I) which are surrounded by stronger housing markets (MVA areas A-E) and as such are at risk of displacement based on known market conditions including upcoming redevelopment projects.
	SO	**Street Outreach**	Assistance designed to meet the immediate needs of unsheltered homeless people by connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care.
		Supportive Housing	Housing that includes planned supportive services.
		Supportive Housing Services	Services provided to residents of supportive housing to enable them to live as independently as possible.
T	***TIF***	**Tax Increment Financing**	A public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects.
	TBRA	**Tenant-Based Rental Assistance**	Assistance that provided rental subsidies (sometimes including security and utility deposits) for qualifying households residing in rental housing in their choice of location within a program service area.
		Transitional Housing	A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months.
V		**Very Low-Income**	Households/persons whose income falls below 30% of the area median income.
	VAWA	**Violence Against Women Reauthorization Act**	Federal law that provides housing protections and notice requirements for people in certain HUD housing programs who have experienced domestic violence, dating violence, sexual assault, or stalking.

	Abbrv.	Term	Definition
W	***WBE***	**Woman-owned Business Enterprise**	Business where at least 51% is owned and controlled by women.

FIVE-YEAR CONSOLIDATED PLAN

FY 2024-25 through FY 2028-29

&

FY 2024-25
ANNUAL ACTION PLAN

U.S. Department of Housing and Urban Development

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