

# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Migration to the .gov Domain**

I am excited to inform you that we have begun the migration from the .com to the .gov domain. With the cybersecurity threats we face daily, the .gov domain is more secure and harder to spoof. This change will increase the security and searchability of our online presence, and the use of this domain is consistent with the City of Dallas' internet policy.

Over the next several months and utilizing a phased approach, ITS will cautiously migrate users from the .com domain to the .gov domain, department by department. ITS has partnered with COM to work through multiple components for user communication and any issues the user may face as a result of the migration and will alert users prior to the migration and provide information following the transition. The new email address convention will be "first name.last name@dallas.gov". The dallascityhall.com email address will remain active 12 months after the migration, and emails sent to that address will be forwarded to the new dallas.gov email address. Finally, the City of Dallas's website will also be changing in 2022 from DallasCityHall.com to Dallas.gov.

Thank you for your support. If you have any questions, please contact me or Bill Zielinski, Chief Information Officer.

A handwritten signature in blue ink that reads "M. Elizabeth Reich".

M. Elizabeth Reich  
Chief Financial Officer

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
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Majed A. Al-Ghafry, Assistant City Manager  
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Robert Perez, Interim Assistant City Manager  
Carl Simpson, Interim Assistant City Manager  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Sanitation Performance Update**

The Department of Sanitation Services recycling and solid waste operations have improved following the implementation of a new temporary labor services contract on August 16, 2021. The new contractor, A & Associates (A&A), has provided an average of 98% of the required 170 laborers required daily. The new contract, authorized by the City Council on August 11, provides for a living wage increase to \$15.21/hour, which has improved recruitment and retention.

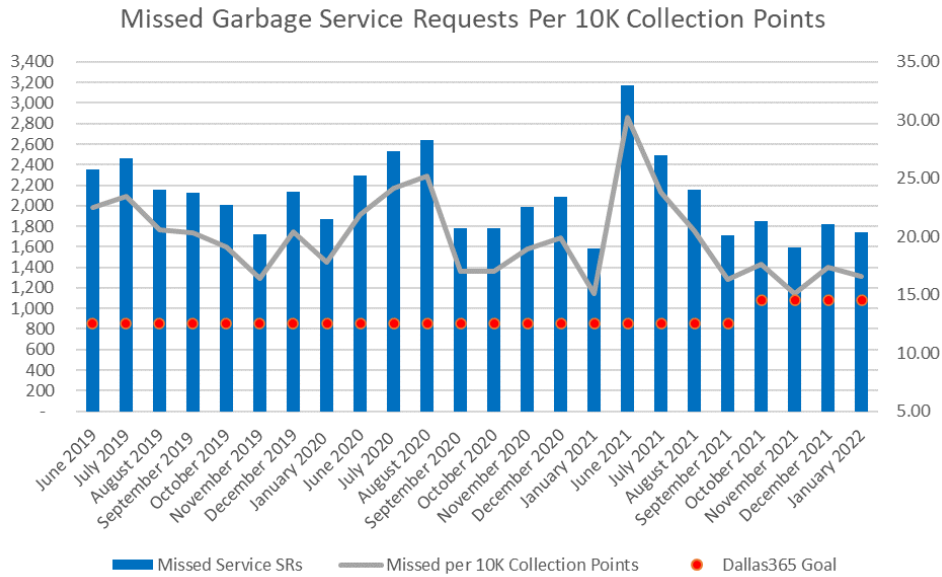
Sanitation is also actively recruiting truck drivers to operate recycling and solid waste collection vehicles. An hourly wage increase from \$16.50/hour to a minimum suggested hiring rate of \$20/hour is helping to reach the department's goal of 240 filled positions. The department currently has 234 positions filled as of February 14, 2022, and 7 candidates in the onboarding process. Attrition in truck driver positions has averaged 8.5% per quarter since October 2020, so the department will continue actively recruiting approximately 20 new truck drivers per quarter.

Sanitation operations have been disrupted repeatedly over the last three years, beginning with the June 2019 windstorm and October 2019 tornado, COVID-19 stay-at-home waste generation shifts in 2020, the February 2021 winter storm, and 2021 staffing and equipment availability shortages due to nation-wide labor market and supply chain issues. Sanitation implemented an as-needed, when-needed, service contract for assistance with brush and bulky item collection, increased pay for temporary laborers, and increased pay for Sanitation operations personnel to attract qualified candidates and retain experienced employees.

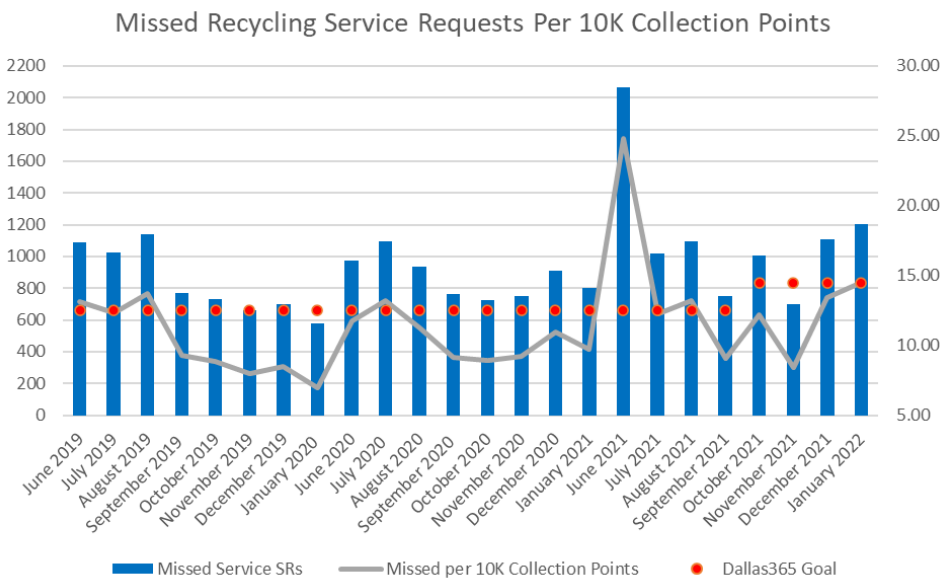
Despite these efforts, challenges arise, such as the COVID-19 Omicron variant, which noticeably increased staff absences in December 2021 and January 2022 in Sanitation and our support services partner, the Department of Equipment and Fleet Management. When there are staffing or equipment availability limitations, Sanitation prioritizes garbage pickup over recycling, devoting more resources to the on-time collection of putrescible waste, and delaying recycling pickup by 1-2 days. When this contingency is implemented at any significant scale, the City Council is notified, and Sanitation customers are informed through Sanitation's website, 311, NextDoor, targeted emails, and Sanitation's iPhone and Android app, which provides customers that enroll with the option of a push notification, text message, or phone call. While we inform customers that it is not necessary to report a missed recycling collection during these times, we still see a spike in service requests regarding missed collections.

The charts below illustrate missed service complaints received by Sanitation through 311 for eight month periods between June and January, from 2019 to 2022, for garbage, recycle and brush collection services. There are approximately 1 million garbage and approximately 1 million recycling collection opportunities each month (250,000 customers serviced 4-5 times per month). Due to the large number, the Department measures missed collections by increments of 10,000 collection points.

**Missed Garbage Service Requests Per 10k Collection Points  
 Total and Per 10k Collection Points**

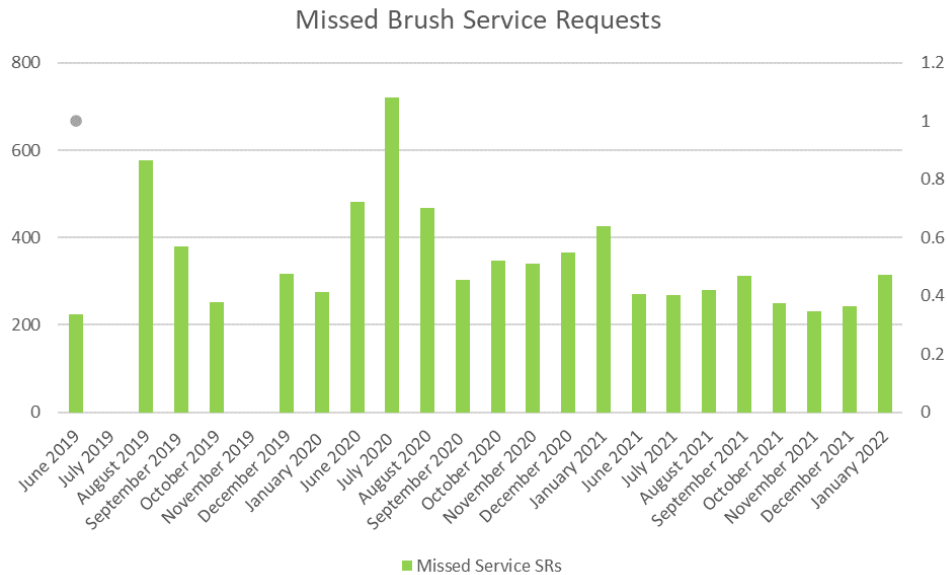


**Missed Recycling Services Request Per 10k Collection Points  
 Total and Per 10k Collection Points**



DATE February 18, 2022  
 SUBJECT Sanitation Performance Update

### Missed Brush and Bulky Waste Service Requests Total and Per 10k Collection Points



\* In June and November of 2019 Bulk and Brush Missed Service calls were on hold due to June 2019 storm and October 2019 tornado

These challenges are not unique to Dallas. Solid waste management providers, both public and private, around the country have reported similar struggles over the last two years. Sanitation’s operations have improved over the last six months, but the department is still challenged by the truck driver attrition rate, and a reliance on approximately 170 temporary laborers to work on rear-load collection vehicles, known to be one of the most dangerous jobs in the United States. Sanitation is analyzing how many collection routes can be converted to automated curbside collection, which would provide safer working conditions for Sanitation employees, and a more reliable experience for customers, due to the need for fewer, but more skilled staff.

Sanitation continues to hold weekly interviews; job offers are extended the same day and entered in Workday for processing. Sanitation remains committed to delivering timely and reliable service to all customers. The department continues to post updates for customers regarding service issues on their [website](#), on [NextDoor](#), and the Dallas Sanitation app ([App Store](#) / [Google Play](#)). Sanitation customers enrolled in the City of Dallas [ePay system](#) can also receive service advisories directly via email.

For additional information, please contact me or Jay Council, Director of Sanitation Services, at [jerome.council@dallascityhall.com](mailto:jerome.council@dallascityhall.com) or 214-670-4485.



DATE February 18, 2022

SUBJECT **Sanitation Performance Update**



Carl Simpson

Assistant City Manager (I)

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
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# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Economic Development Committee Briefing Follow-Up: Mockingbird Station East (mixed-income and transit-oriented development project in TOD TIF District)**

On February 23, 2022, staff will seek City Council authorization of a development agreement with Trammell Crow Company Development, LLC and/ or its affiliates in an amount not to exceed \$29,000,000, payable from current and future TOD TIF District funds, in consideration of the Mockingbird Station East mixed-income and transit-oriented development project on property currently addressed at 5465 East Mockingbird Lane in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District).

The Office of Economic Development briefed the Economic Development Committee on February 7, 2022. The briefing is available here: [February 7, 2022 Economic Development Committee Briefing A](#)

A few questions were raised during the briefing which required follow-up. The responses are provided below:

**1. The TOD TIF District was created by City Council in 2008 as the City's first "barbell" TIF district. Please explain.**

The TOD TIF District was the City's first TIF district created with individual sub-districts that provide a mechanism to allow for tax increment sharing from stronger market areas to enhance funding for more distressed areas to jump start catalyst projects such as the Lancaster Urban Village development in the Lancaster Corridor Sub-District. This "barbell" structure was intentionally aimed at addressing priorities for redevelopment of the Lancaster Corridor while also encouraging transit-oriented development (TOD) around DART stations.

The Lancaster Urban Village (LUV) development opened in June 2014 as a mixed-use and mixed-income TOD on the site of former blighted motels in the Lancaster Corridor across the street from the Veterans Medical Center. For more detailed information about the LUV development, please see the attached **Exhibit A**. The LUV development was made possible with \$8,492,273 in funding from the TOD TIF District, including over \$7 million in tax increment that was generated by and transferred from the Mockingbird/Lovers Lane Sub-District over the past 8 years.

DATE February 18, 2022

SUBJECT **Economic Development Committee Briefing Follow-Up: Mockingbird Station East  
(mixed-income and transit-oriented development project in TOD TIF District)**

**2. How will the proposed Mockingbird Station East Project be beneficial to the Lancaster Corridor Sub-District?**

In accordance with the TOD TIF District's Project Plan and Reinvestment Zone Financing Plan and Increment Allocation Policy, tax increment transfers from the Mockingbird/Lovers Lane Sub-District will continue to be provided annually to the Lancaster Corridor Sub-District. Conservative projections of future transfers of tax increment from the Mockingbird/Lovers Lane Sub-District to the Lancaster Corridor Sub-District include a cumulative total of approximately \$25 million (including \$3.6 million in tax increment to be generated by the Mockingbird Station East Project) over the remaining life of the TOD TIF District (through 2038).

**3. Why is the affordability requirement in the proposed development agreement for the Mockingbird Station East Project a minimum of 20% of the units to be set aside and leased solely to those households earning a maximum of 80% of the Area Median Income (AMI) for a minimum of 15 years?**

The TIF funding subsidy and development agreement for the Mockingbird Station East Project was underwritten and negotiated by staff in accordance with current City policies. The City's TIF Policy and the Mixed-Income Housing Guidelines in nearly all TIF districts, including the TOD TIF District, require residential projects and mixed-use projects with residential components seeking TIF funding assistance to provide a minimum of 20% of the units to be set aside and leased solely to those households earning a maximum of 80% of the Area Median Income (AMI) for a minimum of 15 years.

**4. Is the Developer willing to increase the affordability requirement in the proposed development agreement to a minimum of 30% of the units to be set aside and leased solely to those households earning a maximum of 80% of the AMI for 15 years?**

After last week's Committee briefing, staff communicated this question to the Developer. Citing several existing challenges with this development (e.g. significant infrastructure costs; DART parking garage), the Developer is unable to agree to increasing the affordability requirement beyond the level required by the Mixed-Income Housing Guidelines for the TOD TIF District.

**5. The proposed development agreement also contains a requirement that at least 10% of the Project's residential units be set aside and leased to voucher holders or abide by any amendments to Ordinance 30246 and Chapter 20A. Please explain.**

DATE February 18, 2022

SUBJECT **Economic Development Committee Briefing Follow-Up: Mockingbird Station East  
(mixed-income and transit-oriented development project in TOD TIF District)**

In October 2016, City Council approved Ordinance 30246, which amended Chapter 20A (Fair Housing) in the City's code of ordinances. Ordinance 30246 specifically amended Section 20A-4.1 (Housing Voucher Incentives), attached as **Exhibit B**. Section 20A-4.1(b) states that "multifamily housing accommodations that benefit from a financial award approved by the city council on or after the effective date of this ordinance shall set aside at least 10 percent of the dwelling units and solely lease those dwelling units to holders of housing vouchers, including vouchers directly or indirectly funded by the federal government, for a minimum of 15 years from the date of the initial issuance of the housing accommodation's certificate of occupancy."

The requirement of Chapter 20A-4.1 is separate and apart from the affordability requirement in the Mixed-Income Housing Guidelines of TIF districts. As such, the Chapter 20A-4.1 requirement and the TIF affordability requirement both apply to the Mockingbird Station East Project. It is possible for the same apartment unit to satisfy the 20A-4.1 requirement and the TIF affordability requirement. Housing vouchers are a source of income for some tenants, and the voucher payment standards are based on HUD Small Area Fair Market Rents (FMR) using zip codes. HUD's FY2022 Small Area FMR schedule is attached as **Exhibit C**.

Also as a reminder, proposed amendments to Chapter 20A have been under review for the past several months as part of the One Dallas Options effort initiated by Dr. Johnson, former Chief of Economic Development and Neighborhood Services, and is being led by the Housing Department (last briefing to Housing and Homelessness Solutions Committee was December 14, 2021). Final recommendations for amendments to Chapter 20A are anticipated in late Spring 2022. To account for possible amendments to Chapter 20A, the proposed development agreement for the Mockingbird Station East Project requires the Developer to comply with whichever version of Chapter 20A is in effect at the time the Project receives a certificate of occupancy. This same requirement was previously approved by City Council in the development agreement for Villas at Western Heights in the Fort Worth Avenue TIF District (Resolution No. 20-1480 authorized September 23, 2020), in the development agreement for Gateway Oak Cliff in the Oak Cliff Gateway TIF District (Resolution No. 21-1029 authorized June 9, 2021), and in the development agreement for Oaklawn Place in the Maple/Mockingbird TIF District (Resolution No. 21-1776 authorized October 27, 2021).

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942.

DATE February 18, 2022

SUBJECT **Economic Development Committee Briefing Follow-Up: Mockingbird Station East  
(mixed-income and transit-oriented development project in TOD TIF District)**



**Majed A. Al-Ghafry**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
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**Lancaster Urban Village**  
**Project Summary**  
**February 2022**

The Lancaster Urban Village (LUV) opened in June 2014 as a mixed-use and transit-oriented (TOD) development, on the site of former dilapidated motels in the Lancaster Corridor that had not seen significant new housing development in over 40 years. The project includes 193 mixed-income apartments (with 51% deed restricted as affordable units at 80% AMFI or below in accordance with (HUD) Section 108 funding requirements for 15 years) and 14,000 square feet of retail/commercial space in an urban style building with pedestrian amenities. The project is across from the 2nd largest Veterans Medical Center with over 4,700 employees and serviced by the Dallas Area Rapid Transit (DART) light rail.

The project was a culmination of over five years of cooperative efforts to structure financing for this \$28 million catalyst project including a HUD 221(d) 4 loan, HUD Section 108 loan (with TIF funding as the repayment source), New Markets Tax Credits, and City Public/Private Partnership funding. The commitment of future TIF funding is part of the TOD TIF District, created in 2008 to link and create an increment sharing stream from the stronger market areas in north Dallas to those in the Lancaster Corridor in southern Dallas.

The project has won a number of awards including a National Association of Homebuilders Pillar of the Industry Award for the best affordable apartment community; National Association of Local Housing Finance Agencies Excellence in Redevelopment; and “Best in Creative Financing” at the National Development Council (NDC)’s Academy.

**Financing Structure**

Several sources were committed to the Project as shown below.

<b>Source</b>	<b>Amount</b>
HUD FHA 221(d) (4) loan	\$13,120,343
HUD Section 108 loan ( <i>TOD TIF funds repayment source</i> )	\$8,492,273
City Public/Private Partnership Fund	\$3,850,000
New Markets Tax Credits (Equity)	\$3,281,049
<b>TOTAL SOURCES</b>	<b>\$28,743,665</b>

TOD TIF District funding approved for the Project, by City Council as amended in 2012, was an amount not to exceed \$8,492,273 primarily for the principal and interest reserve amount needed to underwrite (as the repayment source) the Community Development Block Grant Section 108 Guaranteed Loan.

The \$8,492,273 in TIF funding was a combination of increment generated in the Lancaster Corridor, approximately \$1,434,497 and increment transferred from the Mockingbird/Lovers Lane and Cedars West Sub-Districts totaling approximately \$7,057,776. The TIF funding commitment was fully paid in 2020.

## SEC. 20A-4.1. HOUSING VOUCHER INCENTIVES.

In accordance with Section 250.007(c) of the Texas Local Government Code, as amended, the city hereby creates and implements the following voluntary program to encourage acceptance of housing vouchers, including vouchers directly or indirectly funded by the federal government.

- a) Subsidy. All housing accommodations that benefit from a subsidy approved by the city council on or after the effective date of this ordinance shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government.
  
- b) Financial award. Multifamily housing accommodations that benefit from a financial award approved by the city council on or after the effective date of this ordinance shall set aside at least 10 percent of the dwelling units and solely lease those dwelling units to holders of housing vouchers, including vouchers directly or indirectly funded by the federal government, for a minimum of 15 years from the date of the initial issuance of the housing accommodation's certificate of occupancy. Multifamily has the meaning assigned in Section 51A-4.209 (b)(5) of the Dallas Development Code, as amended. (Ord. 30246 )



## FY2022 SMALL AREA FMRs FOR DALLAS, TX HUD METRO FMR AREA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The Dallas, TX HUD Metro FMR Area consists of the following counties: Collin County, TX; Dallas County, TX; Denton County, TX; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX. All information here applies to the entirety of the Dallas, TX HUD Metro FMR Area.

<b>Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">75001</a>	\$1,480	\$1,580	\$1,870	\$2,380	\$3,130
<a href="#">75002</a>	\$1,410	\$1,500	\$1,780	\$2,270	\$2,980
<a href="#">75006</a>	\$1,110	\$1,190	\$1,410	\$1,800	\$2,360
<a href="#">75007</a>	\$1,140	\$1,220	\$1,440	\$1,840	\$2,410
<a href="#">75009</a>	\$1,450	\$1,540	\$1,830	\$2,330	\$3,060
<a href="#">75010</a>	\$1,240	\$1,330	\$1,570	\$2,000	\$2,630
<a href="#">75011</a>	\$1,060	\$1,130	\$1,340	\$1,710	\$2,240
<a href="#">75013</a>	\$1,370	\$1,460	\$1,730	\$2,210	\$2,900
<a href="#">75014</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75015</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75016</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75017</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75019</a>	\$1,320	\$1,410	\$1,670	\$2,130	\$2,800
<a href="#">75022</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,410
<a href="#">75023</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680
<a href="#">75024</a>	\$1,570	\$1,680	\$1,990	\$2,540	\$3,330
<a href="#">75025</a>	\$1,370	\$1,460	\$1,730	\$2,210	\$2,900
<a href="#">75026</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680
<a href="#">75027</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">75028</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75029</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">75030</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75032</a>	\$1,290	\$1,380	\$1,630	\$2,080	\$2,730



<b>Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">75033</a>	\$1,160	\$1,240	\$1,470	\$1,880	\$2,460
<a href="#">75034</a>	\$1,400	\$1,490	\$1,770	\$2,260	\$2,960
<a href="#">75035</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75036</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">75038</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">75039</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75040</a>	\$990	\$1,060	\$1,250	\$1,590	\$2,090
<a href="#">75041</a>	\$960	\$1,020	\$1,210	\$1,540	\$2,030
<a href="#">75042</a>	\$880	\$940	\$1,110	\$1,410	\$1,860
<a href="#">75043</a>	\$1,060	\$1,130	\$1,340	\$1,710	\$2,240
<a href="#">75044</a>	\$1,180	\$1,270	\$1,500	\$1,910	\$2,510
<a href="#">75045</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75046</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75047</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75048</a>	\$1,330	\$1,420	\$1,680	\$2,140	\$2,810
<a href="#">75049</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75050</a>	\$1,020	\$1,100	\$1,310	\$1,680	\$2,180
<a href="#">75051</a>	\$870	\$940	\$1,110	\$1,420	\$1,860
<a href="#">75052</a>	\$1,130	\$1,240	\$1,470	\$1,900	\$2,450
<a href="#">75053</a>	\$990	\$1,080	\$1,280	\$1,660	\$2,140
<a href="#">75054</a>	\$1,410	\$1,590	\$1,900	\$2,520	\$3,140
<a href="#">75056</a>	\$1,320	\$1,410	\$1,670	\$2,130	\$2,800
<a href="#">75057</a>	\$1,160	\$1,240	\$1,470	\$1,870	\$2,460
<a href="#">75058</a>	\$840	\$1,050	\$1,250	\$1,670	\$1,990
<a href="#">75060</a>	\$910	\$970	\$1,150	\$1,470	\$1,930
<a href="#">75061</a>	\$970	\$1,040	\$1,230	\$1,570	\$2,060
<a href="#">75062</a>	\$1,000	\$1,060	\$1,260	\$1,610	\$2,110
<a href="#">75063</a>	\$1,380	\$1,480	\$1,750	\$2,230	\$2,930
<a href="#">75065</a>	\$1,170	\$1,250	\$1,480	\$1,890	\$2,480
<a href="#">75067</a>	\$1,180	\$1,270	\$1,500	\$1,910	\$2,510
<a href="#">75068</a>	\$1,560	\$1,670	\$1,980	\$2,520	\$3,310
<a href="#">75069</a>	\$1,080	\$1,160	\$1,370	\$1,750	\$2,290
<a href="#">75070</a>	\$1,360	\$1,450	\$1,720	\$2,190	\$2,880
<a href="#">75071</a>	\$1,450	\$1,540	\$1,830	\$2,330	\$3,060
<a href="#">75072</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680

<b>Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">75074</a>	\$1,210	\$1,290	\$1,530	\$1,950	\$2,560
<a href="#">75075</a>	\$1,200	\$1,280	\$1,520	\$1,940	\$2,540
<a href="#">75077</a>	\$1,380	\$1,480	\$1,750	\$2,230	\$2,930
<a href="#">75078</a>	\$1,390	\$1,490	\$1,760	\$2,240	\$2,950
<a href="#">75080</a>	\$1,150	\$1,230	\$1,460	\$1,860	\$2,440
<a href="#">75081</a>	\$1,300	\$1,390	\$1,650	\$2,100	\$2,760
<a href="#">75082</a>	\$1,450	\$1,550	\$1,840	\$2,350	\$3,080
<a href="#">75083</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75085</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75086</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680
<a href="#">75087</a>	\$1,300	\$1,390	\$1,650	\$2,100	\$2,760
<a href="#">75088</a>	\$1,480	\$1,580	\$1,870	\$2,380	\$3,130
<a href="#">75089</a>	\$1,580	\$1,690	\$2,000	\$2,550	\$3,350
<a href="#">75093</a>	\$1,450	\$1,550	\$1,840	\$2,350	\$3,080
<a href="#">75094</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75097</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680
<a href="#">75098</a>	\$1,380	\$1,480	\$1,750	\$2,230	\$2,930
<a href="#">75099</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75101</a>	\$860	\$920	\$1,090	\$1,390	\$1,820
<a href="#">75104</a>	\$1,280	\$1,370	\$1,620	\$2,060	\$2,710
<a href="#">75106</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75114</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">75115</a>	\$1,100	\$1,170	\$1,390	\$1,770	\$2,330
<a href="#">75116</a>	\$970	\$1,040	\$1,230	\$1,570	\$2,060
<a href="#">75118</a>	\$960	\$1,020	\$1,210	\$1,540	\$2,030
<a href="#">75119</a>	\$870	\$930	\$1,100	\$1,400	\$1,840
<a href="#">75123</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75125</a>	\$990	\$1,060	\$1,250	\$1,590	\$2,090
<a href="#">75126</a>	\$1,400	\$1,490	\$1,770	\$2,260	\$2,960
<a href="#">75132</a>	\$1,330	\$1,430	\$1,690	\$2,150	\$2,820
<a href="#">75134</a>	\$1,000	\$1,060	\$1,260	\$1,610	\$2,110
<a href="#">75135</a>	\$960	\$1,030	\$1,220	\$1,560	\$2,040
<a href="#">75137</a>	\$1,200	\$1,280	\$1,520	\$1,940	\$2,540
<a href="#">75138</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75141</a>	\$960	\$1,020	\$1,210	\$1,540	\$2,030

<b>Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">75142</a>	\$880	\$940	\$1,110	\$1,410	\$1,860
<a href="#">75143</a>	\$810	\$860	\$1,020	\$1,300	\$1,710
<a href="#">75146</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75147</a>	\$770	\$830	\$980	\$1,250	\$1,640
<a href="#">75149</a>	\$970	\$1,040	\$1,230	\$1,570	\$2,060
<a href="#">75150</a>	\$1,070	\$1,150	\$1,360	\$1,730	\$2,280
<a href="#">75152</a>	\$1,050	\$1,120	\$1,330	\$1,700	\$2,230
<a href="#">75154</a>	\$1,120	\$1,200	\$1,420	\$1,810	\$2,380
<a href="#">75156</a>	\$960	\$1,020	\$1,210	\$1,540	\$2,030
<a href="#">75157</a>	\$810	\$860	\$1,020	\$1,300	\$1,710
<a href="#">75158</a>	\$1,080	\$1,160	\$1,370	\$1,750	\$2,290
<a href="#">75159</a>	\$950	\$1,010	\$1,200	\$1,530	\$2,010
<a href="#">75160</a>	\$920	\$980	\$1,160	\$1,480	\$1,940
<a href="#">75161</a>	\$950	\$1,010	\$1,200	\$1,530	\$2,010
<a href="#">75164</a>	\$1,060	\$1,130	\$1,340	\$1,710	\$2,240
<a href="#">75165</a>	\$940	\$1,000	\$1,190	\$1,520	\$1,990
<a href="#">75166</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75167</a>	\$1,380	\$1,480	\$1,750	\$2,230	\$2,930
<a href="#">75168</a>	\$990	\$1,060	\$1,250	\$1,590	\$2,090
<a href="#">75169</a>	\$760	\$810	\$960	\$1,220	\$1,610
<a href="#">75172</a>	\$840	\$890	\$1,060	\$1,350	\$1,770
<a href="#">75173</a>	\$1,050	\$1,120	\$1,330	\$1,700	\$2,230
<a href="#">75180</a>	\$970	\$1,040	\$1,230	\$1,570	\$2,060
<a href="#">75181</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75182</a>	\$1,400	\$1,530	\$1,830	\$2,360	\$3,130
<a href="#">75185</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75187</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75189</a>	\$1,340	\$1,440	\$1,700	\$2,170	\$2,850
<a href="#">75201</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75202</a>	\$1,450	\$1,540	\$1,830	\$2,330	\$3,060
<a href="#">75203</a>	\$810	\$870	\$1,030	\$1,310	\$1,720
<a href="#">75204</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75205</a>	\$1,470	\$1,570	\$1,860	\$2,370	\$3,110
<a href="#">75206</a>	\$1,330	\$1,430	\$1,690	\$2,150	\$2,830
<a href="#">75207</a>	\$1,530	\$1,640	\$1,940	\$2,470	\$3,250

<b>Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">75208</a>	\$1,030	\$1,110	\$1,310	\$1,670	\$2,190
<a href="#">75209</a>	\$1,300	\$1,390	\$1,650	\$2,100	\$2,760
<a href="#">75210</a>	\$710	\$760	\$900	\$1,150	\$1,510
<a href="#">75211</a>	\$860	\$920	\$1,090	\$1,390	\$1,820
<a href="#">75212</a>	\$830	\$890	\$1,050	\$1,340	\$1,760
<a href="#">75214</a>	\$1,160	\$1,240	\$1,470	\$1,870	\$2,460
<a href="#">75215</a>	\$770	\$830	\$980	\$1,250	\$1,640
<a href="#">75216</a>	\$760	\$810	\$960	\$1,220	\$1,610
<a href="#">75217</a>	\$810	\$860	\$1,020	\$1,300	\$1,710
<a href="#">75218</a>	\$1,090	\$1,160	\$1,380	\$1,760	\$2,310
<a href="#">75219</a>	\$1,520	\$1,630	\$1,930	\$2,460	\$3,230
<a href="#">75220</a>	\$950	\$1,010	\$1,200	\$1,530	\$2,010
<a href="#">75221</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75222</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75223</a>	\$880	\$940	\$1,110	\$1,410	\$1,860
<a href="#">75224</a>	\$810	\$860	\$1,020	\$1,300	\$1,710
<a href="#">75225</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">75226</a>	\$1,160	\$1,240	\$1,470	\$1,870	\$2,460
<a href="#">75227</a>	\$880	\$940	\$1,110	\$1,410	\$1,860
<a href="#">75228</a>	\$870	\$930	\$1,100	\$1,400	\$1,840
<a href="#">75229</a>	\$980	\$1,050	\$1,240	\$1,580	\$2,080
<a href="#">75230</a>	\$1,000	\$1,070	\$1,270	\$1,620	\$2,130
<a href="#">75231</a>	\$970	\$1,040	\$1,230	\$1,570	\$2,060
<a href="#">75232</a>	\$920	\$990	\$1,170	\$1,490	\$1,960
<a href="#">75233</a>	\$930	\$1,000	\$1,180	\$1,500	\$1,980
<a href="#">75234</a>	\$1,100	\$1,170	\$1,390	\$1,770	\$2,330
<a href="#">75235</a>	\$1,190	\$1,270	\$1,510	\$1,920	\$2,530
<a href="#">75236</a>	\$920	\$980	\$1,160	\$1,480	\$1,940
<a href="#">75237</a>	\$880	\$940	\$1,110	\$1,410	\$1,860
<a href="#">75238</a>	\$1,000	\$1,060	\$1,260	\$1,610	\$2,110
<a href="#">75240</a>	\$1,010	\$1,080	\$1,280	\$1,630	\$2,140
<a href="#">75241</a>	\$910	\$970	\$1,150	\$1,470	\$1,930
<a href="#">75242</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75243</a>	\$1,000	\$1,060	\$1,260	\$1,610	\$2,110
<a href="#">75244</a>	\$1,340	\$1,440	\$1,700	\$2,170	\$2,850

<b>Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">75246</a>	\$780	\$840	\$990	\$1,260	\$1,660
<a href="#">75247</a>	\$820	\$880	\$1,040	\$1,330	\$1,740
<a href="#">75248</a>	\$1,250	\$1,330	\$1,580	\$2,010	\$2,650
<a href="#">75249</a>	\$1,400	\$1,490	\$1,770	\$2,260	\$2,960
<a href="#">75250</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75251</a>	\$1,250	\$1,330	\$1,580	\$2,010	\$2,650
<a href="#">75252</a>	\$1,210	\$1,290	\$1,530	\$1,950	\$2,560
<a href="#">75253</a>	\$960	\$1,030	\$1,220	\$1,560	\$2,040
<a href="#">75254</a>	\$1,180	\$1,260	\$1,490	\$1,900	\$2,490
<a href="#">75261</a>	\$940	\$1,070	\$1,270	\$1,690	\$2,100
<a href="#">75270</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75287</a>	\$1,210	\$1,290	\$1,530	\$1,950	\$2,560
<a href="#">75313</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75315</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75336</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75339</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75342</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75354</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75355</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75356</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75357</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75360</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75367</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75370</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680
<a href="#">75371</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75372</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75374</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75376</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75378</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75379</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680
<a href="#">75380</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75381</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75382</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75390</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160
<a href="#">75398</a>	\$1,020	\$1,090	\$1,290	\$1,640	\$2,160

<b>Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">75401</a>	\$790	\$840	\$1,000	\$1,270	\$1,670
<a href="#">75402</a>	\$880	\$950	\$1,120	\$1,430	\$1,880
<a href="#">75403</a>	\$850	\$900	\$1,070	\$1,360	\$1,790
<a href="#">75404</a>	\$850	\$900	\$1,070	\$1,360	\$1,790
<a href="#">75407</a>	\$1,120	\$1,200	\$1,420	\$1,810	\$2,380
<a href="#">75409</a>	\$1,600	\$1,710	\$2,020	\$2,570	\$3,380
<a href="#">75422</a>	\$810	\$870	\$1,030	\$1,310	\$1,720
<a href="#">75423</a>	\$890	\$950	\$1,130	\$1,440	\$1,890
<a href="#">75424</a>	\$1,050	\$1,120	\$1,330	\$1,700	\$2,230
<a href="#">75428</a>	\$850	\$900	\$1,070	\$1,360	\$1,790
<a href="#">75433</a>	\$850	\$900	\$1,070	\$1,360	\$1,790
<a href="#">75442</a>	\$1,000	\$1,060	\$1,260	\$1,610	\$2,110
<a href="#">75448</a>	\$850	\$900	\$1,070	\$1,360	\$1,790
<a href="#">75449</a>	\$770	\$830	\$980	\$1,250	\$1,640
<a href="#">75452</a>	\$740	\$790	\$940	\$1,200	\$1,570
<a href="#">75453</a>	\$880	\$940	\$1,110	\$1,410	\$1,860
<a href="#">75454</a>	\$1,520	\$1,630	\$1,930	\$2,460	\$3,230
<a href="#">75458</a>	\$850	\$900	\$1,070	\$1,360	\$1,790
<a href="#">75469</a>	\$850	\$900	\$1,070	\$1,360	\$1,790
<a href="#">75474</a>	\$870	\$930	\$1,100	\$1,400	\$1,840
<a href="#">75485</a>	\$1,260	\$1,350	\$1,600	\$2,040	\$2,680
<a href="#">75491</a>	\$560	\$700	\$830	\$1,110	\$1,320
<a href="#">75495</a>	\$830	\$1,030	\$1,220	\$1,630	\$1,950
<a href="#">75496</a>	\$730	\$790	\$930	\$1,190	\$1,560
<a href="#">76041</a>	\$960	\$1,030	\$1,220	\$1,550	\$2,040
<a href="#">76050</a>	\$800	\$910	\$1,080	\$1,430	\$1,790
<a href="#">76051</a>	\$1,240	\$1,410	\$1,680	\$2,230	\$2,780
<a href="#">76052</a>	\$1,350	\$1,510	\$1,800	\$2,380	\$2,970
<a href="#">76055</a>	\$990	\$1,060	\$1,250	\$1,590	\$2,090
<a href="#">76063</a>	\$1,190	\$1,350	\$1,610	\$2,140	\$2,660
<a href="#">76064</a>	\$930	\$1,000	\$1,180	\$1,500	\$1,980
<a href="#">76065</a>	\$1,110	\$1,190	\$1,410	\$1,800	\$2,360
<a href="#">76078</a>	\$1,050	\$1,070	\$1,220	\$1,630	\$1,760
<a href="#">76084</a>	\$850	\$960	\$1,140	\$1,510	\$1,890
<a href="#">76092</a>	\$1,310	\$1,480	\$1,760	\$2,330	\$2,910

Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<a href="#">76177</a>	\$1,220	\$1,370	\$1,630	\$2,150	\$2,700
<a href="#">76201</a>	\$970	\$1,040	\$1,230	\$1,570	\$2,060
<a href="#">76202</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">76204</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">76205</a>	\$1,030	\$1,110	\$1,310	\$1,670	\$2,190
<a href="#">76206</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">76207</a>	\$1,110	\$1,180	\$1,400	\$1,780	\$2,340
<a href="#">76208</a>	\$1,150	\$1,220	\$1,450	\$1,850	\$2,430
<a href="#">76209</a>	\$980	\$1,050	\$1,240	\$1,580	\$2,080
<a href="#">76210</a>	\$1,310	\$1,400	\$1,660	\$2,120	\$2,780
<a href="#">76226</a>	\$1,610	\$1,720	\$2,040	\$2,600	\$3,420
<a href="#">76227</a>	\$1,600	\$1,710	\$2,020	\$2,570	\$3,380
<a href="#">76234</a>	\$910	\$920	\$1,050	\$1,410	\$1,490
<a href="#">76247</a>	\$1,280	\$1,370	\$1,620	\$2,060	\$2,710
<a href="#">76249</a>	\$1,150	\$1,230	\$1,460	\$1,860	\$2,440
<a href="#">76258</a>	\$990	\$1,060	\$1,260	\$1,610	\$2,110
<a href="#">76259</a>	\$1,140	\$1,220	\$1,450	\$1,850	\$2,420
<a href="#">76262</a>	\$1,150	\$1,260	\$1,490	\$1,930	\$2,490
<a href="#">76266</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">76272</a>	\$1,130	\$1,210	\$1,430	\$1,820	\$2,390
<a href="#">76623</a>	\$820	\$880	\$1,040	\$1,330	\$1,740
<a href="#">76626</a>	\$990	\$1,060	\$1,250	\$1,590	\$2,090
<a href="#">76641</a>	\$990	\$1,060	\$1,250	\$1,590	\$2,090
<a href="#">76651</a>	\$790	\$840	\$1,000	\$1,270	\$1,670
<a href="#">76670</a>	\$930	\$1,000	\$1,180	\$1,500	\$1,980

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#) | [FMR/IL Summary System](#)  
[Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#) |

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# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Economic Development Committee Briefing Follow-Up: Courtyard and Residence Inn by Marriott (hotel development project within Reimagine Redbird)**

On February 23, 2022, staff will seek City Council authorization of a development agreement with Redbird Hotel Venture, LLC and/or its affiliates in an amount not to exceed \$1,788,126, payable from future Mall Area Redevelopment TIF District funds, and a Chapter 380 grant agreement with Redbird Hotel Venture, LLC and/or its affiliates in an amount not to exceed \$1,500,000, payable from Public/Private Partnership funds, in consideration of the Courtyard and Residence Inn by Marriott hotel development project on property currently addressed at 3662 W. Camp Wisdom Road in Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District).

The Office of Economic Development briefed the Economic Development Committee on February 7, 2022, and the briefing is available here: [February 7, 2022 Economic Development Committee Briefing C](#)

A question was raised during the briefing which required follow-up. The response is provided below.

**Question: As negotiated and recommended by staff, the terms of the proposed agreement do not include a living wage requirement. Why not? Will the hotel provide a living wage?**

The proposed City subsidy was underwritten as gap financing necessary to make development of the Project financially feasible as a real estate project. The contracting entity in the development agreement will be the Developer's special purpose development entity, Redbird Hotel Venture, LLC. Neither the hotel operating company nor the hotel franchisor (Marriott) will be a party to the development agreement. The Developer's role is to finance, design, and construct the hotel site/building. Wages, staffing, and training are matters handled by the hotel operating company. Mandating minimum wage levels in the development agreement for the City's development subsidy would be counterproductive and undermine the financial feasibility of developing the Project, especially in the context of the fragile state of the hospitality industry under current economic conditions.

While the Project is under construction, City staff (specifically including the Small Business Center) will endeavor to negotiate a separate incentive package with Atlantic



DATE February 18, 2022

SUBJECT **Economic Development Committee Briefing Follow-Up: Courtyard and Residence Inn by Marriott (hotel development project within Reimagine Redbird)**

Hotels Group (AHG) in order to secure maximum public benefits (e.g. minimum wage levels; workforce training programs; local hiring efforts) in all Dallas hotels currently operating in AHG's management portfolio.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942.



**Majed A. Al-Ghafry**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Interim Assistant City Manager  
Carl Simpson, Interim Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and City Council Members

SUBJECT **Update – Office of Homeless Solutions, Office of Housing and Neighborhood Revitalization, and Code Compliance on the Meyers Jeffries Site**

The following memorandum is a high-level overview of the ongoing property development process and our holistic strategy to address homelessness equitably at the Meyers Jeffries site. The progress made on this property is detailed below:

## **Upcoming Actions:**

- This site has had several in-depth engagements with the unsheltered population, with plans for continued engagement via a working group including: the Office of Homeless Solutions, the Office of Housing and Neighborhood Revitalization, Code Compliance, Dallas Police Department, and Metro Dallas Homeless Alliance.
- Property developers are preparing to fence their lots with July 2022 as the tentative date for breaking ground on new homes.

## **Prior Actions:**

- Since 2020, the Office of Environmental Quality and Sustainability has been working with home builders and property owners to navigate the environmental assessment process ensuring the land is ready for housing development.
- Community Prosecution has active litigation against negligent property owners.
- For several months, Code Compliance has been managing dumpsters, removing debris and maintaining a presence in the area.
- January 24-28, 2022: the Office of Homeless Solutions has been onsite continuously engaging the unsheltered residents and diffusing situations that could have been confrontational.
- January 24-28, 2022: Dallas Police Department has been onsite, patrolling the area and helping to educate other departments on needed safety precautions.
- February 1, 2022: Homebuilders were onsite conducting surveys and soil tests needed to move forward with construction and there were no incidents with homeless activists or the unsheltered residents occupying the neighborhood.

To ensure ongoing communication, transparency, and opportunity for community engagement, regular updates are delivered to Councilmember Bazaldua on a weekly basis. Should you have any questions or need additional information, please contact me, or Christine Crossley, Director

DATE February 18, 2022

SUBJECT **Update – Office of Homeless Solutions, Office of Housing and Neighborhood Revitalization, and Code Compliance on the Meyers Jeffries Site**

of the Office of Homeless Solutions, David Noguera, Director of the Office of Housing and Neighborhood Revitalization, or Andrew Espinoza, Interim Director, Code Compliance.



Kimberly Bizzor Tolbert  
Deputy City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Interim Assistant City Manager  
Carl Simpson, Interim Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Department of Public Works Response to, *Audit of Road Paving Improvements and Maintenance***

## Background

The City of Dallas' Department of Public Works' responsibilities include the design, construction, and maintenance of the City's mobility infrastructure in the City's right-of-way. The department utilized two external contractors to perform various road pavement and improvement activities from 2019 through 2021 valued at nearly \$289M.

In February 2022, the Office of the City Auditor published, *Audit of Road Paving Improvements and Maintenance*, which identified deficiencies such as:

- Projects are not consistently monitored and inspected for quality and timely performance,
- Project information is not centralized or reliable,
- Project expenditures are not consistently verified, and cost overages occur without a documented explanation,
- While the Department of Public Works generally solicits road pavement and improvement activities in accordance with bid protocols, requirements of Administrative Directive 04-05, *Contracting Standards and Procedures (Interim)* were not followed, such as evaluation of contractor experience and financial capability.

## *Office of the City Auditor Recommendations*

To address the findings of the February 2022, *Audit of Road Paving Improvements and Maintenance*, the Office of the City Auditor recommended that the Department of Public Works implement the following:

- Improve quality control and monitoring for timely completion of all road pavement activities.
- Develop a centralized method of tracking all road pavement activities and storing project documentation.
- Ensure consistent verification of project costs.
- Monitor and evaluate root causes for cost overages.
- Ensure compliance with Administrative Directive 4-05, *Contracting Standards and Procedures (Interim)* for attestation requirements and evaluation of bidders.

DATE February 18, 2022  
SUBJECT Department of Public Works Response to, *Audit of Road Paving Improvements and Maintenance*

### *Purpose of Memorandum*

Given the findings and recommendations found in the, *Audit of Road Paving Improvements and Maintenance*, as well as the commentary in subsequent articles posted by the *Dallas Morning News* and the *Dallas Observer*, the purpose of the memorandum is to address the audit findings and recommendations.

### **Department of Public Works Responses to Audit Findings and Recommendations**

**Finding:** Projects are not consistently monitored and inspected for quality and timely performance.

**Auditor Recommendation:** Improve quality control and monitoring for timely completion of all road pavement activities.

**Public Works Response:** The Department of Public Works completes more than 1,000 road paving and maintenance projects per year monitored by a team of 12 Inspectors. During peak construction periods, on a daily basis, the 12 Inspectors can be monitoring an average of 75 active projects. While the volume of projects, the duration of some projects (preservation projects can last 1-2 days while resurfacing projects can last up to 6-8 weeks), and the number of personnel does not allow our Inspections team to be on each project site at all times, Public Works does have a process for inspection. While documentation may not support inspections activities of all projects, each project is inspected at various milestones and a final inspection is conducted at the project's completion. Furthermore, all projects have one-year warranty and if defects occur during the warranty period, the contractor is required to repair the deficiency.

Understanding the inspections process, the team monitoring projects, and the warranty of contractual street maintenance, Public Works is in the process of completing position reconfigurations to add three Inspectors and a Contracts Compliance position to the Inspections team. Two auditing positions will also be added to the Department of Public Works to help implement existing audit recommendations and ensure regular monitoring of the financial and operational processes of the Contractual Street Maintenance Program and other programs within the department. The additional Inspections, Contracts Compliance, and Auditing staff will improve project quality control and help increase timely completion of road pavement activities, to include proper documentation of inspections.

**Finding:** Project information is not centralized or reliable.

**Auditor Recommendation:** Develop a centralized method of tracking all road pavement activities and storing project documentation.

**Public Works Response:** While the Department of Public Works uses multiple platforms for tracking the data, each platform is a reliable source that provides different information. However, Public Works is actively working with the City's Department of Information Technology Services to consolidate these different systems and centralize these efforts.

DATE February 18, 2022  
SUBJECT Department of Public Works Response to, *Audit of Road Paving Improvements and Maintenance*

**Finding:** Project expenditures are not consistently verified, and cost overages occur without a documented explanation.

**Auditor Recommendations:** 1) Ensure consistent verification of project costs. 2) Monitor and evaluate root causes for cost overages.

**Public Works Response:** As the Department of Public Works completes over 1,000 paving and maintenance projects annually, it is not feasible to create a detailed project estimate for each street maintenance project. Instead, Public Works creates cost estimates at a program level based upon a lane mile cost of the treatment type for each street being improved. While visual inspections support the treatment type and cost programmed for each street, the visual inspections do not account for cost-adding, site-specific variables such as abandoned rail tracks or pipes under the street or larger areas of base failures in need of repair that are not visible until existing pavement or concrete is first removed. While not programmed in each project budget, not addressing all of the site-specific variables will result in continued issues such as ponding water and inevitably lead to premature failures of the street.

Given the site-specific variables of each project and taking into account the audit's small sample size of 16 projects completed in 2019 and 2020, it should be noted that the Department of Public Works completed the, *Street Treatment Selection Manual* in 2021 that included updated lane mile costs of street improvements treatment types. To address programming of additional funding needed to complete greater amounts of flatwork (curb and gutter, driveway approaches, or sidewalk) to correct drainage corrections, Resurfacing Plus is one example of a treatment type added to more accurately estimate a project's budget.

**Finding:** While the Department of Public Works generally solicits road pavement and improvement activities in accordance with bid protocols, requirements of Administrative Directive 04-05, *Contracting Standards and Procedures (Interim)* were not followed, such as evaluation of contractor experience and financial capability.

**Auditor Recommendation:** Ensure compliance with Administrative Directive 4-05, *Contracting Standards and Procedures (Interim)* for attestation requirements and evaluation of bidders.

**Public Works Response:** The Department of Public Works recognizes that this was a missed opportunity and in response, an annual training presentation will be developed and presented to Public Works staff involved with construction procurement and the additional Contracts Compliance and Auditor positions will ensure adherence to all administrative directives.

## Conclusion

While the, *Audit of Road Paving Improvements and Maintenance* did identify deficiencies to include a lack of documentation of inspections and cost overages compared to general project estimates based upon an average cost of treatment per lane mile, from enhanced project estimates to creating new inspections and compliance positions, the Department of Public Works has already implemented and will continue implementing measures to address the identified deficiencies.

DATE February 18, 2022  
SUBJECT Department of Public Works Response to, *Audit of Road Paving Improvements and Maintenance*

Aside from the measures that Public Works has taken and will take to address the audit's, identified deficiencies, most importantly, it must be noted that all project expenditures are justified and monitored and all projects are completed and inspected in a manner to ensure the quality and longevity of not only the streets but of all the City's infrastructure.

Should you have any questions, please contact me or Ali Hatefi, PE, Interim Director of Public Works.



Robert M. Perez, Ph.D.  
Assistant City Manager (I)

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
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Carl Simpson, Interim Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Sales Tax Receipts**

The December 2021 sales tax receipts from the State Comptroller's Office are \$39.8 million, which represents a 10.7 percent increase in total collections compared to the same reporting period last year.

- December 2020 actual \$35,927,004
- December 2021 budget \$35,846,753
- December 2021 actual \$39,784,802

Over the most recent 12 months, sales tax receipts increased by 20 percent. Sales taxes continue to recover from the effects of the COVID-19 pandemic and subsequent economic recession. We will continue to monitor our sales tax receipts and provide additional information as it becomes available.

Thank you for your support. Please contact me with any questions.

A handwritten signature in blue ink that reads "M. Elizabeth Reich".

M. Elizabeth Reich  
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

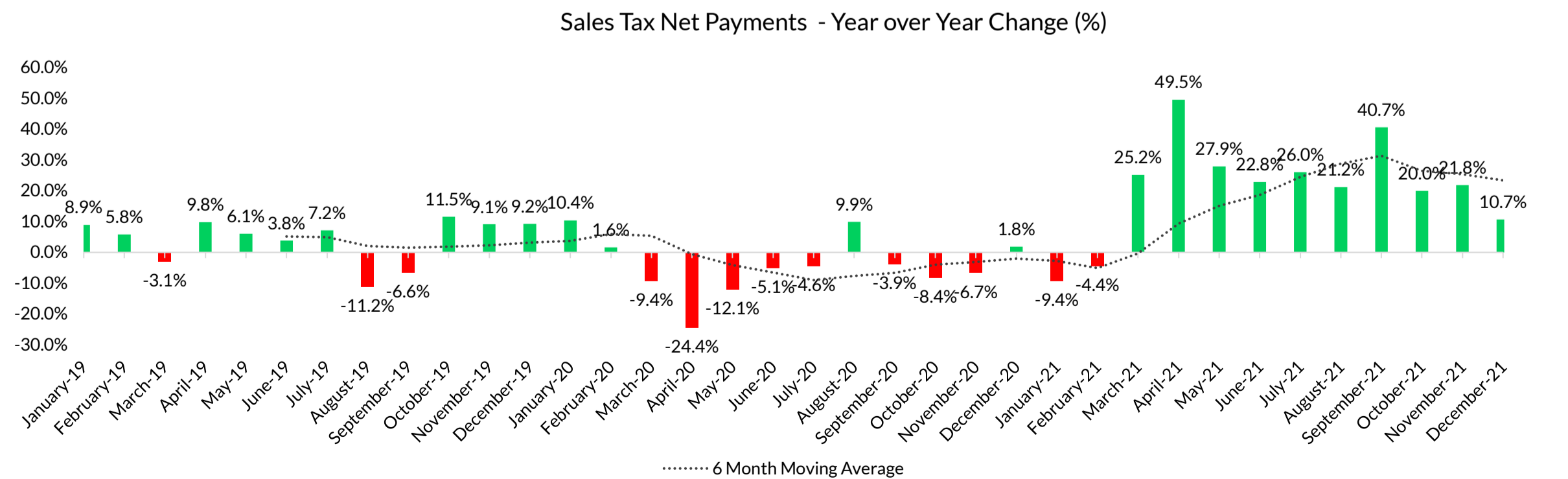
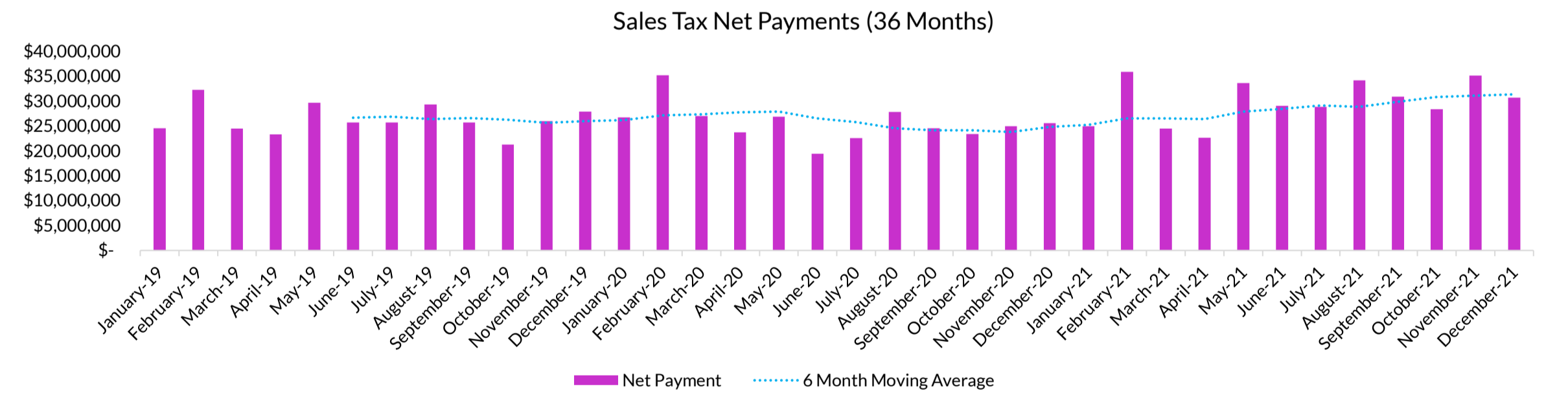
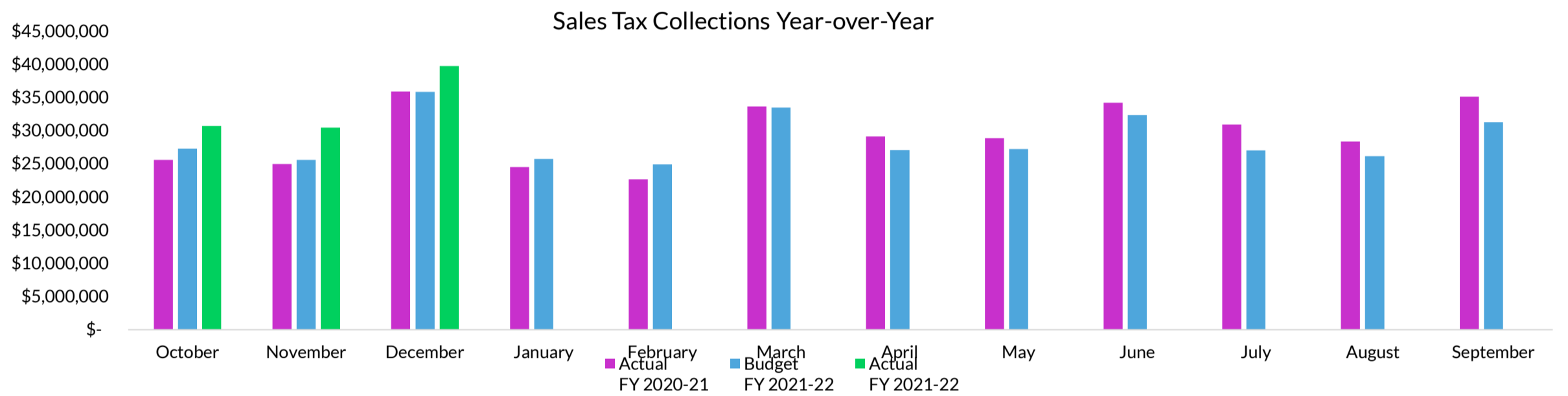
Majed A. Al-Ghafry, Assistant City Manager  
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Genesis Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors



# Sales Tax

as of December 2021

Month	Actual FY 2020-21	Budget FY 2021-22	Actual FY 2021-22	YTD Variance FY 2021- 22 Actuals versus FY 2020-21 Actuals (\$)	YTD Variance FY 2021- 22 Actuals versus FY 2020-21 Actuals (%)	FY 2021-22 Actuals versus Budget (\$)	FY 2021-22 Actuals versus Budget (%)
October	\$ 25,607,902	\$ 27,322,304	\$ 30,717,609	\$ 5,109,707	20.0%	\$ 3,395,305	12.4%
November	\$ 25,010,956	\$ 25,621,546	\$ 30,461,440	\$ 5,450,484	21.8%	\$ 4,839,894	18.9%
December	\$ 35,927,004	\$ 35,846,753	\$ 39,784,802	\$ 3,857,798	10.7%	\$ 3,938,049	11.0%
January	\$ 24,532,918	\$ 25,773,030					
February	\$ 22,686,079	\$ 24,953,637					
March	\$ 33,669,367	\$ 33,512,514					
April	\$ 29,131,009	\$ 27,115,734					
May	\$ 28,918,168	\$ 27,239,676					
June	\$ 34,254,068	\$ 32,397,037					
July	\$ 30,967,271	\$ 27,039,992					
August	\$ 28,404,805	\$ 26,151,742					
September	\$ 35,178,095	\$ 31,309,102					
<b>Total</b>	<b>\$ 354,287,642</b>	<b>\$ 344,283,066</b>	<b>\$ 100,963,851</b>	<b>\$ 14,417,989</b>	<b>16.7%</b>	<b>\$ 12,173,248</b>	<b>13.7%</b>



# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2020-21 Community Development Commission Annual Report**

On Thursday, February 10, 2022, the Community Development Commission unanimously voted to approve the Community Development Commission's FY 2020-21 Annual Report. For your convenience, the report is available on the City of Dallas' website through the Budget and Management Services – Community Development webpage [here](#).

The Commission will continue to work proactively with the City Council, City staff, and the residents of Dallas to improve the lives and living environments of low- and moderate-income persons.

If you have any questions, please contact Chan Williams, Assistant Director, Budget and Management Services.

  
M. Elizabeth Reich  
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Genesis Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE: February 10, 2022

TO: M. Elizabeth Reich  
Chief Financial Officer

THROUGH: Budget & Management Services

SUBJECT: **Community Development Commission (CDC) FY 2020-21 Annual Report**

The Community Development Commission's FY 2020-21 Annual Report was reviewed and approved by the CDC on February 10, 2022. The annual report can be reviewed [here](#).

The Commission looks forward to continuing the successful working relationship with City Council, City staff, and the residents of Dallas. We commit to working together to improve the lives and living environments of low- and moderate- income persons.

If you have any questions regarding this report or any other activities of the CDC, please contact Chan Williams at 214-670-5544 or email [chan.williams@dallascityhall.com](mailto:chan.williams@dallascityhall.com).

A handwritten signature in cursive script that reads "Melanie L. Rubin".

Melanie Rubin, Chair  
Community Development Commission

c: Community Development Commission    Jack Ireland, Director, Budget & Management Services  
City Manager's Office                      Chan Williams, Assistant Director, Budget & Management Services  
City Secretary's Office                      Justus Bolo, Program Manager, Budget & Management Services  
Shanee Weston, Community Development Coordinator, Budget & Management Services



**City of Dallas**  
**COMMUNITY DEVELOPMENT**  
**COMMISSISON**  
**FY 2020-21 ANNUAL REPORT**



**APPROVED BY THE CDC ON FEBRUARY 10, 2022**



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# COMMUNITY DEVELOPMENT COMMISSION (CDC)

## Purpose

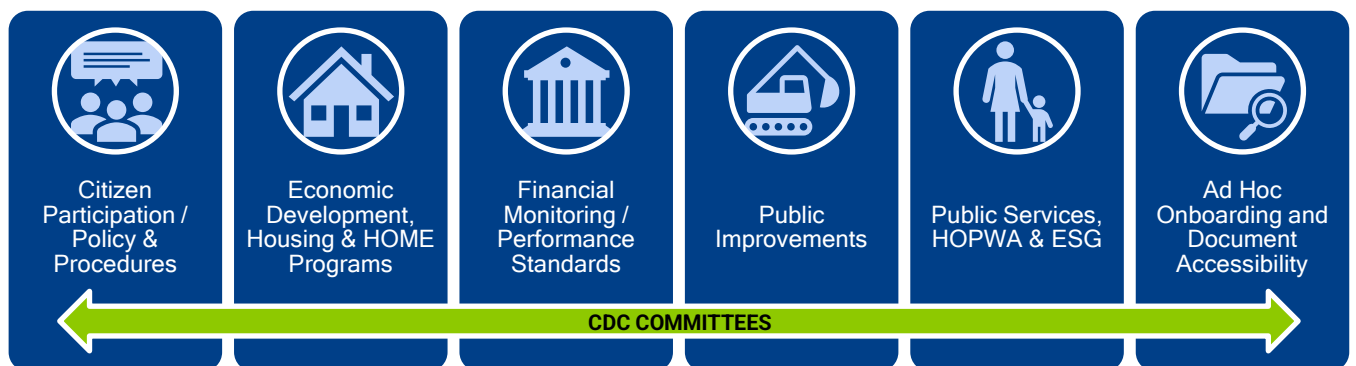
To solicit resident participation and provide recommendations to the City Manager and City Council on the use of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds that improve the lives and living environments of low- and moderate-income persons residing within the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

## Mission Statement

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

## Committees

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



## Coordinating Department

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

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



# FY 2021 - 22 Community Development Commission (CDC)

Mayor – Eric Johnson

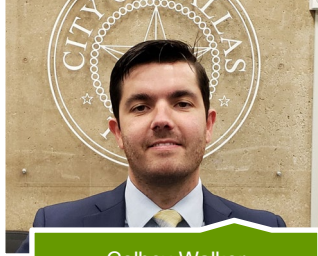
Community Development Chair – Melanie Rubin

<b><i>District</i></b>	<b><i>Council Members</i></b>	<b><i>Community Development Commission</i></b>
<b>Mayor</b>	Eric Johnson	Melanie Rubin (Chair)
<b>District 1</b>	Chad West (Mayor Pro-Tem)	Colbey Walker (Vice Chair)
<b>District 2</b>	Jesse Moreno	Michael Przekwas
<b>District 3</b>	Casey Thomas, II	Maurice West
<b>District 4</b>	Carolyn King Arnold	Darrell Herbert
<b>District 5</b>	Jamie Resendez (Deputy Mayor Pro Tem)	Matt Jacobs
<b>District 6</b>	Omar Narvaez	Linda Wilkerson
<b>District 7</b>	Adam Bazaldua	Zhen Barrientos
<b>District 8</b>	Tennell Atkins	Philicia Burrell
<b>District 9</b>	Paula Blackmon	Todd Howard
<b>District 10</b>	Adam McGough	Brian Hasenbauer
<b>District 11</b>	Jaynie Schultz	Amanda Clair
<b>District 12</b>	Cara Mendelsohn	Archie Nettles
<b>District 13</b>	Gay Donnell Willis	Yesenia Mendez
<b>District 14</b>	Paul E. Ridley	Rosanne Mills

# Meet the Community Development Commission (CDC)



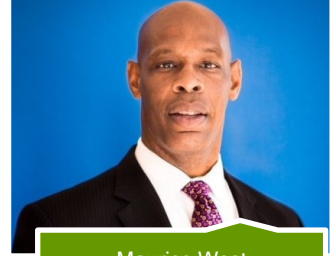
Melanie Rubin  
Chair, At-Large



Colbey Walker  
Council District 1, Vice Chair



Michael Przekwas  
Council District 2



Maurice West  
Council District 3



Darrell Herbert  
Council District 4



Matt Jacobs  
Council District 5



Linda Wilkerson  
Council District 6



Zhen Barrientos  
Council District 7



Philicia Burrell  
Council District 8



Todd Howard  
Council District 9



Brian Hasenbauer  
Council District 10



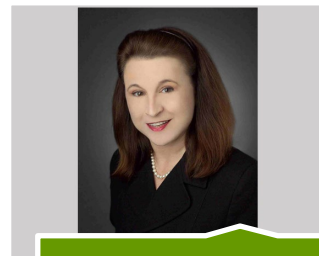
Amanda Clair  
Council District 11



Archie Nettles  
Council District 12



Yesenia Mendez  
Council District 13



Rosanne Mills  
Council District 14

# CDC HIGHLIGHTS

## FY 2021-22 Virtual Neighborhood Public Meetings

The Community Development Commission (CDC) and Budget & Management Services - Grant Administration Division hosted six (6) virtual Neighborhood Public Meetings for the FY 2021-22 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds. During the month of January 2021, the public meetings encouraged residents and nonprofit organizations to provide comments and input on the potential uses of the HUD funds. Over 1,500 residents attended the community meetings virtually or by Telephone Town Hall Meeting (TTHM).

**Virtual Neighborhood Public Meetings**  
 FY 2021-22 Consolidated Plan Budget  
 for U.S. Department of Housing and Urban Development (HUD) Grant Funds

Join us virtually as the City of Dallas staff discuss the budget development process for HUD Grant Funds and invite your input on the use of federal funds for low and moderate-income individuals and programs.

**Date & Time** *LOG ON*

- January 7, 7 P.M. : <https://bit.ly/CODHUD1>
- January 11, 6 P.M. : <https://bit.ly/CODHUD2>
- January 12, 10 A.M. : <https://bit.ly/CODHUD3>
- January 12, 6 P.M. : <https://bit.ly/CODHUD4>
- January 13, 12 P.M. : <https://bit.ly/CODHUD5>
- January 14, 6 P.M. : Teletownhall call (888)400-1932  
 Spanish (888) 400-9342

**WANT TO LEARN MORE:**  
[www.dallascityhall.com/budget/communitydevelopment](http://www.dallascityhall.com/budget/communitydevelopment)  
 214-670-4557  
[dallascomdev@dallascityhall.com](mailto:dallascomdev@dallascityhall.com)

FD20-2146

**Reuniones públicas virtuales del vecindario**  
 Año fiscal 2021-22- Presupuesto del plan consolidado  
 para los fondos de subvención del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD por sus siglas en inglés)

Participe virtualmente mientras el personal de la Ciudad de Dallas discute el proceso de desarrollo del presupuesto para los fondos de subvención del HUD y solicite su opinión sobre la utilización de los fondos federales para las personas y los programas de ingresos bajos y moderados.

**Fecha y hora** *CONÉCTATE*

- 7 de enero, 7:00 P.M. : <https://bit.ly/CODHUD1>
- 11 de enero, 6:00 P.M. : <https://bit.ly/CODHUD2>
- 12 de enero, 10:00 A.M. : <https://bit.ly/CODHUD3>
- 12 de enero, 6:00 P.M. : <https://bit.ly/CODHUD4>
- 13 de enero, 12:00 P.M. : <https://bit.ly/CODHUD5>
- 14 de enero, 6:00 P.M. : Teletownhall call (888)400-1932  
 Español (888) 400-9342

**QUIEREN APRENDER MÁS:**  
[www.dallascityhall.com/budget/communitydevelopment](http://www.dallascityhall.com/budget/communitydevelopment)  
 214-670-4557  
[dallascomdev@dallascityhall.com](mailto:dallascomdev@dallascityhall.com)

FD20-2146

# National Community Development (CD) Week

The CDC and the City’s Office of Budget & Management Services – Grant Administration Division participated in the 2021 national observance of National Community Development Week (NCD Week) from April 5 through 9, 2021. NCD Week provides communities the opportunity to promote, educate and advocate on behalf of the Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) programs. These grants allow the City of Dallas to improve the physical, economic and social conditions of Dallas’ diverse communities.

During this celebratory week the CDC promoted and participated in the following events:

- April 5 – Community Development Commission held their annual Community Development Tour virtually
- April 6 – Vickery Meadow Northeast Community Court Ribbon Cutting at the Vickery Justice Center
- April 7 – Mayor Eric Johnson’s National Community Development Week Proclamation
- April 8 –Overcoming Barriers to Work Program Community Impact webinar
- April 9 – Social Media Blitz

Join the Community Development Commission for the celebration of

# NATIONAL COMMUNITY DEVELOPMENT WEEK

April 5 - 9, 2021

**MONDAY, APRIL 5**  
COMMUNITY DEVELOPMENT VIRTUAL TOUR  
Event Link

**TUESDAY, APRIL 6**  
NE COMMUNITY COURT GRAND OPENING  
Event Link

**WEDNESDAY, APRIL 7**  
MAYOR JOHNSON'S PROCLAMATION  
Event Link

**THURSDAY, APRIL 8**  
OVERCOME BARRIERS TO WORK COMMUNITY IMPACT WEBINAR  
Event Link

**FRIDAY, APRIL 9**  
SOCIAL MEDIA BLITZ  
@Dallascommdev


National Community Development Week  
APRIL 5 - 9, 2021  
#CDWEEK2021

City of Dallas  
for more information:  
visit [www.dallascityhall.com](http://www.dallascityhall.com)  
call 214- 670-4600



# 2021 Community Development Week

OFFICE OF THE MAYOR / CITY OF DALLAS



## Proclamation

**WHEREAS**, The Community Development Block Grant (CDBG) program was enacted and signed into law by President Gerald Ford as the centerpiece of the Housing and Community Development Act of 1974; and

**WHEREAS**, The CDBG program has operated since 1975 to provide local governments with the resources required to meet the needs of persons and households of low and moderate income; and

**WHEREAS**, The City of Dallas recognizes that community development activities exemplifies the CDBG and HOME Investment Partnerships Program concept and demonstrates how the federal and local governments can work in partnership to improve the quality of life for low and moderate income individuals; and



**WHEREAS**, The City of Dallas recognizes the beneficial impact of CDBG and HOME program funds used by the City, community-based organizations, and non-profit organizations throughout the City to address pressing neighborhood and human service needs such as housing rehabilitation, homebuyer assistance programs, infrastructure, community court, child care, after school program and Fair Housing; and

**WHEREAS**, The City of Dallas recognizes the dedication and commitment of the Community Development Commission members, community organizations, non-profit organizations, and city staff for their dedicated service.

**NOW, THEREFORE, I, ERIC JOHNSON**, Mayor of the City of Dallas, and on behalf of the Dallas City Council, do hereby proclaim April 5 - 9, 2021 as

**NATIONAL COMMUNITY DEVELOPMENT WEEK**

In Dallas, Texas.

**Dallascommdev** @dallascommdev · Apr 7, 2021

Thank you @Johnson4Dallas for declaring by proclamation April 5 - 9 National Community Development Week @CDWeek2021. The Community Development Commission and staff appreciate @DallasMayor continued support for HUD #CDBGworks and #HOMEworks programs.



Dallas City Council Briefing  
DALLAS CITY COUNCIL  
0:08 408 views

**Dallascommdev** @dallascommdev · Apr 9, 2021


#CDBGworks check out @CityOfDallas FY 2019-20 accomplishments. #CDweek2021

COMMUNITY DEVELOPMENT ACCOMPLISHMENTS  
FY 2019-20

<b>Community Development Block Grant (CDBG)</b>	<b>HOME Investment Partnerships Program (HOME)</b>
<b>1,772</b> Children participated in early childhood and out of school time programs	<b>1,173</b> People were served through the Community Courts Program
<b>525</b> Households received COVID-19 Emergency Housing Assistance	<b>155</b> Jobs were retained with 124 grants and 17 loans to small businesses impacted by COVID-19
<b>6,294</b> Persons experiencing homelessness or at risk of homelessness received	<b>113</b> Homeless received Rental Assistance
<b>5,609</b> Emergency shelter <b>309</b> Rapid Re-Housing <b>128</b> Homelessness Prevention <b>248</b> Street Outreach	<b>775</b> Persons with HIV/AIDS got their families reconnected <b>1</b> Rental and Housing Assistance <b>1</b> Homelessness Prevention <b>1</b> Housing Information and Supportive Outreach

For more information, visit [www.dallascityhall.com](http://www.dallascityhall.com) Call 214-670-4900





**City of Dallas**

## Overcoming Barriers to Work Community Impact Webinar

**Agenda**

Thursday, April 8, 2021  
[Attendees Link to Event](#)

The City of Dallas – Office of Community Care currently partners with three organizations for the Overcoming Barriers to Work program funded with HUD Community Development Block Grant funds and also CARES Act funds.

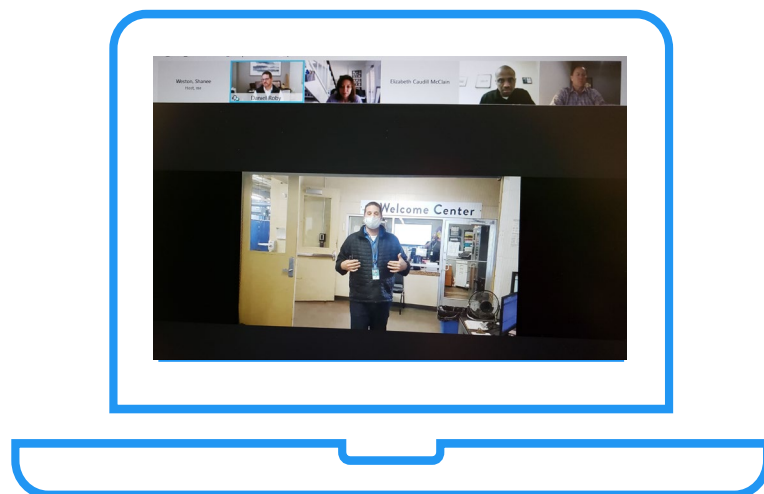
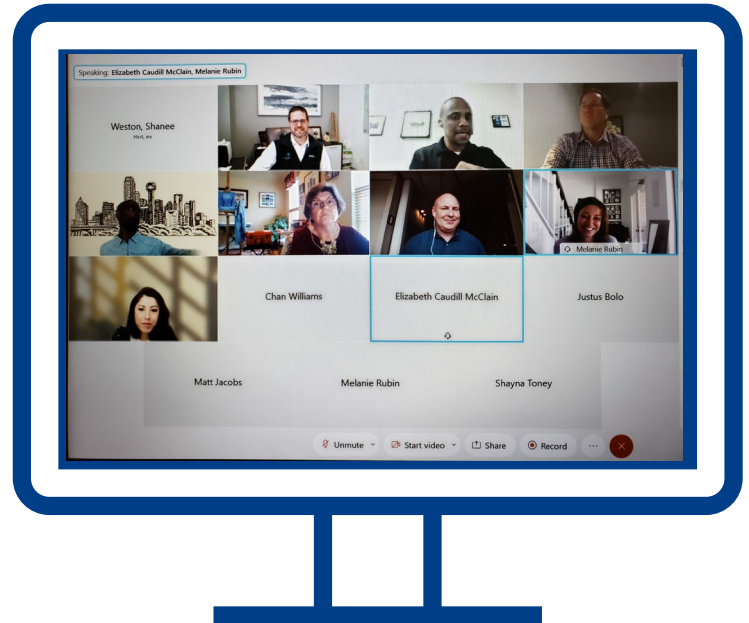
The programs provide residents with the skills and needed support to gain and maintain jobs that pay livable wages. Through the City's partnership with community-based organizations supportive services funded with CDBG funds allow individuals to participate in job training, career development, and job seeking programs by helping them overcome barriers (such barriers as, lack of transportation, lack of childcare services, etc.

1:00 p.m. – 1:05 p.m.	<b>Welcome</b>
1:05 p.m. – 1:20 p.m.	<b>The Salvation Army</b>
1:20 p.m. – 1:35 p.m.	<b>International Rescue Committee</b>
1:35 p.m. – 1:50 p.m.	<b>Bryan's House</b>
1:50 p.m. – 2:00 p.m.	<b>Final Remarks</b>

## Community Tour

The CDC and the Budget and Management Services – Grant Administration held the annual community development tour by visiting HUD funded Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) programs. The 2021 tour emphasized the CDC’s objective to continue to think critically during the budget development process.

On April 5, 2021, the CDC held a virtual Community Tour during Community Development Week due to the COVID-19 pandemic. The 2021 Community Tour had a smaller scope and was held through Cisco Webex with [Austin Street Center](#). The Austin Street Center informed the Commission on how their homeless shelter agency provides life-saving services to the homeless population and discussed the wrap-around services available to their guests. The Commission had an opportunity to learn about the Dallas Connector project that provides seamless transportation assistance to wrap-around services agencies.



# FY 2020-21 GOALS AND OBJECTIVES

## Goal

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

## Objectives

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

# FY 2020-21 SUCCESS INDICATORS

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

- 1) Review the Community Development FY 2020-21 Financial Status Report (FSR) and identify unspent funds to make reprogramming recommendations to the City Manager and the City Council, as necessary.
- 2) Hold a CDC meeting monthly to discuss and review citizen comments and requests. In 2021, the CDC continued to conduct their meetings by telephone or video conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus, as approved by Governor Abbott's office Open Meetings Act provision.
- 3) Hold CDC committee meetings prior to public meetings to discuss and consider potential changes or amendments to present to City Council for the budget development process.
- 4) Solicit citizen participation at community meetings.
- 5) Solicit input by conducting Neighborhood Public Meetings and make budget recommendations on the FY 2020-21 CDBG Extensions/Reprogramming Budget, FY 2021-22 Consolidated Plan Budget, and Coronavirus Aid, Relief, and Economic Security Act (CARES) Act Funds to the City Council.
- 6) Work with City staff with the development of the FY 2021-22 Annual Action Plan; the third year of the 5-year Consolidated Plan for FY 2019-20 through 2023-24.
- 7) Create and Ad Hoc Committee to review the CDC current training programs and ensure effective onboarding training is provided and online document accessibility.
- 8) Coordinate 2021 National Community Development (CD) Week activities to recognize the importance of the CDBG Program and HOME Program and how these grants provide affordable housing, public services, infrastructure, and other valuable resources. (The coronavirus pandemic limited the implementation of planned community engagement efforts during the national emergency.)
- 9) Support the use of CARES Act funds for Early Childhood and Out-of-School Time Services (ECOSTS) Program that support families and providers in high impacted communities.
- 10) Proactively review City Council memos, City Council Briefings, and City Council Committee agendas pertinent to CDC matters.
- 11) Encourage increased solicitation and review evaluation process for the Request for Competitive Sealed Proposal (RFCSP) opportunity for funding assistance for nonprofit public facility improvement projects.
- 12) Ensure CDC is briefed on current HUD grant funded fair and equal housing opportunities in Dallas.



# CDC ACCOMPLISHMENTS

## Citizen Participation

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

The CDC designates five sub-committees to evaluate, formalize, and make recommendations to the entire CDC on matters relating to the purpose and reason for the creation of the committee. The committees are Citizen Participation, Policy, and Procedures; Economic Development, Housing and HOME Programs; Financial Monitoring and Performance Standards; Public Improvements; and Public Service, HOPWA, and ESG. Each committee schedules and conducts additional meetings, as necessary, to discuss allocation of funds, by grant and project, prior to presenting its recommendations to the full CDC and then the City Council for approval.

## FY 2020-21 CDC Meetings

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

<u>CDC Meetings</u>	<u>Number Held</u>	<u>Attendance</u>
Monthly Meetings	11	135
Special Meetings	1	18
<b>Total:</b>	<b>26</b>	<b>268</b>

<b>(17) CDC Committee Meetings</b>											
	Oct. 2020	Nov. 2020	Dec. 2020	Jan. 2021	Feb. 2021	Mar. 2021	Apr. 2021	May 2021	Jun. 2021	Aug. 2021	Sept. 2021
Citizen Participation/Policy & Procedures	X	X	X		X						X
Economic Development /Housing and HOME Programs		X	X			X				X	
Financial Monitoring and Performance Standards			X			X					
Public Improvements		X				X					
Public Services, HOPWA, and ESG						X				X	
Ad Hoc Onboarding and Document Accessibility		X								X	
<b>Total:</b>	<b>1</b>	<b>4</b>	<b>3</b>		<b>1</b>	<b>4</b>				<b>3</b>	<b>1</b>

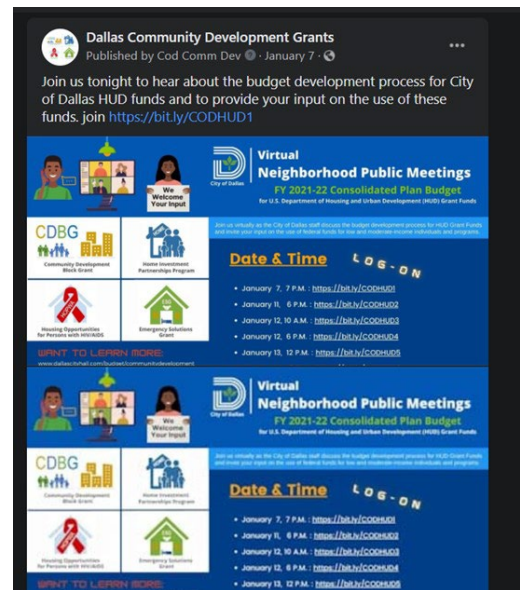
In response to the COVID-19 pandemic, HUD issued a waiver that allows grantees to hold virtual meetings using an online platform in lieu of in-person meetings to fulfill the public hearing requirements under HUD regulations and the City's Citizen Participation Plan, if national or local public health authorities recommend limiting public gatherings to reduce the spread of COVID-19.

In collaboration with Fair Housing, the CDC and City staff conducted a total of six Neighborhood Public Meetings from January 7 through January 14, 2021, and three (3) Community meetings. All meetings were advertised online and in newspaper publications seeking input from residents and service providers.

The Neighborhood Public Meetings provided opportunities for the public to address community needs, goals, and potential uses of FY 2021-22 HUD funding. Feedback from residents was encouraged through a resident survey regarding the Annual Consolidated Plan, which was shared at Neighborhood Public Meetings and on the City's website. Residents were also provided the opportunity to give input virtually, by email, and by mail by February 24, 2021. The City received 33 resident surveys.

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

1. Review of 33 resident comments forms from Neighborhood Public Meetings during the FY 2021-22 Consolidated Plan budget development process.
2. Posting comment form during the virtual public meetings and accessibility of the comment form on the City of Dallas website.
3. Advertisement for FY 2021-22 Neighborhood Public Meetings:



- Shared electronic flyer (English and Spanish) with all Dallas Public Libraries and Parks and Recreation Centers
- PAO distributed electronic flyers to HOA and Neighborhood groups through listserves
- Distributed flyers (English and Spanish) to all City After-School Program sites
- Advertised on Dallas City News Network Cable Channel
- Posted on social Media including postings on the City's Office of Budget - Community Development and PAO City Hall pages: Facebook, Twitter, Instagram using social media hashtags #NPM2021 and #dallascommdev

4. Publications used to advertised public meetings:

- Dallas Morning News
- Al Dia
- The Dallas Examiner

5. Virtual Public Meetings:

<b>6 Neighborhood Public Meetings (NPM) held virtually</b>
○ Jan. 7, 2021 at 7pm (Cisco Webex)
○ Jan. 11, 2021 at 6pm (Cisco Webex)
○ Jan. 12, 2021 at 10am (Cisco Webex)
○ Jan. 12, 2021 at 6pm (Cisco Webex)
○ Jan. 13, 2021 at 6pm (Cisco Webex)
○ Jan. 14, 2021 at 6pm Telephone Town Hall (TTHM)
<b>3 Community Meetings held virtually</b>
○ Jan. 26, 2021 Continuum of Care General Assembly Meeting (Cisco Webex)
○ Ryan White Planning Council – HOPWA Report and Consultation Meeting
○ Citizen Homelessness Commission

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

Based on input from the public hearing meetings and comments from the residents during the FY 2021-22 Consolidated Plan Budget development process, on April 2, 2020, the CDC recommended approval on the City’s Manager’s proposed FY 2021-22. The FY 2021-22 Consolidated Plan Budget was adopted on June 9, 2021 for implementation on October 1, 2021.

# ATTENDANCE RECORD

## COMMUNITY DEVELOPMENT COMMISSION 2019-20 ATTENDANCE REPORT

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

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

# FY 2021-22 GOALS AND OBJECTIVES

## Goal

Effectively and procedurally carryout citizen participation responsibilities and budget recommendations.

## Objectives

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

# Summary of HUD Grant Administration

The Budget & Management Services, Grants Administration Division is the CDBG and HOPWA administrator and the lead agency responsible for the preparation of the FY 2021-22 Annual Action Plan for HUD Grant Funds. The City's Housing & Neighborhood Revitalization Department administers the HOME program. The City's Office of Homeless Solutions and Office of Community Care administers ESG and HOPWA-C funds.



The Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs for a period of five years. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit community housing providers and non-housing service agencies.

The resulting Consolidated Plan and subsequent Annual Action Plans provide a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalizing neighborhoods, providing support for homeless and special needs populations, the elimination of blight on a spot basis, and the expansion of economic development opportunities.

The Action Plan documents the many services, activities, and initiatives designed to improve the quality of life for Dallas residents by providing decent housing, a suitable living environment, and the expansion of economic opportunities for low- and moderate-income persons. This report highlights actions to be taken over the next twelve (12) months (October 1, 2021 through September 30, 2022) to address the City's most critical needs in affordable housing, economic development, neighborhood revitalization, housing development, and public services for low- and moderate income households and the homeless population.

# APPENDICES

# APPENDIX A

## FY 2020-21 Financial Compliance Review

### Timely Expenditure of CDBG Funds

1. U.S. Department of Housing and Urban Development (HUD) requires CDBG funds be expended in a timely manner:
  - Federal regulations only allow for the cumulative unspent balance of all CDBG grants to be no more 1.5 times the annual grant allocation
  - To determine compliance, HUD reviews two undisbursed amounts: one is based on grant funds alone (unadjusted); and one is adjusted for program income received in HUD's Integrated Disbursement and Information System (IDIS).
  - Tested on August 2nd annually - 60 days before the end of the program year
2. Non-compliance with the regulation causes a reduction in the next annual grant:
  - The next annual grant is reduced by the amount that the accumulated balance exceeds the 1.5 requirement
3. When the 60-day test was conducted on August 2, 2021, the City was in compliance with this requirement.

15.12m	FY 20-21 Annual Grant Allocation
<u>    x 1.5</u>	
22.68m	HUD Goal for August 2,
2021 19.68m	Actual August 2,
2021 CDBG Balance	
3.00m	<b>Performance better than HUD requirement</b>



# APPENDIX B

## HUD FY 2021-22 Consolidated Plan Budget

Project Name	FY 2021-22 Adopted Budget
<b><u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u></b>	(Resolution #21-0974)
<b><u>CDBG - Public Services</u></b>	
1 PKR Out-of-School Time Program	\$ 851,424
2 Early Childhood and Out-of-School Time Services Program	650,000
<b>Youth Programs Sub-Total</b>	<b>1,501,424</b>
3 Community Court Program	763,739
<b>Other Public Services Sub-Total</b>	<b>763,739</b>
<b>Total CDBG - Public Services</b>	<b>2,265,163</b>
<b><u>CDBG - Housing Activities</u></b>	
4 Dallas Homebuyer Assistance Program	400,000
<b>Homeownership Opportunities Sub-Total</b>	<b>400,000</b>
5 Home Improvement and Preservation Program (HIPP)	4,654,038
6 Residential Development Acquisition Loan Program	2,894,000
<b>Homeowner Repair Sub-Total</b>	<b>7,548,038</b>
<b>Total CDBG - Housing Activities</b>	<b>7,948,038</b>
<b><u>CDBG - Public Improvements</u></b>	
7 Public Facilities and Improvements	2,400,000
<b>Total CDBG - Public Improvement</b>	<b>2,400,000</b>
<b><u>CDBG – Fair Housing and Planning &amp; Program Oversight</u></b>	
8 Fair Housing Division	\$ 585,206
9 Citizen Participation/CDC Support/HUD Oversight	958,048
10 Community Care Management Support	203,390
11 Housing Management Support	1,027,146
12 HUD Environmental Review	199,737
<b>Total CDBG – Fair Housing and Planning &amp; Program Oversight</b>	<b>2,973,527</b>
<b>Total Community Development Block Grant (CDBG)</b>	<b>15,586,728</b>

## FY 2021-22 Consolidated Plan Budget

Project Name	FY 2021-22 Adopted Budget
	(Resolution #21-0974)

**HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

13 CHDO Development Loan Program	900,000
14 CHDO Operating Assistance	150,000
15 HOME Program Administration	589,796
16 Dallas Homebuyer Assistance Program	400,000
17 Housing Development Loan Program	4,358,172
<b>Homeownership Opportunities Sub-Total</b>	<b>6,397,968</b>
<b>Total HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</b>	<b>6,397,968</b>

**EMERGENCY SOLUTIONS GRANT (ESG)**

18 Emergency Shelter	538,680
19 Street Outreach	177,682
<b>Essential Services/Operations Sub-Total</b>	<b>716,362</b>
20 Homelessness Prevention	246,086
<b>Homeless Prevention Sub-Total</b>	<b>246,086</b>
21 Rapid Re-Housing	238,782
<b>Rapid Re-Housing Sub-Total</b>	<b>238,782</b>
22 ESG Administration	89,000
<b>Program Administration Sub-Total</b>	<b>89,000</b>
<b>TOTAL EMERGENCY SOLUTIONS GRANT (ESG)</b>	<b>1,290,230</b>

**HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

23 Emergency/Tenant Based Rental Assistance	\$ 4,455,852
24 Facility Based Housing	2,640,000
25 Housing Placement & Other Support Services	97,400
26 Housing Information Services/Resource Identification	150,000
<b>Other Public Services Sub-Total</b>	<b>7,343,252</b>

**FY 2021-22 Consolidated Plan Budget**

Project Name	FY 2021-22 Adopted Budget
	(Resolution #21-0974)
27 Program Administration/City of Dallas	238,304
28 Program Administration/Project Sponsors	361,952
<b>Program Administration Sub-Total</b>	<b>600,256</b>
<b>TOTAL HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</b>	<b>7,943,508</b>
<b>GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET</b>	<b>\$ 31,218,434</b>

# APPENDIX C

FY 2020-21 CDBG Financial Status Report (FSR)

# APPENDIX C

## FY 2020-21 Consolidated Annual Performance Evaluation Report (CAPER)

### One-Year Summary of Activities and Performance

#### CR-15- Resources and Investments 91.520(a)

#### Identify the resources made available

**Table 1 – Resources Made Available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$ 17,637,871	\$ 20,020,753
HOME	public - federal	\$ 4,195,254	\$ 2,597,657
HOPWA	public - federal	\$ 7,477,149	\$ 7,180,684
ESG	public - federal	\$ 1,291,448	\$ 2,270,208
OTHER	public - federal	\$ 0	\$ 8,832,704

#### Narrative

**CDBG:** The City successfully undertook and administered several CDBG-funded projects in the program year of 2020-21. Activities funded included acquisition of real property, economic development, construction of housing, direct homeownership assistance, home rehabilitation, public facilities improvement, neighborhood facility improvement, public services, and administration costs. In FY 2020-21 the City expended \$20,020,753 in CDBG funds.

**HOME:** The City successfully undertook and administered several HOME funded projects in the program year of 2020-21. Activities funded included granting loans to developers to build affordable housing, the Dallas Home Buyers Assistance Program, and administration costs. In FY 2020-21 the City expended \$2,597,657 in HOME funds.

**HOPWA:** The City successfully undertook and administered several HOPWA projects in the program year 2020-21. Activities funded included operation of housing facilities for homeless persons with HIV/AIDS and their families, homeless prevention services, distribution of housing information, HIV supportive services, and rental assistance. In FY 2020-21 the City expended \$7,180,684 in HOPWA funds.

**ESG:** The City successfully undertook and administered several ESG projects in the program year of 2020-21. Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, data collection on homeless persons, and administration costs. In FY 2020-21 the City expended \$2,270,208 in ESG funds.

**OTHER:** In FY 2020-21, the City successfully undertook and administered several projects through the CARES Act, including CDBG-CV, ESG-CV, and HOPWA-CV to prevent, prepare for, and respond to COVID-19. These included:

- **CDBG-CV:** Activities funded through CDBG-CV included emergency assistance, including rental, mortgage, and utility assistance, small business grants and loans, eviction assistance, Section 108 debt payment, and administration costs. All activities were used. In FY 2020-21 the City expended \$5,268,761 in CDBG-CV funds.
- **ESG-CV:** Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, and administration costs. All activities were used to prevent, prepare for, and respond to COVID-19. In FY 2020-21 the City expended \$3,098,727 in ESG-CV funds.
- **HOPWA-CV:** In FY 2020-21 the City expended \$430,161 in HOPWA-CV funds to provide emergency short-term rent, mortgage, and utility payments to prevent persons living with HIV/AIDS and their families from becoming homeless in response to the COVID-19 pandemic. HOPWA-CV funds have also been allocated to support the operation of housing facilities, as well as additional emergency/tenant based rental assistance, for persons with HIV/AIDS and their families during the COVID pandemic. All HOPWA-CV activities are intended to prevent, prepare for, and respond to COVID-19. Additionally, \$83,282 was expended in the COVID-19 HOPWA competitive grant during FY 2020-21.

**Identify the geographic distribution and location of investments**

**Table 2 – Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Dallas City-wide	60%	87%	
Midtown Redevelopment Area (“generally” CTs- 96.04 partial tract [pt., 132.00 pt., 136.08 pt., 136.15, 136.16, 136.23 pt., 136.24, pt., 136.25 pt., 136.26 pt., 138.06 pt.)	2%	0%	Not funded in FY 2020-21.
High Speed Redevelopment Area (“generally” CTs- 31.01 pt., 34.00 pt., 41.00 pt., 100.00 pt., 204.00pt.)	2%	0%	Not funded in FY 2020-21.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Wynnewood Redevelopment Area ("generally" Cts- 54.00 pt., 56.00 pt., 62.00 pt., 63.01 pt., 63.02)	2%	0%	Not funded in FY 2020-21.
Red Bird ("generally" CTs - 109.02 pt., 109.03 pt., 109.04., 166.05 pt. 166.07 pt.)	8%	0%	Not funded in FY 2020-21.
LBJ Skillman Stabilization Area ("generally" CTs- 78.10 pt., 78.11 pt., 78.25 pt., 78.27 pt., 130.08 pt., 1785.03, 185.05 pt., 185.06 pt., 190.19 pt., 190.35 pt.)	2%	0%	Not funded in FY 2020-21.
Vickery Meadows Stabilization Area ("generally" CTs- 78.01 pt., 78.09 pt., 78.12 pt., 78.15 pt., 78.18, 78.19, 78.20 pt., 78.21, 78.22 pt., 78.23 pt., 79.10 pt., 79.11 pt., 79.12 pt., 131.01 pt.)	2%	1%	Service provided: renovation of a city-owned facility to serve as the Vickery Meadow Community Center, that includes a community court.
Casa View Stabilization Area ("generally" CTs- 82.00 pt., 124. Pt, 125.00 pt., 126.01 pt., 126.03 pt., 127.01 pt., 127.02 pt., 128.00 pt.)	2%	4%	Service provided: renovation of a 40-unit senior living facility and construction of an additional 224 senior living units at the property for residents aged 62 or older
East Downtown Stabilization Area ("generally" CTs-17.01 pt., 16.00 pt., 22.00 pt., 21.00 pt., 31.01 pt., 20.40 pt., 17.04 pt.)	2%	0%	Not funded in FY 2020-21.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
West Dallas Stabilization Area ("generally" CTs- 101.01 pt., 101.02 pt., 43.00 pt., 205.00 pt.)	2%	0%	Not funded in FY 2020-21.
Forest Heights / Cornerstone Heights Stabilization Area ("generally" CTs- 34.00 pt., 37.00 pt., 38.00 pt., 40.00 pt., 203.00 pt.)	2%	0%	Not funded in FY 2020-21.
The Bottom Stabilization Area ("generally" CTS - 20.00 pt., 204.00 pt., 41.00 pt., 48.00 pt.)	2%	2%	Service provided: streetscape improvements and upgrades of water and wastewater lines to catalyze housing development in The Bottoms.
Red Bird North Stabilization Area ("generally" CTs - 109.03 pt., 109.04 pt., 165.02 pt.)	2%	0%	Not funded in FY 2020-21.
Southern Gateway Emerging Market Area ("generally" CTs -47.00 pt., 48.00 pt., 41.00 pt., 49.00 pt., 50.00 pt., 54.00 pt., 62.00 pt.)	2%	0%	Not funded in FY 2020-21.
Peasant Grove Emerging Market Area ("generally" CTs 92.02 pt., 93.01 pt., 93.04 pt., 116.01 pt., 116.02 pt., 117.01 pt., 118.00 pt.)	2%	6%	Service provided: Reconstruction of streets, including all driveway approaches, curbs, gutters, and barrier free ramps at Forest Heights/Pleasant Grove. and Hillburn Dr.
University Hills Emerging Market Area ("generally" CTs 112.00 pt., 113.00 pr., 167.01 pt.)	2%	0%	Not funded in FY 2020-21.

## Narrative



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

For the last program year, the City continued to realign the Comprehensive Housing Policy (the "Plan"), adopted by City Council on May 9, 2018, to better address market conditions which have historically led to disinvestment in some communities while attempting to meet the needs of the residents. Guided by the Market Value Analysis (MVA) approach, the Plan updates and replaces the Housing and Neighborhood elements of the *forwardDallas!* Comprehensive Plan that began in 2005, as well as the Neighborhood Plus Plan adopted in 2015. The Plan is comprised of strategic goals that lay out a new direction for ensuring safe, healthy, and sustainable neighborhoods for all Dallas residents. It shifts the City's approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, while expanding the range of housing options and enhancing the quality of neighborhoods. Additionally, the Plan provides for tiered Reinvestment Strategy Areas to address three market types of City investment: Redevelopment Areas, Stabilization Areas, and Emerging Market Areas.

Improvements to public facilities and infrastructure in low- to moderate-income geographic areas through the city improved quality of life for approximately 51,850 residents through seven public improvement projects that were completed in FY 2020-21 with CDBG funds. Projects include:

- Reconstruction of streets, including all driveway approaches, curbs, gutters, and barrier free ramps at Forest Heights/Pleasant Grove, Atlanta St., Diamond Ave., East 9th St., and Hillburn Dr.
- Reconstruction of streets, sidewalks, and drainage and wastewater lines at Mingo Beall St.
- Streetscape improvements and upgrades of water and wastewater lines to catalyze housing development in The Bottoms

## Leveraging

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

**CDBG:** During the program year, \$20,020,753 in CDBG funds were leveraged with traditionally available resources, including:

- City general funds

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

CDBG grant funds allow the City to help more residents, effect greater change, and increase the impact of CDBG funded activities through education, training opportunities, social services, economic development, job creation, affordable housing construction, public facilities and infrastructure improvements, and repairs for qualifying homeowners. Additionally, bond obligation funds were leveraged to create 88 affordable housing units.

**HOME:** During the program year, the City expended \$2,597,657 in total HOME funds across the HOME Program. All HOME funds expended are subject to match, except for funds used for HOME Program administration and planning and CHDO operating and capacity building. Additionally, all HOME Program expenditures paid with program income are not subject to match. Due to fiscal distress, the City continues to qualify for a 50 percent reduction of the required HOME match contribution; the City's match liability is 12.5 percent of total HOME funds drawn subject to match. The City completes its own analysis to determine its match liability under HOME program. Due to COVID-19, the City elected to participate under HUD's waiver for match requirements for FY 2020-21. However, the City banked applicable match contributed to eligible projects in FY 2020-21.

Typically, the City's calculation has been less than that of the PR-33 (HOME Matching Liability Report). However, this year, the City's calculation was more than the match calculated by PR-33, as the match obligation was waived for FY 2020-21 due to COVID-19. As a result, in FY 2020-21, the City's match liability was \$0.

**HOPWA:** During FY 2020-21, \$7,180,684 in HOPWA funding was expended, with \$2,784,372 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 39%. The City has several community-based partners providing services to eligible persons under the HOPWA program. In addition to HOPWA, most of these partners receive funding for housing and HIV/AIDS services from other grant sources, which are used in conjunction with HOPWA funding to provide clients with a broad range of supportive services in the continuum of care.

**ESG:** The City of Dallas leveraged ESG funds during the 2020-21 program year. The City, as well as its sub-recipients, are required to match ESG funds dollar-for-dollar. Matching funds in the amount of \$2,270,208 were provided by the City through local general funds.

### Table 3 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	\$7,760,449
2. Match contributed during current Federal fiscal year	\$617,121.46
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,377,570
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,377,570

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

Match Contribution for the Federal Fiscal Year 2020								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/ Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated Labor	Bond Financing	Total Match
Estates at Shiloh	8/25/2021	\$0	\$0	\$0	\$0	\$0	\$270,000	\$135,000
St. Jude - Park Central	12/2/2020	\$0	\$0	\$0	\$0	\$0	\$964,242.92	\$482,121.46

**Program Income**

**Table 7 - Program Income**

Program Income (program amounts for the reporting period)				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$1,157,763.62	\$580,685	\$199,589.00	\$298,997	\$1,239,862.00

HOME – MBE/WBE Reports

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

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

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

While not completed in FY 2020-21, two minority and woman developers constructed ongoing development projects during the fiscal year. One was awarded to a Hispanic male and one was awarded to an Asian female developer. Additionally, the Housing Department continues to examine the utilization of women owned businesses by non-profit housing organizations funded by the City and will continue its collaborative efforts with other City departments to establish Good Faith Effort plans in future contracts opportunities.

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

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

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

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

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

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

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

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

**Table 11 - Number of Households**

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	650	723
Number of non-homeless households to be provided affordable housing units	187	300
Number of special-needs households to be provided affordable housing units	650	485
<b>Total</b>	<b>1,487</b>	<b>1,508</b>

**Table 12 - Number of Households Supported**

	One-Year Goal	Actual
Number of households supported through rental assistance	1,300	1,208
Number of households supported through the production of new units	116	273
Number of households supported through rehab of existing units	60	23
Number of households supported through acquisition of existing units	11	4
<b>Total</b>	<b>1,487</b>	<b>1,508</b>

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

Table 11: Affordable housing was provided to 1,508 households. This includes:

- A total of 723 homeless households that were provided with affordable housing units: 634 through the Rapid Rehousing assistance program using ESG and ESG-CV funds and 89 households were provided Tenant Based Rental Assistance through HOME funds
- A total of 300 non-homeless households were provided affordable housing units: 4 through the Dallas Home Buyer Assistance Program (DHAP), 23 through rehabilitation and reconstruction programs, and 273 units were constructed through the Development Loan Program
- A total of 485 special-needs households were provided affordable housing units: 276 through the Housing Opportunities for Persons with AIDS (HOPWA) funded tenant-based rental assistance (TBRA), and 209 through HOPWA funded permanent facility-based housing

Overall, the City reached 101.41 percent of its goal to provide affordable housing to 1,487 households. In general, demand for housing for special-needs and non-homeless households was greater than anticipated.

Table 12: Number of households supported: 1,508, including:

- 1,208 households were supported through the provision of rental assistance: 485 households were served through HOPWA funded programs, 634 units through the ESG and ESG-CV funded Rapid Re-housing program, and 89 households were provided Tenant Based Rental Assistance through HOME funds
- 273 households were able to purchase a newly constructed home through the production of new housing units through the Development Loan Program
- 23 households were supported through rehab of existing housing units
- 4 households received assistance through the Dallas Home Buyer Assistance Program (DHAP)

The program counts included in Tables 11 and 12 are inclusive of the Dallas Home Buyer Assistance Program, Home Improvement and Preservation Program, Development Loan Program, HOPWA Tenant-Based Rental Assistance and permanent facility-based housing, and HOME Tenant Based Housing Program.

**Discuss how these outcomes will impact future annual action plans.**

The City of Dallas annually assesses its progress in meeting goals outlined in the FY 2019-2024 Consolidated Plan through development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an opportunity for the City to evaluate the performance of its programs and services and to determine whether modifications to the current five-year goals are needed. The City evaluates performance in each year and trends over time to inform and adjust future targets and funding levels.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

**Table 13 – Number of Households Served**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	873	52
Low-income	324	29
Moderate-income	23	12
<b>Total</b>	<b>1,220</b>	<b>93</b>

**Narrative**

During the 2020-21 program year, CDBG and HOME funds addressed the five priorities identified in the Five-Year Consolidated Plan: 1) Affordable Housing, 2) Homelessness, 3) Public Services, 4) Public Improvements and 5) Economic Development. In cooperation with the Dallas Housing

Authority (DHA) and other community partners, the City addressed affordable housing by utilizing both CDBG and HOME funds.

**CDBG:** Affordable housing activities supported by FY 2020-21 CDBG funds included acquisition of real property, rehabilitation of existing housing units, home ownership assistance, and COVID-19 emergency rental and mortgage assistance to eligible homebuyers. Information gathered throughout all the programs offered indicates CDBG funds were used to provide affordable housing assistance to a total of 1,220 households, which includes:

- Eight Hundred and seventy-three (873) extremely low-income households (less than or equal to 30 percent Area Median Family Income - AMFI)
- Three hundred and twenty-four (324) low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- Twelve three (23) moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

**HOME:** Activities supported by FY 2020-21 HOME funds included construction subsidy provided to developers to build new affordable housing units, tenant- based rental assistance and homebuyer assistance for the purchase of new or existing properties. HOME funds assisted a total of 93 households, including:

- 52 extremely low-income households (less than or equal to 30 percent AMFI)
- 29 low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- 12 moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

During FY 2020-21, three multifamily projects were completed, which leased 273 affordable units to low- and moderate-income households. Shared Housing, a multifamily project that provides housing to formerly homeless individuals was completed FY 2020-21. 12 out of the 24 units have been leased. Estates at Shiloh, a multifamily project, was completed and leased 19 out of 239 of its affordable units and Redbird Palladium completed 242 affordable units. The City awarded two new multifamily developments federal funding this FY2020-21. These developments are set to produce over 898 affordable housing units. The City is currently under contract with two CHDOs for the construction of 15 units – each project is in phase one. The projects are anticipated to be completed in four phases with a total 60 units of affordable housing created.

The City provided four homebuyers with down payment and closing cost assistance with an average of \$42,000 per unit. During FY 2020-21, the program was changed to allow changed to allow more individuals the opportunity to apply for assistance. These changes include, the citizenship definition for applicants was changed to meet the guidelines set forth by the Department of Housing and Urban Development; the minimum income requirement of 60% of the Area Median Income (AMI) was removed; and the minimum 26% front-end loan to income ratio requirement was removed.



Twenty-three homeowners were approved for home repairs and all repairs were completed during FY 2020-21. The program was stalled in 2020 due to COVID-19 and really started up in January 2021 after undergoing significant process improvement adjustments. Currently, 51 homes are being rehabilitated, but are not yet complete at the time of this report.

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

### Actions taken to address the needs of public housing

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

### DHA Goal Progress

Below is a brief status of the progress DHA has made in achieving its goals since they were adopted by the Board of Commissioners.

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

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

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

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

- DHA continues to participate in a national Family Self-Sufficiency (FSS) Study, led by MDRC; where researchers are studying the overall impact of FSS services provided by the Public Housing Authority (PHA).
- DHA has partnered with John’s Hopkins University and the University of Michigan to track the health outcomes of families with children between the ages of 3-10, based on having rental assistance.
- DHA currently supports 727 families in the Family Self-Sufficiency program and continues to promote overall self-sufficiency in the HCV program.
- DHA continues to promote the opportunity of Homeownership, and currently assists 96 families with mortgage assistance.
- DHA issued a Request for Proposals (RFP), for Section 8 Project Based Vouchers for Newly Constructed Seniors-Only Rental Housing.
- DHA partnered with Metro Dallas Homeless Alliance and the Veterans Administration to increase VASH utilization and strive to end Veteran homelessness.
- DHA Residential Housing collaborate with its community partners to improve quality of life through Resident Empowerment: The council meetings take place with residents where discussions take place regarding community safety, services and updates from DHA such as renovations and enhancements. Resident are encouraged to participate in this process Resident who would like more information, or would like to get involved, please reach out to your property manager.
- After-School Tutoring Programs – DHA partners with non-profit organizations to provide tutoring programs for resident youth on-site at DHA-owned properties.
- Head Start of Greater Dallas - DHA has partnered with Head Start of Greater Dallas for more than 20 years to provide child development. Head Start facilities are located at DHA’s

Roseland, Frazier, Buckeye Trails, and Lakewest housing communities. These centers offer a variety of supportive resources for families including computer skills; creative arts; educational activities; health check-ups; family services; and nutritious meals and snacks.

- DHA provides educational opportunities including scholarships for undergraduate studies; scholarships for returning to college after a brief break; assistance with GED preparation; internships; and skills workshops.
- DHA has partnered with the University of Houston College of Optometry who operates the Cedar Springs Eye Clinic. The clinic focuses on vision care and provides services including eye exams, prescriptions for glasses and comprehensive care for eye conditions.
- DHA onsite resident service coordinators work with partners to provide a variety of onsite services to help support and enrich our families including: first-time homebuyers seminars; crime watch meetings; resident meetings; credit repair workshops; resume writing assistance; job searches; certification classes; women’s empowerment programs; fitness classes for seniors; grocery shopping trips; support groups (peer-to-peer and substance abuse); mental health seminars; social activities for seniors (brunch, bingo, luncheons, movies, arts & crafts).

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

- The COVID-19 pandemic greatly affected the construction improvements DHA has been able to complete this year as only emergency work is being completed inside dwelling units. The Capital Programs Department, however, anticipates completing more than \$2,234,757 in improvements at the Authority’s public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide for improved efficiencies. A list of the improvements is provided below.

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

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

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

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

- The second phase of the online application and recertification process, the goal for 2019-2020 is to convert all applicant and tenant files to electronic files.
- DHA continues to accept responses to its Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. To date DHA has executed Memoranda of Agreement with 13 developers.
- In late 2019 DHA closed on Tivoli Apartments with one of its development partners. This PFC transaction will provide 190 apartment units, of which 95 will be leased to low-income families at 60 percent of Area Median Income (AMI).
- In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction will provide 347 apartment units, of which 174 will be leased to low-income families at 60 percent of Area Median Income (AMI).
- DHA continues to work with its selected developer, Volunteers of America National Services (VOANS) to redevelop the former Brooks Manor public housing site. The redeveloped property will include 260 units for seniors and will include a mix of affordable and market-rate rental units. Closing is anticipated for the second quarter of 2021 with construction to begin shortly thereafter. Construction will be complete in 2023.

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

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

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

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

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

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

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

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

**Section 3:** DHA has an active Section 3 program and strongly supports opportunities for Section 3 residents to access education, training, and employment opportunities. Where applicable, the DHA procurement process includes in its selection criteria efforts to employ Section 3 residents. In 2019, DHA met or exceeded HUD's goals for Section 3 new hires, non-construction spending, and construction spending in both the Operating Fund and Capital Fund. Additionally, the Section 3 program promotes economic development and self-sufficiency through entrepreneurial and community reinvestment opportunities. This occurs through DHA's resident and employment coordinators who work closely with residents to provide employment, education, and training opportunities through DHA's partnership with potential employers and with for-profit and nonprofit entities in the community. In 2019, there were 53 new hires for opportunities funded through the Capital Fund (primarily roofers and painters on construction contracts) and 85 new hires through the Operating Fund (primarily landscapers).

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

The Dallas Housing Authority is not a troubled housing authority.

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

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

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

**Comprehensive Housing Policy:** In May 2018, the City Council adopted a Comprehensive Housing Policy that addresses citywide housing issues systematically and strategically. The policy's goals are to:

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

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

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



**Housing Trust Fund:** The Housing Policy established a Dallas Housing Trust Fund (DHTF) that allows monies to be used to make loans to support the production goals of the Housing Policy. The City Council authorized a one-time transfer of a minimum of \$7 million in unencumbered fund balances from high-performing Tax Increment Financing Districts (TIFs), as well as \$7 million from Dallas Water Utility funding set aside to support developments. On October 29, 2021, the City issued a request for competitive sealed proposals for private sector entities to use the DHTF to leverage additional capital from private, philanthropic, corporate, banking, and other entities to create a revolving loan fund to support the development of affordable housing.

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

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

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

**Mixed Income Housing Development Bonus (MIHDB):** In addition to development subsidies, the City also incentivizes the production of mixed-income rental units via regulatory incentives. The MIHDB program provides development bonuses to encourage the construction of mixed-income housing in multi-family and mixed-use zoning districts. On March 27, 2019 City Council amended the Development Code to allow for by-right development bonuses, including increases in maximum height and lot coverage, for developments that provide mixed-income housing in six multifamily and mixed-use base zoning districts. Since 2019, the City has also approved multiple planned development districts that provide for bonuses in exchange for mixed income development. The resulting mixed-income developments include 5-15% affordable units ranging from 51% to 100% of Area Median Family Income. In addition, the program requires such mixed-income housing developments to adopt design principles that encourage walkability, reduce the need for parking, and require the provision of more open space. As of the end of FY 2020-21, more than 1,800 units were in the development pipeline, and 113 of those were income-restricted with no additional subsidy provided.

**Urban Land Bank Demonstration Program (the "Program" or "Land Bank"):** The objectives of the Urban Land Bank Demonstration Program are to acquire: (1) unproductive, vacant, and developable property and (2) property intended for commercial use to be "banked" for affordable housing or commercial development. The resale of such property will enable the development of new single-family homeowner or rental units to serve low income households or the development of commercial

uses that stabilize distressed communities. This Program is implemented via a statutorily authorized tax foreclosure process for properties with five or more years of delinquent property taxes. Twenty-six low income households at or below 115% AMI were assisted through the landbank program for FY 2020-21.

**Universal Design Guidelines:** To ensure the sustainability of the projects supported by CDBG and HOME funds, the City has established guidelines in relation to Universal Design. In addition, the City wants to ensure that newly constructed units are compatible with existing neighborhoods. This comprehensive housing policy creates a “Universal Design” construction requirement for all new single-family homes, duplexes, and triplexes using financial assistance from the City.

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

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

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

**Homeless Street Outreach:** In FY 2020-21, the City allocated \$77,682 in Emergency Solutions Grant (ESG) funds to street outreach and \$512,680 to emergency shelter. In addition, the City allocated over \$8.9 million in ESG-CV CARES Act funds to emergency shelter, which includes essential services and operations for individuals and families impacted by COVID-19. Additionally, there were continuing street outreach programs working daily to locate and refer homeless households to appropriate facilities and programs.

**Rapid Re-Housing Services:** In FY 2020-21, the City allocated \$366,000 in ESG funds and \$9.3 million in ESG-CV CARES funds to provide rapid re-housing services to quickly re-house individuals and families experiencing homelessness.

**Homelessness Prevention Services:** In FY 2020-21, the City allocated \$246,086 in ESG funds and \$1.8 million in ESG-CV CARES funds to provide homeless prevention services for persons at risk of losing their housing. In response to the COVID-19 pandemic, the City of Dallas also operated additional homeless prevention projects funded through, for example, U.S. Department of Treasury Emergency Rental Assistance Program (ERA1 and ERA2) and the Texas Emergency Rental Assistance Program (TERAP).

**The Bridge:** Bridge Steps continued to operate The Bridge Homeless Assistance Center (The Bridge) under contract with the City of Dallas. The Bridge is a campus of residential and social services designed to fill service gaps for homeless individuals and serves up to an estimated 700 people per day. It is designed to address the emergency shelter and transitional housing needs of homeless persons in Dallas. The Bridge is open 24 hours per day, seven days a week, and is the central entry-point within the Dallas Continuum of Care for homeless individuals seeking services. The creation of The Bridge has led to increased outreach effectiveness by streamlining and coordinating community-wide outreach and referrals. The Bridge continues to make efforts to end adult long-term homelessness by developing, coordinating, and/or delivering:

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

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

**Continuum of Care Strategic Work Plan Efforts:** During FY 2020-21, MDHA and local stakeholders continued to work with Clutch Consulting to examine and transform every aspect of the local homeless responses system, with two overarching goals: streamlined and scaled homeless rehousing system (with standardized intake processes that matches need to the appropriate housing path); and set targeted, measurable reductions in homelessness

In FY 2020-21, the Continuum of Care rebranded as the Homeless Collaborative for Dallas & Collin Counties. In addition, the Continuum of Care is also changed its governance structure by the creation of a Continuum of Care Board (separate from the MDHA Board) and a Continuum of Care Assembly Executive Council for the Continuum of Care Assembly and its workgroups.

As well, the Continuum of Care developed a Homeless System Collective Action Plan and guide the work of homeless response system. This Collective Action Plan reflects a shared mission and system values with goals to: (i) effectively end veteran homelessness by 2021, (ii) measurably reduce chronic and unsheltered homelessness by 2023, and (iii) measurably reduce family and youth homelessness by 2025.

To this end, in FY 2020-21 and ongoing, the Continuum of Care has made major infrastructure improvements to advance the homeless response system, including: (i) standardized program models (including permanent supportive housing, rapid re-housing, and diversion, with community work sessions to work toward standardizing and scaling program models, enhancing access and speed to housing, triaging and exit pathways, and engagement and transparency), (ii) migration of the Coordinated Access System (CAS) to the Homeless Management Information System (HMIS), (iii) CAS design and process improvements, (iv) introduction of housing navigation and housing location, and (v) updates to the MDHA flex fund to fill resource gaps.

Major initiatives that are underway or forthcoming soon include veterans housing (with 751 veterans housed since the initiative began and 298 veterans remaining to be housed as of approximately September 2021), CARES Act Rapid Re-Housing Surge (launched in April 2021 with 205 households and 398 individuals housed), CARES Act permanent supportive housing expansion, and the Dallas R.E.A.L. Time Rapid Re-Housing Initiative (DRTRR) to house 2,700 homeless individuals. Relating to HMIS, MDHA is currently in the process of implementing a data warehouse, which is expected to provide the Continuum of Care with expanded data analysis and reporting tools and expanded data availability to homeless providers who may not wish to participate in HMIS.

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

The City implemented a Lead Based Paint Hazard Reduction Grant Match Program. The program provides match for the Lead-Based Paint Hazard Reduction Grant to support identification and control of lead-based paint hazards in eligible housing units and to repair conditions that exacerbate asthma in eligible housing units. The grant funds will be used to perform eligible activities at housing units constructed prior to 1978 where at least one child under six years of age lives or spends a substantial amount of time visiting and where assistance under the City's Home Improvement and Repair Program (HIPP) or New Construction and Substantial Rehabilitation Program (NCSRP) is also being provided. In addition, the City of Dallas took the following actions to promote the reduction of lead-based paint hazards:

- Provided information on Lead-Based Paint (LBP) hazards to households utilizing federal funds for housing activities, i.e. purchasing a home, rehabilitation services, or reconstruction.
- To reduce LBP hazards, the Housing/Community Services Department continued the practice of demolishing older housing stock with potential for lead hazards.
- Increased access to housing without LBP hazards through the development of new housing stock and redevelopment of older neighborhoods through housing programs.
- Integrated LBP hazard reduction into housing policies and programs by incorporating clauses referring to contractor's requirements to use safe work practices and in cases of LBP removal, contractors were required to be a certified lead-abatement firm.

- Inspected federally assisted homes before purchase to ensure minimum housing standards were met. This included inspection for lead-based paint hazards for pre-1978 homes. Sellers were required to identify and address hazards prior to the closing of property and subsequent move in by the homebuyer.
- The City, as part of the environmental review process, required testing for lead-based paint prior to demolition or rehabilitation of existing structures.

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

The City employed a multi-faceted approach to reducing poverty among its residents, including:

- The City of Dallas Housing programs are designed, in part, to address the needs of individuals and families below 30 percent of AMFI.
- Housing programs include assistance with rental units, homeowner maintenance, homeownership, and home repair.
- Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation, and the City's nonprofit partners also address poverty level individuals and families (i.e. public housing, LIHTC projects, homeownership assistance, and transitional housing) on a neighborhood level.
- Altogether, housing partners operate programs that reduce the number of households living in poverty throughout the city of Dallas through self-sufficiency and financial independence accomplished through connection with community and social service agency resources, housing and housing assistance, education, training, health care, and transportation.
- The City continued the senior medical transportation program that allows older adults to make and keep medical appointments and address other health and wellness needs using a subsidy model that allows them to maximize their limited funds to cover the costs.
- The City provides access to information regarding employment opportunities, job fairs, and free community events through various nonprofit partnerships and partnerships with Workforce Solutions of Greater Dallas. The Black Chamber of Commerce continues its satellite office at the MLK Center, where the Business Assistance Center provides free services to Dallas residents interested in starting or expanding a micro-enterprise.
- The City has allocated funding from its annual budget to support nonprofits providing direct clients assistance programs and services through its Drivers of Poverty program, which funded nine nonprofits through its first allocation and is currently funding five nonprofits in its second allocation.
- The City has partnered with local and national nonprofits to launch a Financial Navigation program in the wake of the COVID-19 impacts, expanding internal capacity to provide effective referrals and resources to clients through internal and external partnerships

- The City's Senior Services division provides resource navigation, referrals, and direct financial assistance (utility assistance) to thousands of low-income seniors annually
- Through its CARES Act allocation, the City has launched several programs to support low income residents impacted by COVID, including supporting the provision of food, mental health resources and rental and utility assistance, which are expected to collectively serve thousands of clients by December 30, 2020. Currently, the City, along with subrecipients, is implementing the Emergency Rental Assistance Program.
- For FY 2020-21, the City launched Financial Empowerment Centers supported by an annual appropriation that provides financial counseling and case management, financial services access points, and asset building partnerships, as well as linkages to job training and placement services

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

The City of Dallas works with various organizations by forging new partnerships and identifying strategies to undertake. In FY 2020-21 the City:

- Launched the Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative that will house over 2,700 individuals and families experiencing homelessness and reduce the unsheltered population by 50% in Dallas and Collin Counties Continuum of Care. This public private partnership is a \$72 million initiative and is one of the first of its kind collaboration.
- Initiated and maintained dialogue with housing providers to coordinate services and leverage private and public funds
- Supported the Dallas Housing Finance Corporation
- Provided technical assistance and capacity-building support for nonprofit developers
- Strengthened partnerships between the City, State, and HUD
- Pursued private resources to increase flexibility in the delivery of affordable housing developments
- Worked closely with the Dallas Housing Authority and Dallas County in the service of low- and moderate-income families and in the creation of affordable housing
- Worked closely with the Dallas Housing Authority and Dallas County in the creation of permanent affordable housing for the homeless

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

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

- Engaging in frequent meetings with public and private housing advocates, housing producers, and social service agencies to seek more opportunities to work together to produce affordable and supportive housing for homeless individuals and families.
- Collaborating efforts with agencies providing supportive services to those experiencing homelessness and those at risk of becoming homeless to avoid duplication of services
- Supporting Metro Dallas Homeless Alliance as it continues its collaborative efforts to develop strategies to address homeless issues with area service providers and in conjunction with the Dallas Commission on Homelessness.

**Metro Dallas Homeless Alliance:** Dallas City Council Resolution No. 06-2657 Recognized Metro Dallas Homeless Alliance (MDHA) as the regional authority on homelessness. In August 2021 MDHA appointed a new President and Chief Executive Officer to be responsible for the execution of MDHA's mission – to lead in the development and implementation of an effective homeless response system to make homelessness rare, brief, and non-recurring in Dallas and Collin counties. In addition, MDHA appointed a nationally recognized expert in homeless services to a newly created Chief Programs Officer position.

MDHA is the lead agency for the Continuum of Care and HMIS operator for the City of Dallas and Collin/Irving counties. MDHA is also the facilitator of the local Continuum of Care (known as the Homeless Collaborative for Dallas & Collin Counties), which is an organization composed of approximately 41 agencies that represent shelters, hospitals, government agencies, local municipalities, nonprofits (including youth and family providers), faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders, and other community members. Continuum of Care assembly meetings were held on the fourth Tuesday of each month.

Additionally, the Continuum of Care, through the Alliance Homeless Forum facilitated by MDHA, hosts monthly meetings to provide those experiencing homelessness, formerly homeless individuals, and service providers a public forum to discuss issues those experiencing homelessness encounter. This is an ongoing opportunity to:

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

These meetings are scheduled for the second Friday of each month.



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

- Facility Based Housing for Homeless: HOPWA partially funds Hillcrest House operated by AIDS Services of Dallas (ASD), as described above. The facility includes 64 single room occupancy (SRO) units that are specifically designated for homeless or formerly homeless persons. Other HOPWA funded facility-based housing providers also serve homeless persons, including ASD's other three facilities, Legacy Founders Cottage and My Second Chance; however, these projects are not specifically designated for homeless.
- Participation in Local Continuum of Care and Coordinated Assessment System: Hillcrest House participates fully in the local Continuum of Care (CoC) Coordinated Assessment System (CAS), where homeless persons are assessed and prioritized for placement on the local Housing Priority List (from which CoC housing providers obtain new applicants). The CAS system is now integrated into the local HMIS system, so that housing programs (including HOPWA housing programs) with vacant units can receive referrals for placement through the system. Still, local HIV providers (including HOPWA providers) continue to make efforts to participate more fully in the CoC and CAS system to obtain housing for clients. HOPWA administrative staff regularly attend monthly CoC Assembly meetings to stay abreast of new developments with the CoC.
- Homebase for Housing: The HOPWA program continues to operate Homebase for Housing, an HIV housing resource center that provides access to housing information, in person, via phone or e-mail, and on-line (including information regarding shelters and local homeless prevention resources). The housing resource center is a central place where any HIV+ person (particularly those who are homeless or at risk of becoming homeless) can get help with locating and accessing affordable housing resources.
- Master Leasing for Literally Homeless HIV+ Persons: The HOPWA program continues to operate two master leasing programs to provide housing for literally homeless persons living with HIV/AIDS. Legacy Counseling Center has approximately 32 master leased units (some with double occupancy), and AIDS Services of Dallas has 10 master leased units.
- Permanent Housing Placement: The HOPWA program also provides permanent housing placement assistance throughout the HOPWA formula program. This assistance is available those who are homeless, living with family or friends, or being compelled to relocate – to assist them in moving into a new unit.
- Homeless Management Information System (HMIS): Beginning October 1, 2015 and continuing into the FY 2020-21 program year, all Dallas HOPWA projects are participating in the local Continuum of Care's Homeless Management Information System (HMIS) administered by MDHA and which uses the Eccovia ClientTrack™ HMIS software – to record client-level data and outcomes, taking into account confidentiality and privacy considerations. For confidentiality purposes, HOPWA projects are segregated within HMIS, and data sharing (when a client consents in writing) is solely within the HOPWA program.



**HOPWA Coordination with Ryan White Services:** The Dallas HOPWA program coordinates with Ryan White services on two levels. At the service provider level, HOPWA case managers accept and make referrals to/from Ryan White case managers for services. All HOPWA case managers are familiar with Ryan White services in the area. In some cases, Ryan White services are offered within the same agency as HOPWA services; in other cases, they are made available through referrals. Except for governmental entities, HOPWA service providers are also typically (though not always) funded for Ryan White services as well.

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

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

As a recipient of federal block grant funds including Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) funds, the City of Dallas must certify that it will “affirmatively further fair housing” in accordance with federal regulatory requirements at 24 CFR 91.225(a)(1). The certification means that the City will conduct an Analysis of Impediments to fair housing choice (AI) within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard. In 2019, the City of Dallas completed the final version of the Analysis of Impediments (AI). The final version of the AI was submitted to the HUD regional field office and is posted on the City’s [Fair Housing website](https://dallasfairhousing.com) at DallasFairHousing.com. The final list of impediments includes the following:

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

- Residents facing challenges accessing public transportation
- NIMBY-ism sentiments in the private sector and rules that support it continue to exist

Below are actions taken during the 2020-21 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing. The City:

- Created the Eviction Assistance Initiative with CDBG-CV funds to provide education, training, and legal representation to Dallas tenants who are negatively impacted by COVID-19 and facing eviction. This Initiative contracted with:
  - Legal Aid of Northwest Texas to provide legal assistance and community outreach
  - The Concilio to provide education and outreach to underrepresented communities with limited English proficiency
- Approved Fair Housing and Affirmative Fair House Marketing Plan applications for investors and property managers, and provided guidance to investors and property managers on marketing strategies to affirmatively further fair housing and guidance for advertising and community contact usage requirements when receiving federal funds
- Conducted monthly homebuyer trainings sponsored by Community Housing Development Organizations to educate homebuyers on fair housing laws and their rights
- Conducted fair housing reviews of Low-income Housing Tax Credit projects
- Conducted fair housing reviews of mixed income and economic development projects seeking City support
- Partnered with other divisions in the Office of Equity and Inclusion to address issues of inequity within the City of Dallas
- Partnered with the Dallas Independent School District's Equity Office in identifying housing issues and other issues that affect student performance
- City Council passed an ordinance, COVID Landlord Tenant Notice Ordinance, which provided an additional 60 days of protection to residents facing possible eviction due to loss of job or income related to COVID-19.

It is worth noting that because of the circumstances and urgency created by the impact of COVID-19, many of the scheduled plans had to be suspended or postponed for a later time. This required Fair Housing to pivot to address the needs of the residents in an effort to keep people housed during the pandemic.

### **Additional Fair Housing Efforts**

**Enforcement:** There were a total of 45 case closures related to fair housing and seven cases closed based on source of income. Fifteen of the fair housing cases were conciliated totaling \$42,096.74 in settlements.

**Education and Training:** The City conducted 40 fair housing presentations and promotional events and trained 548 residents and housing providers on fair housing rights and responsibilities.

**Promotion/Outreach:** Promoted the services of the FHO through:

- Three print ads:
  - One African American publication, printed bi-weekly
  - One LGBT newspaper, printed bi-weekly
  - One English newspaper, printed daily
- Multiple audio/radio services, including:
  - Facebook Digital Audio Advertisement campaign with 650,000 total impressions at 184,615 impression per month for three months
  - Radio.com – English and Hispanic news stations within Dallas zip codes
  - Two English radio stations and a Spanish radio station for multiple weeks

**Affordable Housing Assistance:** The Office of Equity and Inclusion - Fair Housing Division:

- Evaluated and monitored 49 Affirmative Fair Housing Marketing Plans for City-assisted housing developments. This exceeded the goal of 38 by 28 percent and is the same as the previous year.
- Received, processed, and made necessary referrals for 909 resident requests for services. This is far less than the goal of 5,000 by 78 percent. This is largely due to reduction in outreach meetings and global pandemic.
- Distributed 43 government assisted housing/affordable housing referral packets.
- Maintained and updated semi-annually, for distribution to residents, the list of 233 government-assisted affordable multifamily housing units in Dallas.

**Fair Housing Enhancements:** Enhancements for this period include creating and maintaining the Eviction Assistance Initiative. This Initiative has been imperative to addressing the urgency surrounding residents at risk of eviction who have been city impacted by COVID-19.

# APPENDIX D

## Community Development Block Grant (CDBG) Summary of Specific Annual Objectives and Outcomes

### HOME IMPROVEMENT AND PRESERVATION PROGRAM:

City of Dallas Housing and Neighborhood Revitalization Department Multi-Family Projects October 1, 2020 - September 30, 2021								
IDIS #	Project	Program/Loan Amount	Funding Source	HOME or CDBG Funds Committed for FY 20-21	Amount Expended in FY 20-21	# Units Committed	Units Completed	Construction Type
13137	Palladium	\$8,300,000.00	HOME CDBG BOND	\$ -	\$ -	300	242	New
13132 13222	Shiloh	\$4,300,000.00	HOME CDBG BOND	\$ 3,801,000.00	\$ 3,801,000.00	264	26 (19 affordable)	New/Rehab
13336	Midpark	\$ 2,500,000.00	CDBG	\$ 2,500,000.00	\$ -	202	0	Rehab
13357 13355	Westmoreland	\$ 8,000,000.00	HOME CDBG	\$ 8,000,000.00	\$ -	223	0	New
12622	Shared Housing	\$380,000	CDBG	\$ -	\$ -	24	12	rehab
<b>TOTALS</b>				<b>\$ 14,301,000.00</b>	<b>\$ 3,801,000.00</b>	<b>1013</b>	<b>280</b>	

### DALLAS HOMEBUYER ASSISTANCE PROGRAM:

City of Dallas Housing and Neighborhood Revitalization Department Dallas Housing Assistance Program (DHAP) Report October 1, 2020 - September 30, 2021															
IDIS CDBG Activity	IDIS HOME Activity	Property Type	Race	Ethnicity	AMI Income Range	Street Number	Street Name	Settlement Date	Sales Price	DHAP Amount	HOME Amount	Development HOME Amount	CDBG Amount	General Funds	Council District
n/a	n/a	Existing	AA	NH	93.1%	6310	Power Dr.	1/15/2021	\$208,000.00	\$43,363.00	\$0.00	\$0.00	\$0.00	\$43,363.00	7
13236	13335	Existing	AA	NH	78.6%	9635	Dale Glade	3/23/2021	\$130,000.00	\$34,000.00	\$17,000.00	\$0.00	\$17,000.00	\$0.00	5
13236	13338	Existing	W	H	62.1%	1715	Mountain Lake Rd	4/1/2021	\$180,000.00	\$48,336.00	\$24,168.00	\$0.00	\$24,168.00	\$0.00	1
n/a	n/a	Existing	AA	NH	87.6%	5824	Bantling Way	5/7/2021	\$229,000.00	\$43,948.00	\$0.00	\$0.00	\$0.00	\$43,948.00	7
13015	12302	New	W	NH	76.0%	2824	South Blvd	8/1/2019	\$155,000.00	\$40,268.00	\$20,134.00	\$32,000.00	\$20,134.00	\$0.00	7
n/a	n/a	Existing	AA	NH	89.9%	5031	Cedar Springs Rd, #101	8/3/2021	\$199,900.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$45,000.00	2
13015	12302	New	AA	NH	71.0%	2836	South Blvd	6/5/2019	\$155,555.00	\$50,000.00	\$16,667.00	\$24,000.00	\$33,333.00	\$0.00	7
<b>TOTAL</b>									<b>\$304,915.00</b>	<b>\$77,969.00</b>	<b>\$56,000.00</b>	<b>\$94,635.00</b>	<b>\$132,311.00</b>		

## FAIR HOUSING:

As a recipient of federal block grant funds including Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) funds, the City of Dallas must certify that it will “affirmatively further fair housing” in accordance with federal regulatory requirements at 24 CFR 91.225(a)(1). The certification means that the City will conduct an Analysis of Impediments to fair housing choice (AI) within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard. In 2019, the City of Dallas completed the final version of the Analysis of Impediments (AI). The final version of the AI was submitted to the HUD regional field office and is posted on the City’s [Fair Housing website](https://dallasfairhousing.com) at DallasFairHousing.com. The final list of impediments includes the following:

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

Below are actions taken during the 2020-21 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing. The City:

- Created the Eviction Assistance Initiative with CDBG-CV funds to provide education, training, and legal representation to Dallas tenants who are negatively impacted by COVID-19 and facing eviction. This Initiative contracted with:
  - Legal Aid of Northwest Texas to provide legal assistance and community outreach
  - The Concilio to provide education and outreach to underrepresented communities with limited English proficiency
- Approved Fair Housing and Affirmative Fair House Marketing Plan applications for investors and property managers, and provided guidance to investors and property managers on marketing strategies to affirmatively further fair housing and guidance for advertising and community contact usage requirements when receiving federal funds

- Conducted monthly homebuyer trainings sponsored by Community Housing Development Organizations to educate homebuyers on fair housing laws and their rights
- Conducted fair housing reviews of Low-income Housing Tax Credit projects
- Conducted fair housing reviews of mixed income and economic development projects seeking City support
- Partnered with other divisions in the Office of Equity and Inclusion to address issues of inequity within the City of Dallas
- Partnered with the Dallas Independent School District's Equity Office in identifying housing issues and other issues that affect student performance
- City Council passed an ordinance, COVID Landlord Tenant Notice Ordinance, which provided an additional 60 days of protection to residents facing possible eviction due to loss of job or income related to COVID-19.

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## Additional Fair Housing Efforts

**Enforcement:** There were a total of 45 case closures related to fair housing and seven cases closed based on source of income. Fifteen of the fair housing cases were conciliated totaling \$42,096.74 in settlements.

**Education and Training:** The City conducted 40 fair housing presentations and promotional events and trained 548 residents and housing providers on fair housing rights and responsibilities.

**Promotion/Outreach:** Promoted the services of the FHO through:

- Three print ads:
  - One African American publication, printed bi-weekly
  - One LGBT newspaper, printed bi-weekly
  - One English newspaper, printed daily
- Multiple audio/radio services, including:
  - Facebook Digital Audio Advertisement campaign with 650,000 total impressions at 184,615 impression per month for three months
  - Radio.com – English and Hispanic news stations within Dallas zip codes
  - Two English radio stations and a Spanish radio station for multiple weeks

**Affordable Housing Assistance:** The Office of Equity and Inclusion - Fair Housing Division:

- Evaluated and monitored 49 Affirmative Fair Housing Marketing Plans for City-assisted housing developments. This exceeded the goal of 38 by 28 percent and is the same as the previous year.
- Received, processed, and made necessary referrals for 909 resident requests for services. This is far less than the goal of 5,000 by 78 percent. This is largely due to reduction in outreach meetings and global pandemic.
- Distributed 43 government assisted housing/affordable housing referral packets.
- Maintained and updated semi-annually, for distribution to residents, the list of 233 government-assisted affordable multifamily housing units in Dallas.

**Fair Housing Enhancements:** Enhancements for this period include creating and maintaining the Eviction Assistance Initiative. This Initiative has been imperative to addressing the urgency surrounding residents at risk of eviction who have been city impacted by COVID-19.

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

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

## FY 2020-21 HOME CONSOLIDATED PLAN STRATEGY

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

The activities carried out in FY 2020-21 under the City of Dallas' HOME program were consistent with the objectives of the Consolidated Plan Strategy. The City's overall goal is to promote and strengthen the stability, development, revitalization and preservation of Dallas neighborhoods. There are several housing objectives that contribute to helping achieve this goal. These objectives include: 1) increasing homeownership opportunities for very low-income and moderate-income renter households; and 2) New construction of affordable homes. The activities carried out under the HOME program by the Housing and Neighborhood Revitalization Department in FY 2020-21 were consistent with these objectives.

These activities were implemented through *The Dallas Homebuyer Assistance Program (DHAP)*.

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

OBJECTIVE	ACTIVITY	HOME PROGRAM	HOME UNITS COMPLETED*	HOME AMOUNT
Increasing homeownership for very low to moderate income renters	Home Buyers Assistance	Home Assistance Program	4	\$84,338.50

\*construction completed and occupied



**FY 2020-21 HOME MATCH**

**CITY OF DALLAS**

**Housing and Neighborhood Revitalization  
 DepartmentHOME Match Narrative  
 October 1, 2020 – September 30, 2021**

The City completes its own analysis to determine its match liability under the HOME program. Typically, the City’s calculation has been less than that of the PR-33 (*HOME Matching Liability Report*). If the City’s calculations for FY 2020-21 were more than the match calculated by the PR-33, then the City will ensure eligible match met or exceeded the greater of the PR-33 and City calculation. Based on City’s calculation, the City of Dallas has a match liability for FY 2020-21 of \$0.

As of September 30, 2020, the City had \$7,760,449 in eligible excess match credit which was deemed sufficient to meet match liability requirements for FY 2020-21. Based on review of current year’s activities, a match contribution of \$617,121.46 will be claimed this year.

<b>HOME PROGRAM MATCH</b>				
<b>Project Type</b>	<b>Address</b>	<b>Match Contribution</b>	<b>Date of HOME Project Contribution</b>	<b>Match Contribution Use</b>
<b>TOTAL MATCH CONTRIBUTION</b>		<b>\$0</b>		

# DALLAS HOMEBUYER ASSISTANCE PROGRAM

City of Dallas Housing and Neighborhood Revitalization Department Dallas Housing Assistance Program (DHAP) Report October 1, 2020 - September 30, 2021															
IDIS CDBG Activity	IDIS HOME Activity	Property Type	Race	Ethnicity	AMI Income Range	Street Number	Street Name	Settlement Date	Sales Price	DHAP Amount	HOME Amount	Development HOME Amount	CDBG Amount	General Funds	Council District
n/a	n/a	Existing	AA	NH	93.1%	6310	Power Dr.	1/15/2021	\$208,000.00	\$43,363.00	\$0.00	\$0.00	\$0.00	\$43,363.00	7
13236	13335	Existing	AA	NH	78.6%	9635	Dale Glade	3/23/2021	\$130,000.00	\$34,000.00	\$17,000.00	\$0.00	\$17,000.00	\$0.00	5
13236	13338	Existing	W	H	62.1%	1715	Mountain Lake Rd	4/1/2021	\$180,000.00	\$48,336.00	\$24,168.00	\$0.00	\$24,168.00	\$0.00	1
n/a	n/a	Existing	AA	NH	87.6%	5824	Banting Way	5/7/2021	\$229,000.00	\$43,948.00	\$0.00	\$0.00	\$0.00	\$43,948.00	7
13015	12302	New	W	NH	76.0%	2824	South Blvd	8/1/2019	\$155,000.00	\$40,268.00	\$20,134.00	\$32,000.00	\$20,134.00	\$0.00	7
n/a	n/a	Existing	AA	NH	89.9%	5031	Cedar Springs Rd, #101	8/3/2021	\$199,900.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$45,000.00	2
13015	12302	New	AA	NH	71.0%	2836	South Blvd	6/5/2019	\$155,555.00	\$50,000.00	\$16,667.00	\$24,000.00	\$33,333.00	\$0.00	7
								<b>TOTAL</b>	<b>\$304,915.00</b>	<b>\$77,969.00</b>	<b>\$56,000.00</b>	<b>\$94,635.00</b>	<b>\$132,311.00</b>		

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

## BACKGROUND

The City of Dallas is the eligible grantee of Emergency Solutions Grant (ESG) formula grant funds. During this program year, grant funds were administered by the City of Dallas Office of Homeless Solutions. These funds are designed to be the first step in a continuum of assistance to prevent homelessness and enable homeless individuals and families to move toward independent living. The City of Dallas has been receiving ESG funds since 1987. Under ESG requirements, funding for street outreach and emergency shelters is capped at 60 percent of the grant award. For the FY 2020-21 ESG grant, this cap is \$774,868, but only \$590,362 (or 45.7 percent) of the City's allocation was awarded for these services, with ESG CARES Act (ESG-CV CARES) funds providing leverage. Eligible activities funded under the grant included the following:

### 1. Emergency Shelter Services (Sheltered Homeless)

*Essential Services* - Provides case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance use treatment, transportation, and services for special populations. During FY 2020-21, ESG funds paid for case management at 2 local emergency shelters and for assistance to access federal, state, and local benefits at 1 shelter.

*Shelter Operations* - Includes the cost of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance (property and liability related to facility), utilities, food prepared on site, shelter furnishings, and supplies essential for shelter operations. During FY 2020-21, ESG funds paid for operating costs for 10 local emergency shelters.

### 2. Street Outreach (Unsheltered Homeless)

Provides essential services necessary to reach out to unsheltered homeless people; connects them with emergency shelter, housing, or critical mainstream services; and provides urgent, non-facility-based care to unsheltered homeless unwilling or unable to access emergency shelter, housing, or an appropriate health facility. During FY 2020-21, ESG funds paid for 1.0 full-time City of Dallas staff person to provide street outreach for unsheltered homeless persons. Other City staff in the Office of Homeless Solutions funded through the City's General Fund also provided street outreach.

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

Provides housing relocation and stabilization services (HRSS) and short- and medium-term rental assistance to prevent an individual or family from moving into an emergency shelter or another place that has characteristics associated with instability and an increased risk of homelessness. Individuals and families must meet three conditions: 1) have an annual income below 30 percent of median family income for the area, as determined by HUD; 2) insufficient resources or support networks

immediately available to prevent them from becoming homeless; and 3) meet one of the seven risk factors. During FY 2020-21, ESG Homeless Prevention eligibility was expanded in response to eviction moratoriums to include those living in housing with characteristics associated with instability and an increased risk of homelessness as identified in the City's Consolidated Plan, so that ESG funds could be made available to provide homeless prevention assistance.

4. Rapid Re-Housing (Literally Homeless)

Provides financial assistance and housing relocation and stabilization services (HRSS) necessary to help an individual or family move as quickly as possible into permanent housing and achieve stability in that housing. Individuals and families must: 1) lack a fixed, regular, and adequate nighttime residence; and 2) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions related to violence. HRSS is limited to financial assistance for housing costs (rental application fees, security/utility deposits, utility payment, last month's rent, moving costs) and cost of services (housing search/placement, housing stability case management, mediation, legal services, credit repair). In FY 2020-21, ESG funds were used to serve a total of 634 persons with Rapid Re-Housing. Persons served are reported under traditional ESG funds, rather than ESG-CV CARES funds - to avoid a duplication of persons served.

5. Homeless Management Information Systems (HMIS)

The information system designated by the Continuum of Care (CoC) to comply with HUD's data collection, management, and reporting standards. It is used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Grantees and sub-grantees of ESG funds are required to participate in HMIS. However, in FY 2020-21, ESG funds were not used to for this purpose.

6. Administration

Activities include costs of overall program management, coordination, monitoring, and evaluation. The administrative cap is 7.5 percent of the grant award. For the FY 2020-21 ESG grant, this cap is \$96,858, but only \$89,000 (or 6.9 percent) of the City's allocation was allocated for administration to avoid reducing services.

## **BUDGET ALLOCATION**

The HEARTH Act codified into law and enhanced the CoC planning process, the coordinated response for addressing the needs of homelessness established administratively by HUD in 1995. The City of Dallas consulted with Metro Dallas Homeless Alliance (lead agency for the Dallas/Irving and Dallas/Collin Counties CoC) on the FY 2020-21 ESG budget; with CoC membership support, the approved budget for the ES20 Grant (E-20-MC-48-0009) is as follows:

Activity	FY 2020-21 Approved Budget
Emergency Shelter	\$512,680
Street Outreach	\$126,362
Homelessness Prevention	\$172,406
Rapid Re-Housing	\$366,000
Homeless Management Info System	\$25,000
Administrative Costs	\$89,000
<b>TOTAL</b>	<b>\$1,291,448</b>

7. Rapid Re-Housing (Literally Homeless)

Provides financial assistance and housing relocation and stabilization services (HRSS) necessary to help an individual or family move as quickly as possible into permanent housing and achieve stability in that housing. Individuals and families must: 1) lack a fixed, regular, and adequate nighttime residence; and 2) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions related to violence. HRSS is limited to financial assistance for housing costs (rental application fees, security/utility deposits, utility payment, last month's rent, moving costs) and cost of services (housing search/placement, housing stability case management, mediation, legal services, credit repair). In FY 2020-21, ESG funds were used to serve a total of 634 persons with Rapid Re-Housing. Persons served are reported under traditional ESG funds, rather than ESG-CV CARES funds - to avoid a duplication of persons served.

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Street Outreach	\$126,362
Homelessness Prevention	\$172,406
Rapid Re-Housing	\$366,000
Homeless Management Info System	\$25,000
Administrative Costs	\$89,000
<b>TOTAL</b>	<b>\$1,291,448</b>

In FY 2020-21, the City of Dallas implemented several non-substantial changes to the budgets for the three open ESG grants. Note that HUD allowed the E-17-MC-48-009 and E-18-MCV-48-009 ESG awards to remain open to give additional time to expend the additional funds awarded that year. These amendments (outlined in the charts below) were designed to re-allocate funds to provide needed services in categories where funding could be utilized efficiently and effectively for the benefit of homeless and at-risk persons in the community.

E-20-MC-48-0009	FY 2020-21 Original	Change	FY 2020-21 Revised
Emergency Shelter	\$512,680	\$0	\$512,680
Street Outreach	\$126,362	(\$48,680)	\$77,682
Homeless Prevention	\$172,406	\$73,680	\$246,086
Rapid Re-housing	\$366,000	\$0	\$366,000
HMIS	\$25,000	(\$25,000)	\$0
Administrative Costs	\$89,000	\$0	\$89,000
<b>TOTAL</b>	<b>\$1,291,448</b>	<b>\$0</b>	<b>\$1,291,448</b>

E-19-MC-48-0009	FY 2019-20 Original	Change (Prior Yr)	Change (Prior Yr)	Change	FY 2019-20 Revised
Emergency Shelter	\$530,052	(\$35,000)	\$0	(\$33,573.45)	\$461,478.55
Street Outreach	\$126,362	\$0	(\$45,000)	\$0.00	\$81,362
Homeless Prevention	\$120,261	\$35,000	\$0	\$33,573.45	\$188,834.45
Rapid Re-housing	\$366,000	\$0	\$70,000	\$0.00	\$436,000
HMIS	\$25,000	\$0	(\$25,000)	\$0.00	\$0
Administrative Costs	\$89,000	\$0	\$0	\$0.00	\$89,000
<b>TOTAL</b>	<b>\$1,256,675</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$1,256,675</b>

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

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

### CONTINUUM OF CARE (CoC)

One of the CoC responsibilities is to develop policies and procedures for ESG program sub- recipients. During the ESG consultation process in January and February of 2020, the City of Dallas presented its budget to CoC membership for consideration. The priorities identified and supported by CoC membership for FY 2020-21 included additional Homeless Prevention services.

### MATCHING FUNDS REQUIREMENT

The City of Dallas matched ESG funds dollar-for-dollar. Match funds consisted of local funds used to support the City-owned emergency shelter.

### PERFORMANCE MEASURES

	Action Plan Goal	Actual	Variance
Emergency Shelter	11,375	7,448	65%
Street Outreach	230	306	133%
Homelessness Prevention	102	51	50%
Rapid Re-housing	650	634	98%
<b>Total</b>	<b>12,357</b>	<b>8,439</b>	<b>68%</b>

Emergency Shelter projects were below target for FY 2020-21. Due to the COVID-19 public health emergency, capacity at Emergency Shelter projects had to be decreased to allow for social distancing and prevent the spread of coronavirus. As a result, fewer persons were served in emergency shelter funded through ESG. The Street Outreach project was above target for FY2020-21. Street Outreach efforts were enhanced as appropriate COVID-19 precautions were implemented and during periods in which COVID-19 cases were lower. Fewer persons were served with ESG Homeless Prevention funding because other funding sources (including ESG CARES Act funds, Treasury Emergency Rental Assistance ERA1 and ERA2 funds, and Texas Emergency Rental Assistance Program funds) were utilized to serve persons at risk of losing their housing. Lastly, Rapid Re-Housing projects were on target for their goals. A total of 634 persons with served with ESG Rapid Re-Housing – with traditional

ESG funds and ESG-CV CARES funds. Persons served are reported under traditional ESG funding, rather than ESG-CV CARES funds - to avoid a duplication of persons served.

ESG funds were used to provide operational funds for emergency and transitional shelters, direct services to clients through essential services, homelessness prevention, and rapid re-housing for homeless individuals/households. Operational and essential services funds received by emergency and transitional shelters were used to provide services to 7,448 persons, while street outreach served 306 unsheltered persons. Homeless prevention funds were used to assist 51 persons to remain in stable housing, and 634 persons received rapid re-housing services. A total of 8,439 unduplicated persons were served during the term. Additional services and operations were provided utilizing City general funds and other funding.

## **CONTINUED IMPACT OF CORONAVIRUS PANDEMIC**

On March 12, 2020, the Coronavirus (COVID-19) pandemic reached the Dallas community, and the public health emergency has persisted to date. At this time, neither government nor business have resumed normal operations. During FY 2020-21, the pandemic continued to be a significant challenge for persons experiencing homelessness and those at risk of homelessness, as well as for homeless service providers.

As mentioned in last year's CAPER, the City's Office of Homeless Solutions opened a temporary emergency shelter at the Kay Bailey Hutchison Convention Center in immediate response to the pandemic. The temporary shelter remained open until August 28, 2020 but did not operate during this program year. Nevertheless, local shelters continued to operate at reduced capacity, and the City of Dallas, through other funding, provided hotel/motel stays for persons experiencing homelessness who required quarantine or isolation or other shelter in lieu of a traditional shelter.

In addition, the City continued to fund Rapid Re-Housing assistance for homeless individuals and families placed into housing in response to the pandemic. As noted above, a total of 634 persons with served with ESG Rapid Re-Housing - with traditional ESG funds and ESG-CV CARES funds. Persons served are reported under traditional ESG funding, rather than ESG-CV CARES funding - to avoid a duplication of persons served.

The economic impact of the pandemic continued to be felt by residents, putting them at continued risk of losing their housing, despite eviction moratoriums being implemented and extended several times. During FY 2020-21, the City of Dallas used ESG-CV CARES funds to assist an additional 192 persons with Homeless Prevention assistance through ESG-CV CARES funds. This is fewer than originally contemplated, as other funding sources have become available to assist residents at risk of losing their housing. These other sources include Treasury Emergency Rental Assistance ERA1 and ERA2 funds and Texas Emergency Rental Assistance Program funds.



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

### Shelter Utilization

**Table 16 – Shelter Capacity**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	398,765
Total Number of bed-nights provided	361,725
Capacity Utilization	90.71%

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

The City of Dallas is the eligible grantee of Emergency Solutions Grant (ESG) funds. During this program year, grant funds were administered by the City of Dallas Office of Homeless Solution. These funds are designed to be the first step in a continuum of assistance to prevent homelessness and enable homeless individuals and families to move toward independent living.

During the 2020-21 program year, the outcome measurements established by the CoC were employed. The data was captured for emergency shelter, homeless prevention, street outreach, and rapid re-housing efforts, as follows (based on persons served):

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

- 7,448 persons served with emergency shelter
- 428 persons receiving case management
- 4,894 persons receiving overnight shelter
- 431 persons receiving essential services
- 1,759 exited to temporary/transitional housing destinations
- 1,349 exited to permanent housing destinations

Regarding Shelter Utilization reflected in the Table 16 – Shelter Capacity, it is important to note that public health guidelines for social distancing as a continuing impact from the COVID-19 pandemic required local emergency shelter to reduce their overall shelter bed capacity and to utilize overflow hotel/motel stays for quarantine and isolation purposes. As a result, Shelter Utilization numbers were dynamic during the year in order to meet the need at any given time.

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

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

**Homeless Prevention:** Homeless prevention data was gathered for those maintaining their permanent housing for three months, exiting to permanent housing destinations, higher income accomplishment upon program exit, more non-cash benefits at program exit and the total number receiving case management. Of those who received homeless prevention services:

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

**Rapid Re-Housing:** Rapid Re-Housing data was gathered for those who maintained their permanent housing for three months, exiting to permanent housing destinations, higher income accomplishment upon program exit, more non-cash benefits at program exit and the total number receiving case management. Of those who received Rapid Re-Housing:

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

## CR-75 – Expenditures

### Expenditures

#### ESG Expenditures for Homelessness Prevention

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

	Dollar Amount of Expenditures in Program Year			
	2017	2018	2019	2020
Expenditures for Rental Assistance	\$0	\$0	\$76,880	\$55,541
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0	\$75,646
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0	\$0
<b>Subtotal Homelessness Prevention</b>	<b>\$0</b>	<b>\$0</b>	<b>\$76,880</b>	<b>\$131,187</b>

#### ESG Expenditures for Rapid Re-Housing

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

	Dollar Amount of Expenditures in Program Year			
	2017	2018	2019	2020
Expenditures for Rental Assistance	\$91,989	\$105,901	\$281,869	\$295,446
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$1,940	\$45,311	\$112,124	\$3,588
Expenditures for Housing Relocation & Stabilization Services - Services	\$1,011	\$63,728	\$38,884	\$66,966
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0	\$0
<b>Subtotal Rapid Re-Housing</b>	<b>\$94,940</b>	<b>\$214,940</b>	<b>\$432,877</b>	<b>\$366,000</b>

## ESG Expenditures for Emergency Shelter

Table 19 - ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year			
	2017	2018	2019	2020
Essential Services	\$0	\$0	\$33,945	\$113,219
Operations	\$0	\$0	\$405,055	\$201,215
Renovation	\$0	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0	\$0
Conversion	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$439,000</b>	<b>\$314,434</b>

## Other Grant Expenditures

Table 20 - Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year			
	2017	2018	2019	2020
HMIS	\$0	\$0	\$0	\$0
Administration	\$0	\$0	\$81,933	\$46,825
Street Outreach	\$0	\$0	\$17,683	\$53,509
<b>Total Other Grant Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$99,616</b>	<b>\$100,334</b>

## Total ESG Grant Funds

Table 21 - Total ESG Funds Expended

Total ESG Funds Expended	2017	2018	2019	2020
\$2,270,208	\$94,940	\$214,940	\$1,048,373	\$911,955

## Match Source

**Table 22 - Other Funds Expended on Eligible ESG Activities**

	2017	2018	2019	2020
Other Non-ESG HUD Funds	\$0	\$0	\$0	\$0
Other Federal Funds	\$0	\$0	\$0	\$0
State Government	\$0	\$0	\$0	\$0
Local Government	\$94,940	\$214,940	\$1,048,373	\$911,955
Private Funds	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0
Fees	\$0	\$0	\$0	\$0
Program Income	\$0	\$0	\$0	\$0
<b>Total Match Amount</b>	<b>\$94,940</b>	<b>\$214,940</b>	<b>\$1,048,373</b>	<b>\$911,955</b>

## Total

**Table 23 - Total Amount of Funds Expended on ESG Activities**

Total Amount of Funds Expended on ESG Activities	2017	2018	2019	2020
<b>\$4,540,416</b>	<b>\$189,880</b>	<b>\$429,880</b>	<b>\$2,096,746</b>	<b>\$1,823,910</b>

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

## HOPWA EXECUTIVE SUMMARY

The City of Dallas is grantee of the HOPWA formula grant for the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA). The City's Office of Budget & Management Services provides administrative oversight of the HOPWA grant program. The City's Office of Homeless Solutions provides HOPWA services through contracts with project sponsors. The City's Office of Community Care provides direct HOPWA services through City of Dallas located at the City's two community centers. The HOPWA program year runs from October 1 through September 30.

The Dallas EMSA includes the City of Dallas and seven counties: Collin, Dallas, Denton, Ellis, Kaufman, The Dallas EMSA includes the City of Dallas, as well as Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall counties. The Dallas EMSA is very diverse ranging from a large metropolitan city to suburban communities to rural farmland. It covers an area of almost 5,300 square miles and includes an estimated population of 5.17 million, with approximately 23,950 of those living with HIV/AIDS as of December 31, 2019 (19,472 in Dallas County and 4,478 in rural/suburban counties).

During the last program year, the Dallas HOPWA program received an allocation of \$1,088,138 in HOPWA formula funding under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to respond to the COVID-19 pandemic. These funds were immediately deployed to provide STRMU assistance for persons living with HIV who were at risk of losing their housing. CARES Act STRMU assistance continued in the FY2020-21 program year, adding an additional provider. In addition, the City deployed CARES Act funding to support facility based housing providers. Unduplicated results for CARES Act funding are included in this report.

During the 2020-21 program year, the HOPWA program provided housing assistance to 689 unduplicated persons living with HIV/AIDS in the Dallas EMSA, along with 310 family members residing with them. In addition, 145 households received housing information services, 128 households received homeless outreach services, and 9 households received child care.

## HOPWA Services for Persons with HIV/AIDS in the Dallas EMSA

Consistent with the City's Consolidated Plan and 2020-21 Action Plan, the HOPWA program provides the following services for persons living with HIV/AIDS and their families in the Dallas EMSA: (1) Tenant based rental assistance (TBRA), including assistance for shared housing arrangements; (2) Short-term rent, mortgage, and utility payments (STRMU) to prevent the homelessness of the tenant or mortgagor of a dwelling; (3) Facility based housing assistance (permanent and short-term/transitional), consisting of: Operating costs for housing, including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs; and Lease of facilities, master leasing of units to provide housing and services, and emergency vouchers; and Rehabilitation and repair of facilities and other development (as needed). (4) Permanent housing placement assistance for those who are literally homeless, living with family or friends, or being compelled to move for health or safety issues, to enable those persons to move into new units. (5) Housing information and resource identification services in person, by phone or e-mail, or on-line through a HIV housing resource center that includes an on-line searchable database of community-based housing resources. (6) Supportive services for those

receiving housing assistance as outlined above, and other supportive services, including child care and outreach. (7) Administrative costs for the grantee and project sponsors for general management, oversight, coordination, evaluation, and reporting on eligible activities.

### Tenant Based Rental Assistance (TBRA)

**Dallas County Health and Human Services** (serving primarily residents of Dallas County)

**Health Service of North Texas**, through its Denton and Plano, Texas offices (serving primarily residents in Collin, Denton, Hunt, Kaufman, and Rockwall counties)

**City of Dallas, Office of Community Care**, through its Fresh Start Housing Program (serving primarily residents of Dallas County)

### Short-Term Rent, Mortgage, or Utility (STRMU) Emergency Assistance

**City of Dallas, Office of Community Care**, through its Martin Luther King, Jr. Community Center and West Dallas Multipurpose Center (serving primarily residents of Dallas County).

**Dallas County Health and Human Services** (serving primarily residents of Dallas County)

**Health Service of North Texas**, through its Denton and Plano, Texas offices (serving primarily residents in Collin, Denton, Hunt, Kaufman, and Rockwall counties)

### Facility Based Housing Assistance

**AIDS Services of Dallas (PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas)**: AIDS Services of Dallas (ASD) operates four housing communities for persons with HIV/AIDS and their families, one of which is specifically designed for formerly homeless persons.

**Legacy Counseling Center, Inc. (also known as Legacy Cares)**: Legacy Counseling Center (or Legacy Cares) (Legacy) operates a special care facility that provides transitional housing, consisting of hospice/respite care for individuals who are diagnosed as being in the final stages of the AIDS disease (generally with six months or less to live) or who are in need of respite recovery care.

**My Second Chance, Inc.**: My Second Chance (MSC) operated a facility that provided transitional supportive housing for women with HIV/AIDS, particularly those dealing with substance use issues.

### Permanent Housing Placement Assistance

**City of Dallas, Office of Community Care**, through its West Dallas Multipurpose Center and Fresh Start Housing Program.

### Housing Information Services / Resource Identification

**Legacy Counseling Center, Inc. (also known as Legacy Cares)**: Provided an HIV housing resource center, Homebase for Housing, that HIV+ persons may access for assistance in locating and securing affordable housing in the community.

### Other Services

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

# APPENDIX E

## Determining Income Limits

### 2020 Income Limits Summary

FY 2021 Income Limit Area	Median Family Income	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Dallas, TX HUD Metro FMR Area</b>	\$89,000	<b>Very Low (50%) Income Limits (\$)</b>	50	35,600	40,050	<b>44,500</b>	48,100	51,650	55,200	58,750
		<b>Extremely Low Incom</b>	18,700	21,400	24,050	<b>26,700</b>	31,040	35,580	40,120	44,660
		<b>Low (80%) Income Limits (\$)</b>	49,850	57,000	64,100	<b>71,200</b>	76,900	82,600	88,300	94,000



# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for February 23, 2022 Council Agenda**

The policy of the City of Dallas is to involve certified Minority and Women-owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City’s architecture & engineering, construction, goods, and professional services contracts. The City’s Business Inclusion and Development Policy (BID Policy) is overseen by the Business Inclusion and Development (BID) division of the Small Business Center, which is providing this summary of M/WBE participation for the February 23, 2022 City Council Agenda.

As a reminder, the M/WBE goals that became effective on October 1, 2020 are:

<b>Architecture &amp; Engineering</b>	<b>Construction</b>	<b>Professional Services</b>	<b>Other Services</b>	<b>Goods</b>
34.00%	32.00%	38.00%	N/A	32.00%

For this agenda, BID reviewed ten agenda items; five items on this agenda include an M/WBE goal. Of those five items, three exceed the goal and two did not meet the goal, but were found to comply with the BID Policy. This agenda includes four items that did not have an applicable M/WBE goal. This agenda also includes item number six, which has a DBE goal.

Agenda Item No	Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$	Status
6	\$341,189.62	Construction	24.36%**	6.16%	\$21,033.00	Exceeds Goal
21	\$452,540.00	Architecture & Engineering	25.66%*	27.48%	\$124,350.00	Exceeds Goal
50	\$389,610.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
51	\$1,090,575.30	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
52	\$3,200,000.00	Goods	N/A	N/A	N/A	M/WBE N/A COOP
53	\$19,067,840.75	Goods	32.00%	0.00%	\$0.00	Does not meet goal but complies with BID Policy
54	\$6,615,988.75	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
<b>56</b>	\$147,000.00	Architecture & Engineering	34.00%	60.00%	\$88,200.00	Exceeds Goal
<b>58</b>	\$15,989,031.50	Architecture & Engineering	25.66%*	29.28%	\$4,681,766.00	Exceeds Goal

DATE February 18, 2022

SUBJECT **M/WBE Participation for February 23, 2022 Council Agenda**

Agenda Item No	Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$	Status
59	\$3,282,800.00	Architecture & Engineering	25.66%*	10.03%	\$329,214.00	Does not meet goal but complies with BID Policy

\*This item reflects the previous BID Policy goal.

\*\* This item reflects a Disadvantaged Business Enterprise (DBE) goal.

**The following items do not meet the M/WBE goal, but comply with the BID Policy:**

**Agenda Item No. 53** Authorize a two-year master agreement for the purchase of mobile concrete for multiple City departments. The concrete is delivered directly from the manufacturer leaving no opportunity for M/WBE participation.

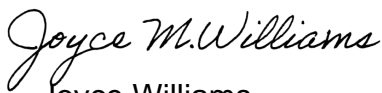
**Agenda Item No. 59** Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for additional engineering services for the City of Dallas Comprehensive Storm Drainage System Assessment. The good faith effort process does not apply to Supplemental Agreements. The overall M/WBE participation on this item is 13.91% on a 25.66% participation goal.

**Local Businesses**

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. There are a total of 17 prime contractors considered in this agenda. Three agenda items have more than one prime contractor. The local status for each prime contractor and the percentage of local workforce is also included in the agenda information sheet.

Vendor	Local		Non-Local		Total
<b>Prime</b>	8	47.06%	9	52.94%	<b>17</b>
<b>M/WBE Sub</b>	16	66.67%	8	33.33%	<b>24</b>

Please feel free to contact me if you have any questions or should you require additional information.



Joyce Williams  
Director, Small Business Center

- c: T.C. Broadnax, City Manager
- Chris Caso, City Attorney
- Mark Swann, City Auditor
- Biliera Johnson, City Secretary
- Preston Robinson, Administrative Judge
- Kimberly Bizzor Tolbert, Deputy City Manager
- Jon Fortune, Deputy City Manager

- Majed A. Al-Ghafry, Assistant City Manager
- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
- Robert Perez, Interim Assistant City Manager
- Carl Simpson, Interim Assistant City Manager
- M. Elizabeth Reich, Chief Financial Officer
- Genesis Gavino, Chief of Staff to the City Manager
- Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall, Sexual Oriented Business, Billiard Hall, and/or Amusement Center license applications received for the week of February 7, 2022 – February 11, 2022 by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant John Page, at (214) 316-3848 and/or by email at [john.page@dallascityhall.com](mailto:john.page@dallascityhall.com) should you need further information.

A handwritten signature in black ink that reads "Jon Fortune".

Jon Fortune  
Deputy City Manager  
[Attachment]

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

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M. Elizabeth Reich, Chief Financial Officer  
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Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D6	CABARET ROYAL/CHICAS LOCAS	10723 COMPOSITE DR.	SOB	2/8/2022	RENEWAL	STEVEN WILLIAM CRAFT
D2	IT'LL DO CLUB	4322 ELM ST.	DH	2/10/2022	RENEWAL	DONALD HOWARD NEDLER

**License Definitions**

- DH - Class "A" Dance Hall - Dancing Permitted Three Days or more a Week*
- DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week*
- DH - Class "C" Dance Hall - Dancing Scheduled One Day At A Time*
- DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only*
- LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00*
- BH - Billiard Hall - Billiards Are Played*
- SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Adult Theater / Escort Agency / Nude Model Studio*
- AC - Amusement Center*

# Memorandum



CITY OF DALLAS

DATE February 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – February 17, 2022**

## City Manager's Corner

Throughout the pandemic, Christina da Silva led pop-up clinics with Parkland, food distributions with Dallas County, and worked with Unidos to build trust and foster relations and led pilot programs with Spanish speaking communities to improve bi-directional communities between the city and neighborhood leaders. Just this week, she worked with the Communications, Outreach and Marketing team to pilot simultaneous interpretation of the entire City Council proceeding on Channel 95. For this and more, Christina was recognized with the *Community Health Workers Association Award!*



Christina, your dedication to building bridges across departments, sister institutions, and communities to make Dallas a city that is truly welcoming is invaluable to our efforts. Thank you for all you bring to the City.

## AIA Dallas Names City Architect to Board

Dallas Park and Recreation Senior Architect, Mahbuba Khan, has been appointed to the American Institute of Architects (AIA) Dallas board. In this role, she will explore how architectural initiatives of Dallas and area municipalities impact the industry. A longtime AIA Dallas member, Mahbuba is a Texas City Managers Association member, president of the Coppell Recreational Development Corporation, and executive member for Coppell Vision 2040. She recently earned a Master's in Public Administration with honors from the University of North Texas.

## Labor Trafficking 101 Seminar: Learn the Signs

The City of Dallas and the Texas Office of the Attorney General (OAG) are working together to educate the public about labor trafficking. On Thursday, February 24, 2022 at 2:00 pm, vendors, suppliers and community members are invited to participate in a virtual seminar called Labor Trafficking 101. The seminar will teach participants how to identify and report labor trafficking. To register please visit this [link](#). Should you have any questions or concerns, please contact Chhunny Chhean, Director of Procurement Services.

## Park Department Offering Youth Summer Camp Scholarships

City of Dallas residents can now apply for Dallas Park and Recreation summer camp scholarships through March 4. Qualified youth ages 5-12 will participate in eight weeks of

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SUBJECT **Taking Care of Business – February 17, 2022**

camp activities at a Dallas recreation center. Online applications are available at [DallasParks.org](http://DallasParks.org). For your convenience, the attached graphic can be utilized to promote the program. Should you have any questions, please contact Crystal Ross, Assistant Director of Park and Recreation.

#### [Tree Plantings Keep Dallas Parks Green](#)

Volunteers of all ages are invited to White Rock Lake on February 19, 2022 for a community tree planting hosted by For the Love of the Lake and White Rock Lake Foundation. For your convenience, a flyer has been attached and can be distributed to promote the event. Should you have any questions, please contact Crystal Ross, Assistant Director of Park and Recreation.

#### [Redistricting Commission Update](#)

The Redistricting Commission recently met on Tuesday, February 15 where they received an update on map submissions and received two map presentations from residents who met the required map submittal criteria. The commission accepted the two map submissions for further consideration. The next commission meeting will be on Monday, February 28, at 3:30 p.m. at Dallas City Hall – Council Chambers – 6EN.

The Commission hosted their final hybrid town hall last Thursday at City Hall, allowing for virtual and in person participation. That town hall was also offered in Spanish and allowed for an American Sign Language (ASL) interpreter. The Commission hosted their final in person town hall on Saturday, February 12, at Timberglen Recreation Center. In all, the commission hosted a total of eight town halls, allowing residents to participate within their communities and virtually. Individuals who wish to address the Redistricting Commission can still do so by attending a regular meeting, virtually or in person.

For a complete list of meetings or to submit your very own map, visit [www.DallasRedistricting.com](http://www.DallasRedistricting.com) or call 214-671-6197. All map submissions must be submitted by April 15, 2022. Should you have any questions, please contact Brett Wilkinson, Director of the Office of Government Affairs at [brett.wilkinson@dallascityhall.com](mailto:brett.wilkinson@dallascityhall.com) or 214-670-5797.

#### [Department of Aviation Earns Second Straight ‘The Voice of the Customer’ Recognition](#)

*Airport Council International World* recently recognized Dallas Love Field as a recipient of its ‘The Voice of the Customer’ initiative for the second year in a row. The initiative celebrates airports that continued to prioritize listening and adapting to customers through feedback during the COVID-19 pandemic in 2021. This year, only 200 of the 1,900+ member airports in over 185 countries represented in ACI were recognized. Along with three Airport Service Quality Awards and two ‘The Voice of the Customer’ recognitions, Dallas Love Field was also added to the ACI World Director General’s Roll of Excellence in 2021. Should you have any questions, please contact Mark Duebner, Director of Aviation.

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### Dallas Public Library Named Top Innovator by Urban Libraries Council

Dallas Public Library's Budgeting for Equity effort was recognized by the Urban Libraries Council's annual innovations awards that recognize ten transformative programs from ULC's 160-member library systems across the U.S. and Canada. The Budgeting for Equity initiative was selected for its inventiveness, the outcomes achieved and the ability for other libraries to adapt and

implement their work. Pictured is Director of Libraries Jo Giudice (*right*, holding award) with the two staff integral to the Budgeting for Equity program, Assistant Director Heather Lowe (*center*) and Data Coordinator Jasmine Crayton (*left*). Should you have any questions, please contact Jo Giudice, Director of the Dallas Public Library.

### New Procurement Opportunities

The Office of Procurement Services (OPS) is excited to announce the following new contract opportunities. More information can be found on the City's [electronic bid portal](#):

Opportunity No.	Opportunity Name
BV22-00018403	Large Diameter Concrete Water Pipes, Accessories & Emergency Repair Services
BBZ22-00018527	Regional Catastrophic Preparedness

We are also pleased to share the latest, [Procurement Quarterly](#) listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS [website](#).

Please be advised that once an opportunity is advertised, it is considered an open procurement until the City Council awards the contract. The Code of Ethics prohibits communication between councilmembers and vendors/ suppliers on open procurements. Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.

### OHS Street Outreach Update

The Dallas R.E.A.L. Time Rapid Rehousing Initiative (DRTRR) team of homeless service providers, co-led by the Office of Homeless Solutions (OHS) and Metro Dallas Homeless Alliance (MDHA), is currently targeting several encampments, which will result in closure through the housing of those unsheltered individuals throughout the year. The team will outreach to these sites and meet with various persons experiencing homelessness to assess their needs in preparation for site closure via housing. During this time, the OHS Street Outreach Team will continue to engage with unsheltered residents through normal



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street outreach, connecting people with the needed resources, such as: getting IDs, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and getting them access to the Coordinated Access System (CAS).

Please see the attached schedule for homeless encampment cleaning the weeks of February 14 through February 25. Please note that these will be for debris removal and outreach only. Due to the high transmission rate of the new COVID variant, Omicron, the openings of Inclement Weather Shelters, and the newly secured Covid quarantine site, all encampment cleaning requests are being resolved as time allows. We appreciate everyone's patience.

### Encampment Resolution (**Cleaning**) Schedule February 14-25, 2022

February 14 – 18	February 21 - 25
LOCATION	LOCATION
Cockrell Hill & 20	12399 Coit Rd
St. Augustine & 175	11235 N Central Service Rd- SB
Masters & 175	Central Ramp & LBJ // 635 & Coit Service Rd
Beltline & 175	7873 LBJ Fwy- WB
Baylor & Hickory	13045 N Central Expwy- SB
Ferguson & 30	12989 N Central Expwy- NB
67 & 20- East & West ramps	7996 Meadow Rd
1700 Chestnut	Walnut Hill Ln & N Central Expwy
	6977 LBJ Service Rd
	7985 Royal Ln
	Stemmons Fwy & Medical District

OHS continues to urge people who see an encampment to report via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS outreach. The DRTRR Dashboard through MDHA, was presented to the Citizens Homelessness Commission and the Dallas Area Partnership Board in November of 2021 and is now live. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the [dashboard](#) and feel free to share this tool with residents. Should you have any questions, please reach out to Christine Crossley, Director of the Office of Homeless Solutions.

### Look Ahead

#### City Council Briefings

March 2, 2022

- Comprehensive Housing Policy Equity Analysis
- After-action Analysis Report on Winter Storm Landon

#### Media Inquiries

As of February 17, the Communications, Outreach, and Marketing (COM) Department has received various media inquiries available to view by clicking [here](#).



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The following storylines reference the major media inquiries addressed by Dallas Fire-Rescue (DFR) during the period dating from February 7<sup>th</sup> – 14<sup>th</sup>. A more detailed account of the department’s responses to those inquiries, and others, can be viewed at [this link](#). Should you have any questions or concerns, please contact Fire Chief, Dominique Artis.

- One Dead and Two Injured in North Dallas House Fire Early Morning Fire Destroys North Dallas Home
- Two Hospitalized Following Northeast Dallas Townhome Fire North Dallas Apartment Fire Displaces 40 Residents

Should you have any questions or concerns, please contact Genesis D. Gavino, Chief of Staff to the City Manager.



T.C. Broadnax  
City Manager

c: Chris Caso, City Attorney  
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# Tree Planting

## AT WHITE ROCK LAKE

**SATURDAY**

**FEB. 19 | 9:30 AM**

**WHITE ROCK LAKE STONE TABLES**

553-683 E. LAWTHER DRIVE

Join Council Member, Paula Blackmon of District 9 and Park Board Member, Maria Hasbany of District 9, for this community event sponsored by For the Love of the Lake and The White Rock Lake Foundation.



Dallas Park & Recreation



THE  
WHITE  
ROCK  
LAKE  
FOUNDATION

# SUMMER CAMP SCHOLARSHIPS

Applicants must be City of Dallas residents to qualify to receive 8 weeks of FREE summer camp at one of our Recreation Center Summer Camps!

 Applications accepted  
February 7th - March 4th

Visit [DallasParks.org](http://DallasParks.org) or scan the QR Code to find more info.



## **BECAS PARA CAMPAMENTO DE VERANO**

Los solicitantes deben ser residentes de la Ciudad de Dallas para calificar para recibir 8 semanas de campamento de verano GRATIS en uno de nuestros Campamentos de Verano del Centro de Recreación! Visite [DallasParks.org](http://DallasParks.org) para encontrar más información. Solicitudes aceptadas del 7 de febrero al 4 de marzo