



**City of Dallas**  
**COMMUNITY DEVELOPMENT**

**FOUR YEARS OF**  
**COMMUNITY**  
**IMPACT**

**FY 2019-20 through FY 2022-23**



**U.S. Department of Housing and Urban Development (HUD)**

50 YEARS  
of



**ODBG**

**Community Development Block Grant Program**

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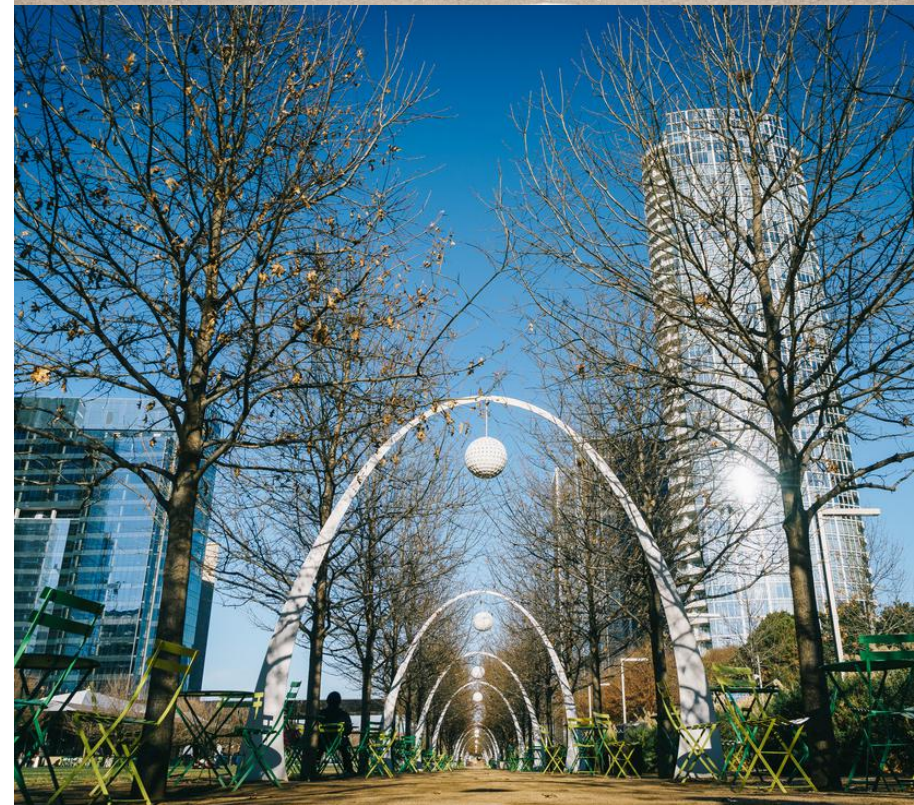
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# CITY OF DALLAS FORWARD

The Community Development Commission takes great pride in presenting a booklet summarizing the accomplishments of the U.S. Department of Housing and Urban Development (HUD) and the Consolidated Plan initiatives in the City of Dallas for FY 2019-20 through FY 2022-23.

## The City of Dallas Receives four HUD Consolidated Plan Grants:



Community Development Block Grant (CDBG)



Home Investments Partnerships (HOME)



Emergency Solutions Grant (ESG)



Housing Opportunities for Persons with AIDS (HOPWA)

# ABOUT FIVE-YEAR CONSOLIDATED PLAN

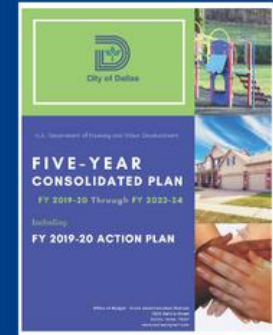
The Five-Year Consolidated Plan is a comprehensive document that outlines the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs over a 5-year period.

The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit service providers to create a coordinated vision for community development and housing actions.

The City submitted the plan on August 15, 2019, covering the period of FY 2019–20 through FY 2023–24. The City produces the required Annual Action Plan and performance reports annually, providing specific information on how the funds will be used to address priority needs identified in the Consolidated Plan.

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

- Provide affordable housing, public services, and public facilities
- Revitalize target neighborhoods
- Preserve historic resources
- Support homeless and special needs populations
- Build and maintain existing infrastructure
- Address driver's of poverty, with focus on reducing and eliminating barriers to work
- Expand economic development opportunities
- Eliminate blight





# **COMMUNITY DEVELOPMENT COMMISSION**

**The Dallas Community Development Commission (CDC) is a government organization that aims to enhance the standard of living for people residing in Dallas. The CDC comprises fifteen members who are appointed by the Dallas City Council and collaborates with City Staff to suggest program funding for each annual entitlement grant.**

**To prioritize funding for projects, the CDC considers public feedback from public meetings, hearings, and surveys. The CDC also establishes five sub-committees to assess and propose recommendations to the entire CDC on topics associated with the committees purpose. The CDC is a significant contributor to promoting fair economic development and enhancing the quality of life for residents in Dallas through its different programs and initiatives.**

# FY 2022-23

## COMMUNITY DEVELOPMENT COMMISSION MEMBERS (CDC)



MELANIE RUBIN  
(CHAIR) AT-LARGE



COLBEY WALKER  
(VICE-CHAIR) DISTRICT 1



MICHAEL PREZKVAS  
DISTRICT 2



MAURICE WEST  
DISTRICT 3



OLIVER BLACK  
DISTRICT 4



VACANT  
DISTRICT 5



ARNULFO GARZA  
DISTRICT 6



ZHEN BARRIENTOS  
DISTRICT 7



MACARIO HERNANDEZ  
DISTRICT 8



TODD HOWARD  
DISTRICT 9



TALER JEFFERSON  
DISTRICT 10



ROSS KAHN  
DISTRICT 11



VACANT  
DISTRICT 12



YESENIA MENDEZ  
DISTRICT 13



ROSANNE MILLS  
DISTRICT 14



# GOALS & OUTCOMES



## PROVIDE DECENT, AFFORDABLE HOUSING

The City provided **CDBG**, **HOME**, **ESG** and **HOPWA** funds for the following:

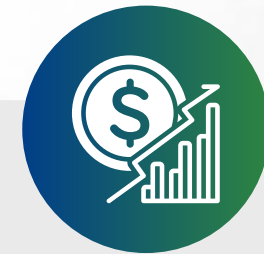
- Housing Rehabilitation
- Homeownership
- Housing Development
- Rental Assistance
- Housing for Homeless Persons
- Housing for Persons with Special Needs



## SUITABLE LIVING ENVIRONMENT

The City provided **CDBG** funds for the following:

- Youth Programs
- Community Courts
- Job Training and Career Development Support
- Improvement of Public Facilities



## EXPAND ECONOMIC ACTIVITY

The City Provided **CDBG** funds for the following:

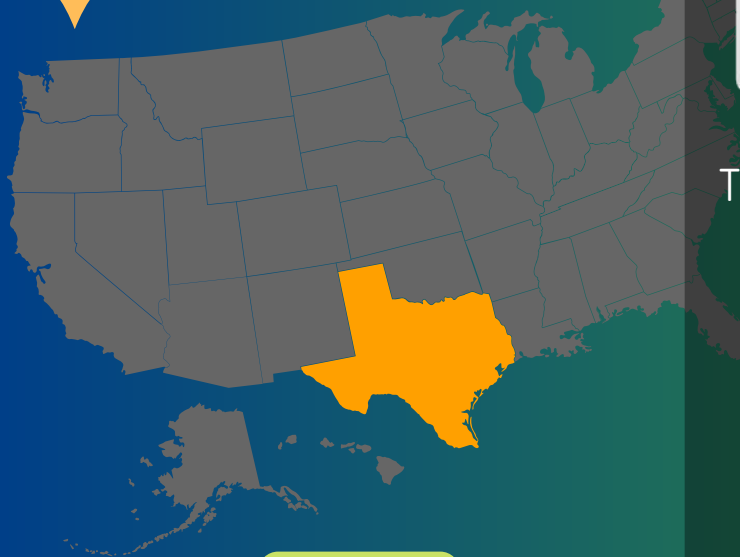
- Small Business Loans
- Employment for Low- and Moderate Income Persons



# DID YOU KNOW.....

## Fun Fact

EVERY STATE, U.S. TERRITORY, AND CONGRESSIONAL DISTRICT HAS ACCESS TO CDBG FUNDING.



## Fun Fact

THE 2023 BUDGET IS ONLY 25% OF THE 1975 BUDGET WHEN ADJUSTED FOR INFLATION, ALTHOUGH THE NUMBER OF GRANTEES HAS DOUBLED. MORE CONGRESSIONAL SUPPORT IS NEEDED



The City of Dallas won the prestigious **Audrey Nelson** and the **HOME Excellence Awards** for its collaborative affordable housing project **Palladium Redbird**

Since FY2005, CDBG has provided funding for public services that assisted over

**189 MILLION**

low-and moderate-income people nationwide



The City of Dallas has won the John A. Sasso award

**2X**

In the past 4 years for its outstanding efforts in promoting CDBG & HOME programs



# PUBLIC SERVICES

# 6,155

## YOUTH SERVED

### YOUTH PROGRAMS

PARKS AND RECREATION (PKR)  
OFFICE OF COMMUNITY CARE (OCC)



The City of Dallas provides youth services to low-and-moderate income working parents and adolescent parents who are attending school.

Funding also provides subsidies for various child and youth services including afterschool programs and programs for special populations such as homeless or disabled children.



NANCY LIEBERMAN CHARITIES DREAM COURT UNVEILING IN DALLAS, TX

# Out-of-School-Time Program

## PARKS AND RECREATION (PKR)

The City of Dallas offers CDBG grant funds to provide after school and summer programs for low-income children aged 6-12. Activities include high-quality academic, recreational, cultural, social, emotional, and life skill programs in a safe and positive environment.

The program is a collaborative effort with the Dallas Independent School District (D.I.S.D.) and provides after school care and tutoring in select elementary schools across the City. Certified teachers from D.I.S.D. provide tutoring to program participants, as well as sports and enrichment programming. Additionally, program attendees participate in supplemental enrichment activities including visual and performing arts such as dance, theatre, and music.



**5,003**

**YOUTH SERVED**



**4 Local Awards  
for Quality  
Improvements**

from Dallas Afterschool



**48%**

**of Children Lived in  
Female Headed  
Households**

(During FY 2022-23)

# Early Childhood and Out-of-School-Time Services Program

OFFICE OF COMMUNITY CARE (OCC)

The City of Dallas offers financial assistance for childcare to low-and-moderate income working parents and teenage parents who attend school. Eligible parents can choose any licensed childcare program and attend informational workshops. This subsidy is only available to parents who meet income requirements and do not qualify for other forms of public assistance.



**1,152**

**CHILDREN  
CARED FOR**

# 2,723

## PEOPLE ASSISTED

# COMMUNITY COURTS

DALLAS CITY ATTORNEY'S OFFICE

The Dallas Community Court Program offers alternatives to traditional court proceedings for minor offenses related to code violations and quality of life crimes. Instead of court costs and fines, the program provides support services and community-based interventions like community service, which can reduce recidivism and improve community safety in Dallas.





**GRANT FUNDS IN ACTION**





# ECONOMIC DEVELOPMENT



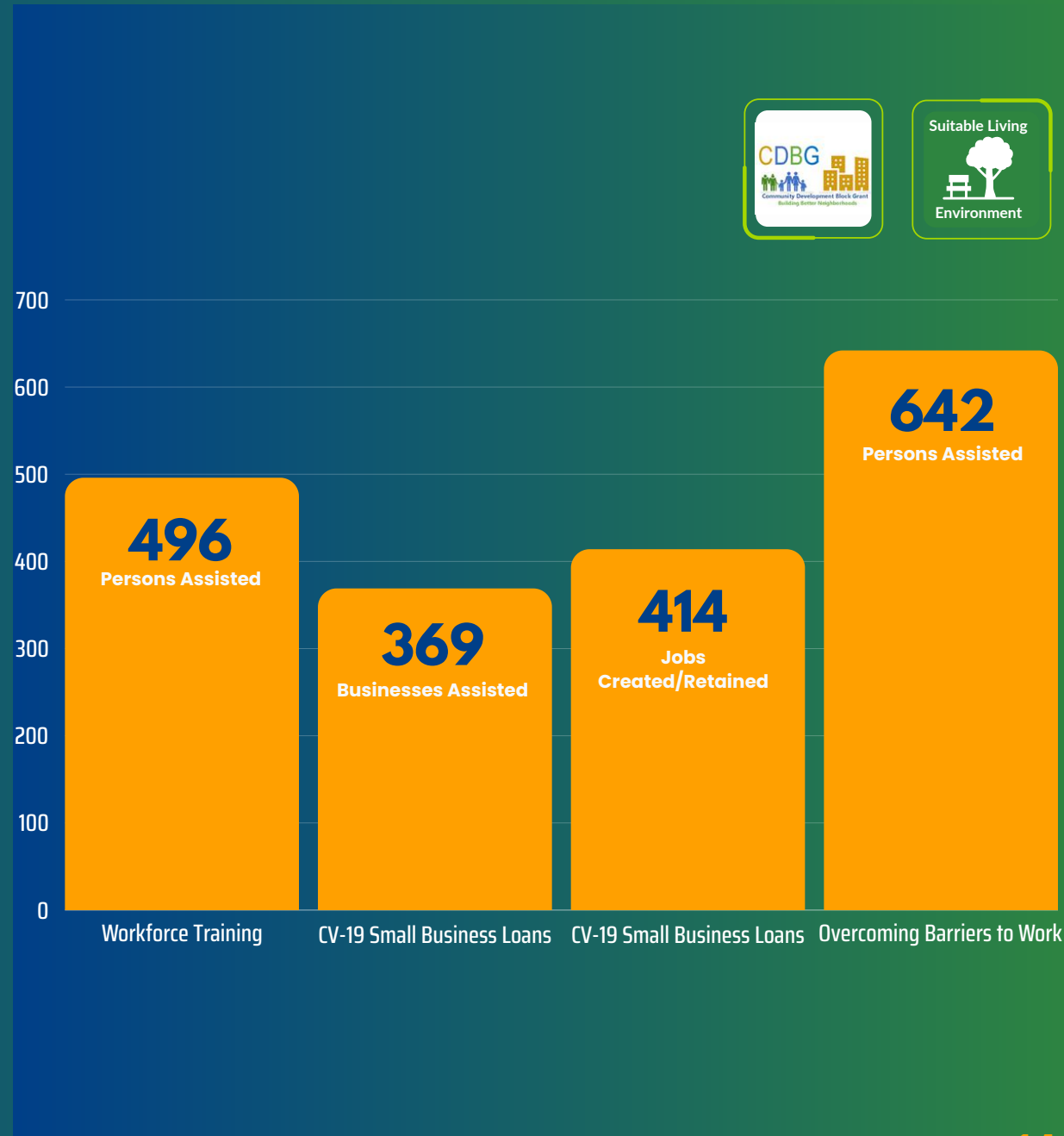
# ECONOMIC DEVELOPMENT

## SMALL BUSINESS CENTER

CDBG economic development activities help communities tackle economic distress, stimulate private investment, and spur small business and commercial growth. The impact of CDBG in small and commercial businesses are many including the following:

- CDBG investment in business to ensure low-and-moderate income residents have better access to good and services
- CDBG assists low-and-moderate income persons to become self-sufficient by empowering them to become business owners
- CDBG assisted businesses provide employment opportunities for low-and-moderate income persons
- CDBG assisted businesses add tax revenue to state and local governments

The City of Dallas has established the Small Business Center (SBC) to provide guidance and resources for minority and women-owned businesses. The SBC serves as a resource arm for the City's business diversity, workforce development, and entrepreneurship support activities. It aims to support the growth and development of small businesses in Dallas, advocate for diversity and inclusion in awarding City contracts, and address challenges related to workforce readiness, capacity building, business startups and retention strategies, and resident re-entry services.

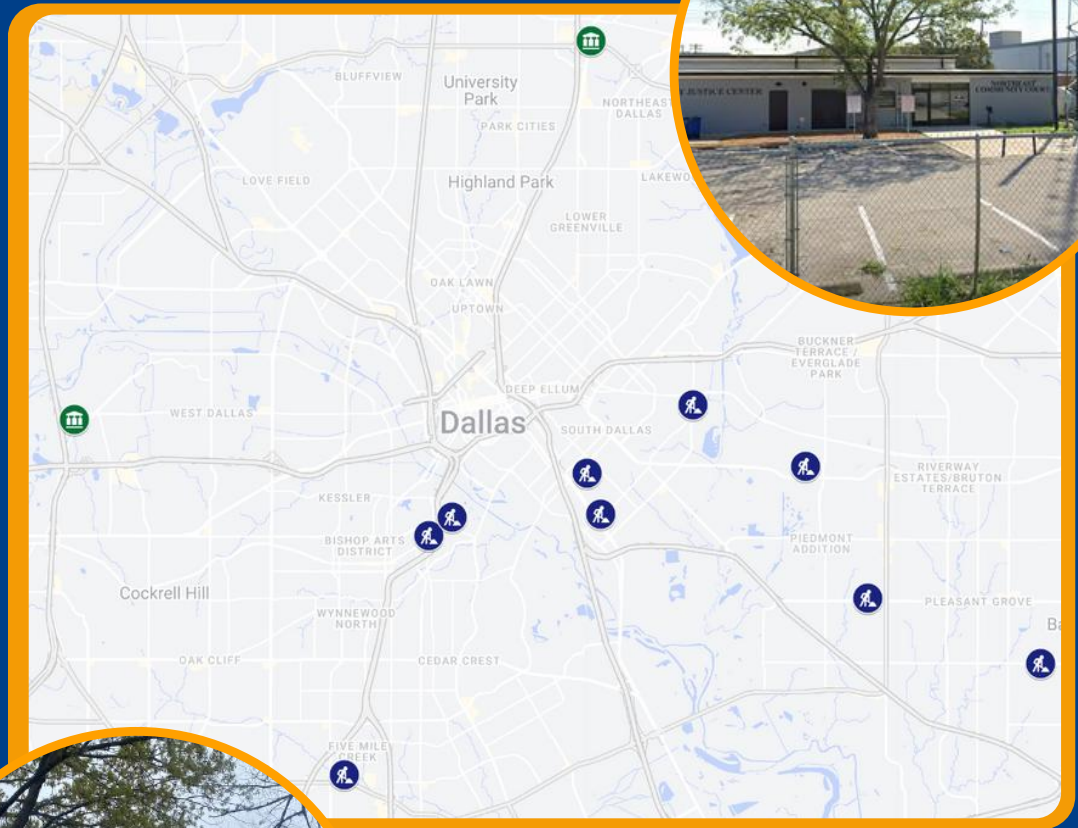




# PUBLIC IMPROVEMENTS

# PUBLIC FACILITIES & IMPROVEMENTS

The City of Dallas has made efforts to improve the quality of life for its residents living in low-to-moderate income areas by investing in public facilities, parks, and sidewalks. These efforts have benefited around 138,915 residents, making each area safer, more enjoyable, and more accessible. Dallas has succeeded in enhancing the livability of these neighborhoods.



# 138,915

## RESIDENTS BENEFITED



# FAIR HOUSING

# FAIR HOUSING



## OFFICE OF EQUITY AND INCLUSION

The Fair Housing Division in the Office and Equity Inclusion offers various services such as staff training, housing education, outreach, citizen referrals, and housing discrimination investigations. The Affirmative Fair Housing Marketing (AFHM) Plan is a deliberate plan aimed at promoting housing choice, attracting renters and buyers who are less likely to apply to developments that receive City assistance.



**5,649**

Fair Housing  
Assistance Referrals



**150**

Fair Housing  
Marketing Plans  
Approved



**98**

Education and  
Outreach Events



**167**

Discrimination  
Investigations



# HOUSING



# 2,342

**AFFORDABLE HOUSING UNITS DEVELOPED  
THROUGH HOUSING DEVELOPMENT PROGRAMS**

## HOUSING DEVELOPMENT PROGRAMS

**HOUSING AND NEIGHBORHOOD REVITALIZATION**

CDBG and HOME funds were used to encourage private investment for building 2,342 tenant-occupied multifamily units and single-family homes. Programs focused on creating affordable housing for low-to-moderate income residents at or below 80% AMI (Area Median Income). All projects are designed to be sustainable and of good quality.



# HOUSING DEVELOPMENT PROJECTS

District 2

## Jaipur Lofts

71 Units



A affordable housing community in the Elk neighborhood of South Dallas. Amenities include a club house, library and cyber lounge.

City Investment **\$2,500,000**  
HOME **\$2,500,000**

District 2

## Green Haus

24 Units



A Low carbon footprint, mixed-income, multifamily, affordable housing development located in Old East Dallas.

City Investment **\$380,000**  
CDBG **\$380,000**

District 2

## Kiva East

87 Units



A mixed-income, multifamily, housing complex located in East Dallas. Includes a cyber lounge and a free Montessori-inspired preschool.

City Investment **\$2,500,000**  
HOME **\$2,500,000**







# HOUSING DEVELOPMENT PROJECTS

District 3

## Westmoreland Station

248 Units



An Affordable, mixed-income, multifamily apartment complex located in the Oak Cliff sector.

City Investment **\$8,000,000**  
CDBG **\$3,000,000**  
HOME **\$5,000,000**

District 6

## Armonia

15 Units



A intergenerational, multifamily, apartment complex and art focused community center in the historic La Bajada sector of the City.

City Investment **\$2,085,504**  
HOME **\$2,085,504**

District 6

## The Park at NorthPoint

615 Units



A Mixed-income, affordable housing complex with upgraded amenities including a swimming pool.

City Investment **\$10,000,000**  
CDBG **\$10,000,000**





# HOUSING DEVELOPMENT PROJECTS

District 8

**Palladium Redbird**  
300 Units



An affordable housing complex located in the redeveloped Redbird Mall area.

City Investment **\$8,000,000**  
CDBG **\$1,271,576**  
HOME **\$5,000,000**

District 8

**Five Mile Notre Dame Place**  
99 Units



Project will construct up to 99 new single-family homes for Residents at 60-120% AMI. Home prices will vary from \$175,000 to \$220,000.

City Investment **\$1,600,000**  
HOME **\$1,600,000**

District 9

**Estates at Shiloh**  
264 Units



An Affordable senior living community that includes a fitness center and activity rooms.

City Investment **\$3,800,994**  
CDBG **\$1,620,154**  
HOME **\$2,180,840**



# HOUSING DEVELOPMENT PROJECTS

District 11

## MidPark Towers 202 Units



A Mixed-income, affordable apartment complex with numerous amenities and on-site social services.

City Investment  
**\$2,500,000**  
CDBG **\$2,500,000**

District 11

## St. Jude Central Park 180 Units



A newly renovated, supportive housing, apartment complex that provides permanent housing for the chronically homeless.

City Investment  
**\$2,000,000**  
HOME **\$2,000,000**

District 14

## The Galbraith 217 Units



A Mixed-use affordable housing complex located in Downtown Dallas that includes an early childhood and education facility.

City Investment  
**\$7,026,943**  
CDBG **\$7,026,943**

District Varies

## Builders of Hope 20 Units



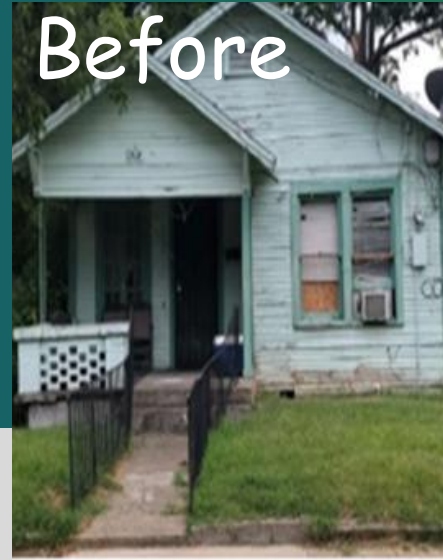
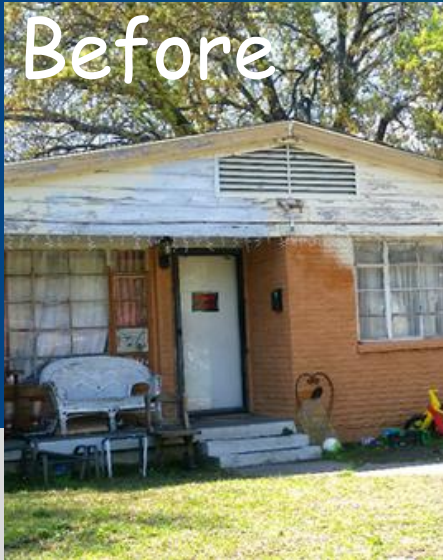
Builders of Hope is a residential developer of affordable housing. BOH builds quality, single family homes, in strong thriving neighborhoods

City Investment  
**\$860,000**  
HOME **\$860,000**





# 117 HOMES REHABILITATED



## HOME REPAIR PROGRAMS

HOUSING AND NEIGHBORHOOD REVITALIZATION

The City of Dallas Housing Improvement Program (HIPP) is a program that assists low and moderate-income homeowners in making necessary repairs and improvements to their homes. Eligible residents receive funding and resources to make their homes safer, more energy-efficient, and more comfortable to live in.



# HOMEBUYERS ASSISTED 42



## HOME BUYER ASSISTANCE PROGRAM

HOUSING AND NEIGHBORHOOD REVITALIZATION

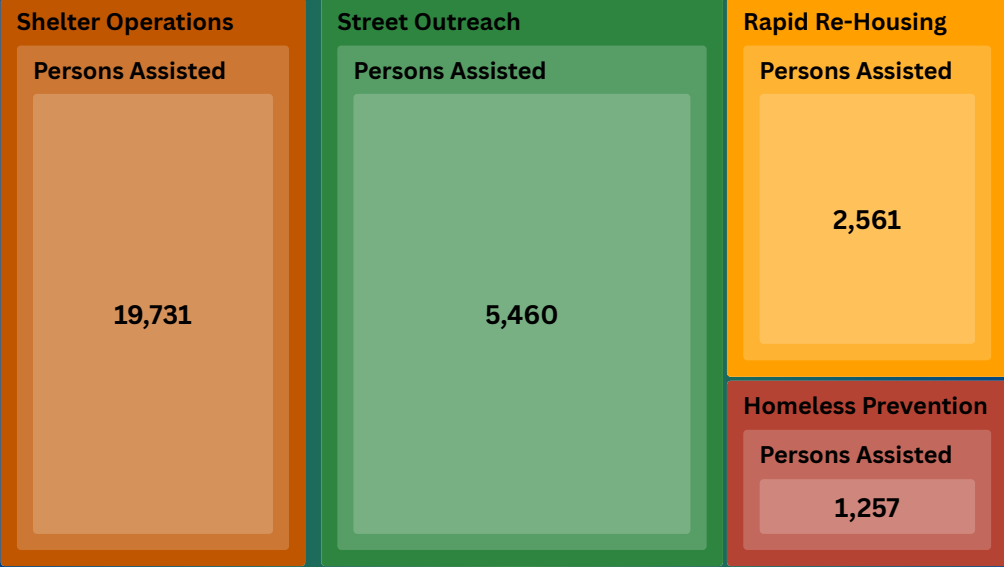
The Dallas Home Buyers Assistance Program (DHAP) provides ownership opportunities to low-to-moderate income home buyers through the provision of financial assistance when purchasing a home within the City limits of Dallas.



# EMERGENCY SOLUTIONS GRANT

# EMERGENCY ASSISTANCE PROGRAMS

OFFICE OF HOMELESS SOLUTIONS



ESG grant funds provided comprehensive support and assistance to individuals and families experiencing homelessness or at risk of becoming homeless. Services include emergency rent and utility payments, short-term rental assistance, and street outreach and engagement. Additionally, the City collaborated with non-profit organizations and community partners.

# HOUSING OPPORTUNITIES for PERSONS with AIDS (HOPWA)





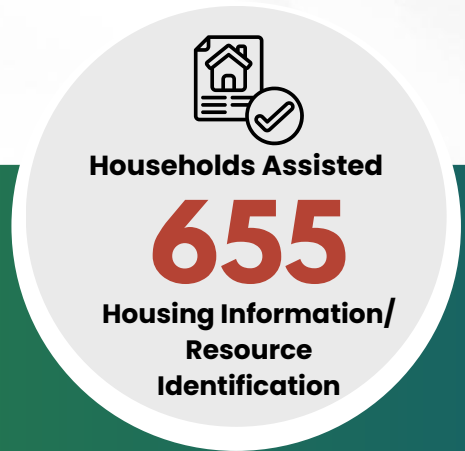


# HOPWA PROGRAMS

OFFICE OF COMMUNITY CARE



HOPWA is a funded program that provides housing assistance and supportive services to low-income individuals and families living with HIV/AIDS in the City of Dallas. The program is designed to help eligible participants maintain stable housing, improve their health and well-being, and increase their self-sufficiency.





# COVID-19

# COVID-19

The COVID-19 pandemic had a significant impact on the City of Dallas, affecting public health, the economy, education, and housing. The impact was far-reaching and caused widespread disruption and challenges in various aspects of life in the city.

The U.S. Department of Housing and Urban Development (HUD) provided grant funds to the City of Dallas to assist with the response to the COVID-19 pandemic. Grant funds were aimed at supporting the city's efforts to address the impact of the pandemic on housing and public services.



**1,544**

Persons Assisted

**Short-Term  
Mortgage and  
Rent**

**611**

Persons Assisted

**Emergency  
Assistance  
Program**

**19,751**

Persons Assisted

**Driver's of  
Poverty/  
Childcare**

**1,099**

Persons Assisted

**Eviction  
Assistance**

# TESTIMONIALS

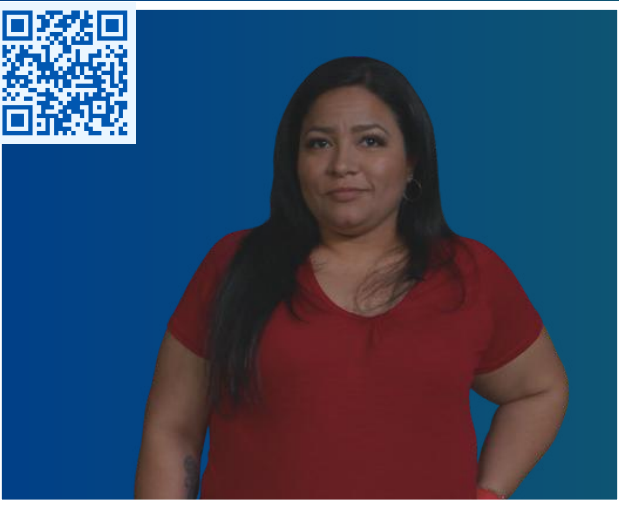
## OLGA'S STORY

Olga, a single mother of two, moved to Dallas in 2000. With hard work and determination, she was able to purchase a home that needed some work. She dreamed of remodeling it, but the financial burden of supporting her children made this impossible. The HIPP program gave Olga the opportunity to transform her home into the safe, comfortable, and inviting space she had always dreamed of for her family.



## ERICA'S STORY

Erica's life was turned upside down when the COVID-19 pandemic struck. She lost her stepfather, her job, and opportunities that once lay before her. The losses were so devastating that she soon found herself struggling to keep up with the changes that came her way. She was invited to join the Reclaiming Mental Health Program at Friendship West, and it turned out to be a blessing. In the program, she was provided with a laptop, counseling, mentorship, and career enhancement opportunities. She began to feel like herself again!



## DEBORAH'S STORY

Deborah is a mother of five who works hard to provide for her family. The Out of School Time Program is a lifesaver for her family. She knows her children are safe and taken care of until she can get there.

Deborah not only sends her children to the program, but she also attended it herself when she was younger, and truly believes in its value.



# GET IN TOUCH WITH US!

**Budget and Management Services  
Grant Administration Division**



214-670-4557



ofscommunitydevelopment@dallas.gov



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1500 Marilla St., Dallas, TX 75201





City of Dallas

# COMMUNITY DEVELOPMENT

FY 2019-20 through FY 2022-23



1500 Marilla St., Dallas TX 75201

