

Executive Summary

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

1. Introduction

Dallas County is the second most populous county in Texas and ninth most in the United States. Its county seat is in the city of Dallas but encompasses 31 total cities and is home to 2.6 million residents. Due to the cooperation of 15 of those cities, Dallas County qualifies for the U.S. Department of Housing and Urban Development's (HUD) urban county program. Of those 15 cities, 12 cities apply for funds and actively partner with Dallas County on HUD funded projects. The 12 cities are: Balch Springs, Cedar Hill, Cockrell Hill, Combine, Duncanville, Farmers Branch, Glenn Heights, Hutchins, Lancaster, Sachse, Seagoville and Wilmer. These 12 cities are home to over 240,000 total residents including over 109,000 low and moderate income persons.

HUD requires the county to submit a Consolidated Plan (ConPlan) every five years in order to receive HUD grants. The period covered under this plan is October 1, 2021 through September 30, 2026. The grants covered by this plan are allocated to the county based on population and household income data and include the following:

- Community Development Block Grant (CDBG): CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in low and moderate income neighborhoods. The county anticipates receiving approximately \$12 million in CDBG funds for the ConPlan period.
- Emergency Solutions Grant (ESG): ESG focuses on addressing the needs of homeless people in emergency or transitional shelters and assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The county anticipates receiving approximately \$1 million in ESG funds for the ConPlan period.
- HOME Investment Partnerships (HOME): HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low income residents. The county anticipates receiving approximately \$3.7 million in HOME funds for the ConPlan period.

The ConPlan outlines housing and community development needs, particularly of low and moderate income households, and the objectives, goals, and strategies to address those needs. The ConPlan also promotes HUD's three main statutory objectives:

1. Decent Housing;
2. Suitable Living Environment; and
3. Expand Economic Opportunities.

This ConPlan contains policies, strategies, programs, and projects that will enhance the county's capacity to undertake activities to assist low and moderate income households in its participating cities.

The county also prepares and submits an Action Plan every year, listing the activities the county will

pursue with HUD funds to meet the ConPlan goals.

This plan has been prepared in accordance with regulatory requirements and with data provided and required by HUD. The majority of the data referenced in this plan is from the most recent HUD-provided custom tabulation of American Community Survey (ACS) data years 2011 to 2015, known as CHAS data (Comprehensive Housing Affordability Strategy).

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

This ConPlan assesses the County's needs relating to housing, homelessness, and community services. The following is a summary of proposed outcomes for the use of federal funds from Grant Years (GY) 2021 to 2025.

HUD Objective - Decent Housing

- 37 housing units to be reconstructed
- 5 new affordable housing units to be added to the housing supply through acquisition, new construction, rehabilitation, or reconstruction
- 15 first time homebuyers to be assisted with down payment and closing costs
- 60 homeless households to be provided affordable rental housing with rapid rehousing assistance

HUD Objective – Suitable Living Environment

- 6,800 persons experiencing homelessness receiving overnight shelter and supportive services
- 19,000 low and moderate income persons provided improved public infrastructure including water, sewer, and street improvements
- 32,000 persons provided code enforcement services to improve neighborhood conditions
- 1,500 low and moderate income persons provided new or improved access to public park and recreation facilities

HUD Objective – Expanded Economic Opportunities

- 5,000 low and moderate income persons provided with housing counseling and financial education public services

3. Evaluation of past performance

Progress towards ConPlan and Action Plan goals are reported every year through the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPERs provide details about the activities that the county has completed.

The county is in its final year of the 2016-20 ConPlan. In the first four years, the county met or exceeded most all its goals for water/sewer/street improvements, code enforcement, replacement housing, homeless shelter services, and rapid rehousing. The county fell short and did not achieve its goals for supply of new affordable housing units, homeownership, and ADA accessibility.

The county has experienced a boom in the housing market causing a shortfall in the goals for new affordable housing units built and first time homebuyer assistance. The surge in the sales price of homes put a strain on the ability of low and moderate income persons to successfully compete with those seeking to purchase a home through conventional methods.

Likewise, the cost of land and construction costs rose with the housing market boom. The county's nonprofit developers had a difficult time creating new infill housing because the cost of available land increased due to limited availability during this ConPlan period. Coupled with the increasing costs of construction materials, conditions in the market made it difficult to build homes affordable to low and moderate income households. These conditions have strained the county's ability to meet goals related to homeownership and the creation of new affordable units, as the costs to acquire lots, develop housing, and purchase existing units increased beyond what the City anticipated when writing its 2016-20 ConPlan.

The county did not make progress on its 2016-2020 goals for ADA accessibility specifically however most all street reconstruction completed resulted in ADA accessible improvements. The street reconstruction and sidewalk activities were not undertaken to specifically address ADA accessibility so were not reported as such in HUD's system.

The county has consistently expended all of its HUD funding on activities that benefit low and moderate income persons, exceeding the 70% minimum requirement for CDBG. The county expended its CDBG and HOME funds in a timely manner throughout the 2016-2020 ConPlan. The county encountered issues with timely expenditure of its ESG funds due to technical reporting issues with the local Homeless Management Information System and internal purchasing process changes however they have been addressed and expect timely expenditure going forward.

4. Summary of citizen participation process and consultation process

The county, primarily through its participating cities, conducted citizen participation and consultation process in May and June 2020 and May and June 2021. Cities conducted public meetings and hearings, staff briefed the Commissioners Court, and conducted a public hearing June 15, 2021. A public comment period took place from July 13, 2021 through July 27, 2021; and a final public hearing was held during the Commissioners Court meeting on August 3, 2021.

5. Summary of public comments

The county opened an official public comment period from July 13, 2021 through July 27, 2021. No comments were received during the comment period or at the August 3, 2021 public hearing. Throughout the process, the county relied upon city input through their council meetings and hearings conducted May and June 2020 and May and June 2021. The input received during this process are noted below and helped set the priorities established in this ConPlan.

Housing

- Rental assistance to rapidly rehouse homeless persons
- Creation of new affordable rental and homebuyer units
- Home reconstruction
- Down payment assistance
- Financial assistance to avoid eviction

Public Services

- Housing counseling and financial education

- Code enforcement

Public Facilities and Infrastructure

- Homeless shelter services
- Street, sewer, and water reconstruction and improvements
- Parks and recreation facilities

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

All comments and views received were accepted, none were rejected.

7. Summary

The Dallas County 2021-2025 Consolidated Plan sets forth objectives, strategies and goals for improving the quality of life of low and moderate income residents in its participating cities. It assesses the needs and provides an analysis of housing, homelessness, and other community development issues.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DALLAS COUNTY	
CDBG Administrator	DALLAS COUNTY	Planning and Development Department
HOPWA Administrator		
HOME Administrator	DALLAS COUNTY	Planning and Development Department
ESG Administrator	DALLAS COUNTY	Planning and Development Department
HOPWA-C Administrator	DALLAS COUNTY	

Table 1 – Responsible Agencies

Narrative

DALLAS COUNTY, a HUD entitlement grantee, is required by HUD to prepare a Consolidated Plan and Annual Action Plan that meets HUD regulations in order to receive CDBG, ESG, and HOME grant funds. The lead department responsible for the administration of these grants and for overseeing the development of these plans is the County's Planning and Development Department.

Consolidated Plan Public Contact Information

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

1. Introduction

DALLAS COUNTY staff coordinates the consultation process for the ConPlan and Action Plan. Beginning in May 2020, the County launched a collaborative outreach effort to consult with participating cities and their citizens. While limited due to the coronavirus, the process informed the development of the priorities and strategies contained within this plan. The citizen participation process is described in greater detail in section PR-15 Citizen Participation.

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

DALLAS COUNTY works closely with participating cities, local housing authorities, and the TX-600 Dallas City & County/Irving Continuum of Care (CoC), and non-profit health and social service agencies to enhance coordination of services to low and moderate income populations, including those in public and assisted housing.

The County is an active member of the CoC. Active participation and leadership in local organizations enables the City to collaborate to help deliver a comprehensive system of care. Through direct relationships and its involvement with participating cities, the County to achieve the objectives outlined in this Consolidated Plan.

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

The County coordinates with the CoC through regular attendance and membership, as well as participation in various CoC committees. The County works closely with the CoC Lead Agency, Metro Dallas Homeless Alliance (MDHA) to assist with the annual Point in Time Homeless Count, finalize results, and utilize data for improvements to the homeless response system.

MDHA regularly offers training on the delivery of rapid rehousing programs and case management and shared with service providers working with DALLAS COUNTY residents. On an ongoing basis, the County receives technical assistance from MDHA. The County made improvements to its grant administration processes to improve subrecipient working relationships.

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

Dallas County coordinates with the CoC through regular attendance, members, and participation in various committees within the CoC. Count staff and officials currently serve on the CoC committees and boards.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Dallas County Health and Human Services (DCHHS)
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Received input from Dallas County Housing Authority and plans related to its public housing and voucher programs
2	Agency/Group/Organization	CITY OF BALCH SPRINGS, TEXAS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
3	Agency/Group/Organization	CITY OF CEDAR HILL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
4	Agency/Group/Organization	CITY OF COCKRELL HILL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
5	Agency/Group/Organization	CITY OF COMBINE
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
6	Agency/Group/Organization	CITY OF DUNCANVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
7	Agency/Group/Organization	CITY OF FARMERS BRANCH
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
8	Agency/Group/Organization	CITY OF GLENN HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
9	Agency/Group/Organization	CITY OF HUTCHINS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities

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10	Agency/Group/Organization	CITY OF LANCASTER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
11	Agency/Group/Organization	CITY OF SACHSE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
12	Agency/Group/Organization	SEAGOVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
13	Agency/Group/Organization	CITY OF WILMER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited and received input from the city on goals and activities
14	Agency/Group/Organization	Metro Dallas Homeless Alliance
	Agency/Group/Organization Type	Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with membership and leadership in homelessness regarding housing, shelter, and supportive services

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

The County consulted with its participating cities and homeless service providers, its key constituencies and stakeholders in its HUD goals and activities. Agencies not consulted were not excluded specifically but, given limited outreach and capacity due to the coronavirus, consultation was not feasible or valuable to decision making.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Dallas Homeless Alliance	Dallas County included goals to provide for shelter, essential services, and rapid rehousing for the duration of this plan which are critical to the local Continuum of Care

Table 3 – Other local / regional / federal planning efforts

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

DALLAS COUNTY coordinates with its participating cities through ongoing communication and monthly meetings of staff who oversee HUD funding. Through these meetings, staff share best practices and work to align those practices. The County also solicited and received input from its participating cities to make the goals and carry out the Consolidated Plan and Action Plans.

Narrative (optional):

This section is optional and intentionally left blank

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

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

DALLAS COUNTY encourages its citizens to provide input in the ConPlan process. Through its adopted Citizen Participation Plan, the County sets forth policies and procedures to provide information on community development needs as part of the preparation of the ConPlan.

The County conducted citizen participation and consultation processes in the summers of 2020 and 2021. While regular public meetings were often not possible or limited due to the coronavirus, the participating cities provided input and the County held public meetings and hearings in the summers of 2020 and 2021.

Dallas County held a public hearing on June 15, 2021; the final public comment period took place from July 13, 2021 through July 27, 2021; and, a final public hearing was held during the Dallas County Commissioners Court on August 3, 2021.

All input was considered in preparation of the ConPlan and was integral to identifying the five-year goals and priorities.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public meetings were conducted by 12 participating cities that typically receive funding for projects. The cities are Balch Springs, Cedar Hill, Cockrell Hill, Combine, Duncanville, Farmers Branch, Glenn Heights, Hutchins, Lancaster, Sachse, Seagoville and Wilmer. The meetings, some limited due to the impact of the coronavirus, affirmed the cities' ongoing participation in the Dallas County's Urban	Goals and activities to be funded were to continue from the last consolidated plan mostly unchanged like public infrastructure such as water, sewer, and street improvements as well as improved or new access to public park and recreation facilities.	None rejected	
OMB Control No: 2506-0117 (exp. 09/30/2021)	Consolidated Plan			DALLAS COUNTY		15

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Direct Consultation	Persons with disabilities Homeless Persons	County received comment through its participation in local Continuum of Care	Direct consultation with the local Continuum of Care staff was conducted and affirmed County's goals and activities for shelter, essential services, and rapid rehousing	None rejected	
3	Public Meeting	Non-targeted/broad community	Public Commissioner Court meetings held on June 15, July 6, and August 3, 2021	None received	None rejected	https://dallascounty.civicweb.net/Portal/MeetingSchedule.aspx

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Public hearing at the Commissioner Court meetings on June 15, 2021 and August 3, 2021	None received	None rejected	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment is a study of the housing needs, homeless needs, and non-housing needs. Housing and homeless needs are determined by: 1) affordability; 2) age and condition of units; and 3) occupancy or overcrowding. Non-housing needs are determined by need for social services.

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

The Needs Assessment is a study of the housing needs, homeless needs, and non-housing needs. Housing and homeless needs are determined by: 1) affordability; 2) age and condition of units; and 3) occupancy or overcrowding. Non-housing needs are determined by need for social services.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	293,430	336,120	15%
Households	96,210	108,805	13%
Median Income	\$47,059.00	\$53,626.00	14%

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,194	11,515	18,630	11,419	56,045
Small Family Households	4,643	4,999	8,464	5,189	32,430
Large Family Households	1,414	2,109	2,885	1,661	6,873
Household contains at least one person 62-74 years of age	1,766	1,944	3,417	2,033	10,815
Household contains at least one person age 75 or older	1,192	1,251	1,752	847	3,119
Households with one or more children 6 years old or younger	3,289	3,273	4,567	2,306	8,084

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables**1. Housing Problems (Households with one of the listed needs)**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	115	50	105	55	325	64	54	35	55	208
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	189	65	69	25	348	95	48	179	49	371
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	349	440	304	330	1,423	272	319	449	148	1,188
Housing cost burden greater than 50% of income (and none of the above problems)	4,630	1,635	408	4	6,677	2,407	1,712	1,172	290	5,581
Housing cost burden greater than 30% of income (and none of the above problems)	500	2,379	3,410	755	7,044	567	1,949	3,323	1,374	7,213

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	405	0	0	0	405	424	0	0	0	424

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,285	2,195	883	409	8,772	2,847	2,133	1,849	538	7,367
Having none of four housing problems	1,120	3,198	6,600	3,464	14,382	1,124	3,995	9,305	6,999	21,423
Household has negative income, but none of the other housing problems	405	0	0	0	405	424	0	0	0	424

Table 8 – Housing Problems 2

Data 2013-2017 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,730	2,120	2,063	6,913	1,186	1,803	2,172	5,161
Large Related	695	788	370	1,853	557	624	678	1,859
Elderly	753	570	432	1,755	1,104	888	859	2,851

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,474	973	1,033	3,480	506	498	878	1,882
Total need by income	5,652	4,451	3,898	14,001	3,353	3,813	4,587	11,753

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,340	800	174	3,314	956	833	449	2,238
Large Related	565	250	70	885	465	149	105	719
Elderly	679	243	94	1,016	828	453	318	1,599
Other	1,395	490	70	1,955	448	304	293	1,045
Total need by income	4,979	1,783	408	7,170	2,697	1,739	1,165	5,601

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	422	440	269	290	1,421	273	278	273	167	991
Multiple, unrelated family households	110	65	92	65	332	94	97	384	30	605
Other, non-family households	0	25	4	0	29	0	0	0	0	0
Total need by income	532	530	365	355	1,782	367	375	657	197	1,596

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

Dallas County 2021-25 HUD Consolidated Plan

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

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

28% of households in Dallas County are single-person households. Single-person households represent a greater share of renter-occupied units (37%) compared to owner-occupied units (16%). Single-person households are the only household size that is more likely to rent than own their home.

A total of 28% of single-person households are age 65 or older, and almost one-third of people age 65 or older live alone (2014-2018 ACS).

While many households with more than one adult have potential to share housing costs between multiple earners, single-person households are limited to the earning potential of one person. For low and moderate income single people, shared housing opportunities may reduce housing cost burden. Additionally, the need for housing assistance for older and/or disabled adults living on a fixed monthly income is much greater than the number of assisted units available.

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

Disabled individuals in Dallas County have median earnings of \$27,871, compared with \$59,607 for households overall. Incomes at 150% of the Federal Poverty Level are roughly between extremely low income (30% AMI) and low income (50% AMI). Considering that 80% of extremely low and moderate income households are cost burdened, it is estimated that a minimum of 7,500 disabled persons in Dallas County are in need of housing assistance.

Based on reporting from local nonprofit organizations serving survivors of domestic violence, Dallas County residents fleeing domestic violence has increased in recent years and in dire need of housing assistance. Beds in emergency shelters and transitional housing programs in Dallas County serving domestic violence survivors had an average utilization rate of 81% during the 2019 Point-in-Time Count. These programs rarely have openings, and shelter staff express the difficulties that their residents face when attempting to transition out of their programs into market-rate housing. As a result of the power structure inherent in relationships characterized by domestic violence, many of their clients lack the education and skills needed to earn an income to adequately support themselves and, in many cases, their children.

What are the most common housing problems?

Of the housing problems for which HUD provides data, the most prevalent for Dallas County residents are housing stock age and cost burden. A widely accepted measure of housing affordability is when a household spends no more than 30% of their income on housing costs. Over 25,000, or 23% of households, are cost burdened in the County.

Severely cost burdened households are defined as those that spend more than half of their income on housing costs. Over 12,000, or 11% of households, are severely cost burdened in the County.

In addition to cost burden, the physical condition of homes is also an important consideration in Dallas County. While a relatively small number of housing units lack complete kitchen or plumbing facilities, Dallas County's housing stock is aging. According to 2014-2018 ACS data, 31% of housing units (281,762) in Dallas County were built before 2000, and 51% (467,077) were built before 1980. As housing units age, they are more likely to need repairs, and housing units built before 1978 are more likely to contain lead-based paint.

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

Cost burden disproportionately affects low and moderate income households, who must contribute a higher percentage every month to their housing costs, leaving limited funds for other basic needs. Of the total cost burdened households, 43.5% were low or extremely low income and 29.5% were moderate income, comprising a total of 73% of all cost burdened households (2011-2015 CHAS).

Severely cost burdened households were 97% low and moderate income (2011-2015 CHAS).

Housing cost burden is particularly serious for Dallas County's extremely low and low income households, of which 60% spend more than half of their income on housing, compared with 13% of moderate income households (Table 5 and Table 9). As shown in Tables 8, 9, and 12, a distinction can also be observed between homeowners and renters. Low and moderate income homeowners are cost burdened at a rate of 62%, compared to 76% of low and moderate income renters. Among renters, there is also a significant distinction in need between the income categories. Extremely low and low income renters experience cost burden rates of 80% and 91%, respectively, compared with 66% of moderate income renters (Tables 8 and 12). This makes them more vulnerable to financial or personal crises that could lead to homelessness.

Table 5 provides data on households by composition, size, and income. A small family is defined as a family with two to four members, while a large family is defined as five or more members. A greater percentage of large families are low and moderate income (32%) than small families (19%). Additionally, 31% of households with one or more children under age six are low and moderate income. Finally, 29% of households with at least one adult age 62-74 and 48% of households with at least one adult age 75 or older are low and moderate income.

Elderly households are defined as a household whose head, spouse, or sole member is a person who is at least 62 years of age. According to the 2011-2015 CHAS, there are 8,120 low and moderate income elderly households in Dallas County. Of these, 2,100 (26%) are cost burdened and an additional 3,245 (40%) are severely cost burdened, for a total of 66% of low and moderate elderly households experiencing cost burden (Tables 8 and 9). Among low and moderate income family households, 4,715 (37%) are cost burdened and an additional 4,624 (36%) are severely cost burdened, for a total of 72% experiencing cost burden (Tables 5, 8, and 9). While cost burden affects both elderly and non-elderly

households at similar rates in their respective populations, there is a larger number of low and moderate income families (9,339) in need of affordable housing units versus elderly households (5,345). An additional 5,290 low and moderate income households of other types (non-elderly, non-family households) are cost burdened and in need of affordable units (Table 8).

Finally, much of the concentration of older housing stock overlaps with areas that have higher concentrations of low and moderate income families. Older homes are more likely to be occupied by families less likely to have the financial means to make repairs to their home.

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

Low income renters who are severely cost burdened are among those most often at risk of imminent homelessness, as the eviction process tends to be much more rapid than home foreclosure. Most low and extremely low income renters are severely cost burdened (Tables 9 and 12). Of these households, single mother households are among the most vulnerable. Approximately 1 in 4 single mother households are below the poverty level, compared to 1 in 14 of families overall. Disabled adults are also particularly vulnerable with the majority of whom have a limited ability to work. An unexpected expense or crisis can consume a vulnerable household's limited financial resources and lead to an imminent risk of homelessness.

Domestic violence survivors are another group who face imminent risk of homelessness, once they make the decision to flee their abuser. Service providers reported an unprecedented surge in persons fleeing domestic violence during the coronavirus pandemic.

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

Given the precarious and unstable financial situation that cost burdened households face, some portion severely cost burdened low income renters are at risk of homeless in Dallas County if they experience an unexpected crisis. For households late on their rent, the eviction process can be completed within several weeks. With little to no room in their budget for savings, these households may lack the necessary funds to catch up on their rent or move to a new home. If they also lack a social support network to help them through their housing crisis, they face imminent risk of homelessness.

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

Given the severe cost burden of Dallas County's extremely low and low income families, they are prone to financial instability and increased risk of homelessness. Cost burden and lack of support networks are the principal causes of homelessness.

Discussion

As detailed above, Dallas County's housing needs assessment indicates goals and priorities of the ConPlan should focus on alleviating cost burden coupled with addressing aging housing stock as well as providing rapid rehousing for persons that become homeless.

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

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

Introduction**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,193	1,172	829
White	2,383	662	283
Black / African American	3,285	229	290
Asian	314	4	55
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	2,984	214	200

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,668	2,838	0
White	2,427	1,187	0
Black / African American	2,990	584	0
Asian	214	49	0
American Indian, Alaska Native	4	0	0
Pacific Islander	4	0	0
Hispanic	2,915	990	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,458	9,203	0
White	2,625	3,556	0
Black / African American	3,855	2,319	0
Asian	250	304	0
American Indian, Alaska Native	10	44	0
Pacific Islander	0	0	0
Hispanic	2,654	2,894	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,098	8,323	0
White	1,035	2,917	0
Black / African American	1,170	2,655	0
Asian	134	260	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	691	2,374	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

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

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

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,132	2,244	829
White	1,973	1,057	283
Black / African American	3,160	353	290
Asian	304	14	55
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	2,513	700	200

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,328	7,193	0
White	1,383	2,226	0
Black / African American	1,730	1,835	0
Asian	114	149	0
American Indian, Alaska Native	0	4	0
Pacific Islander	4	0	0
Hispanic	1,010	2,910	0

Table 18 – Severe Housing Problems 30 - 50% AMI

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Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,732	15,905	0
White	977	5,203	0
Black / African American	621	5,535	0
Asian	79	464	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	0	0
Hispanic	1,015	4,519	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	947	10,463	0
White	242	3,703	0
Black / African American	235	3,580	0
Asian	69	320	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	388	2,673	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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

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

Introduction:**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	75,413	18,639	13,889	899
White	37,364	6,135	4,935	318
Black / African American	17,764	6,464	5,224	294
Asian	4,298	635	529	75
American Indian, Alaska Native	93	34	14	0
Pacific Islander	8	4	0	0
Hispanic	14,658	5,098	2,960	200

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

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

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

African Americans earning 30%-80% of AMI disproportionately experience housing problems more frequently than other income/racial groups. They typically experience housing problems about 70% more often than Anglos and 40% than Hispanics. These problems include cost-burdens, overcrowding, lack of complete plumbing and lack of complete kitchen facilities. Hispanics also encounter housing problems more frequently than Anglos—they do so about one-fifth more often than Anglos.

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

Not applicable

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

Overall, the area covered by this Plan is about 27% African-American and 18% Hispanic. These population groups are not located in a specific area or neighborhood. There are seven cities (Wilmer, Hutchins, Duncanville, Lancaster, Cedar Hill, Glenn Heights, and Balch Springs) in the area covered by this Plan that have African-American populations greater than 20%. There are also ten cities (Wilmer, Hutchins, Duncanville, Seagoville, Cockrell Hill, Cedar Hill, Glenn Heights, Sachse, Balch Springs, and Farmers Branch) with Hispanic populations of at least 15%.

NA-35 Public Housing – 91.205(b)**Introduction**

There are no “traditional” public housing units located within the Planning area. However, both Dallas County and Balch Springs operate Section 8 programs. The statistics that follow are for these two programs.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	3,662	0	3,613	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	11,834	0	11,696	0		0
Average length of stay	0	0	0	6	0	6	0		0

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	567	0	564	0	0
# of Disabled Families	0	0	0	778	0	765	0	0
# of Families requesting accessibility features	0	0	0	3,662	0	3,613	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	309	0	305	0	0	0
Black/African American	0	0	0	3,326	0	3,282	0	0	0
Asian	0	0	0	18	0	17	0	0	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	7	0	7	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	127	0	125	0	0	0
Not Hispanic	0	0	0	3,535	0	3,488	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There is no public housing covered by this Plan.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need of people with vouchers is to more readily be able to find eligible units; the current condition of the tight housing market makes it difficult to readily find eligible units regardless of what neighborhood they are located in or their proximity to mass transit, good schools, or employment opportunities.

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

These needs are very similar to those of the general population as the housing market in the Dallas area is presently very tight. Home prices have increased by 10% in the last year, there is a 5% vacancy in the market, and the current number of available homes is at a ten-year low. As a result, all renters and homebuyers, regardless of income are having a difficult time finding homes. For those with limited incomes, those with vouchers and those needing special accommodations, this situation is even more difficult.

Discussion

The housing market in the Dallas area is presently very tight. Home prices have increased by 10% in the last year, there is a 5% vacancy in the market, and the current number of available homes is at a ten-year low. As a result, all renters and homebuyers, regardless of income, are having a difficult time finding homes. For those with limited incomes, those with vouchers and those needing special accommodations, this situation is even more difficult.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the Metro Dallas Homeless Alliance's (MDHA) 2021 homeless count, there are 4,570 homeless persons in both Collin and Dallas County. Dallas County's ability to reach these individuals through this Plan is somewhat limited since the majority of the HUD resources that the County receives are for geographic areas where this population does not reside. Service providers are also concentrated in areas outside the areas covered by this plan.

The Homeless Needs Assessment table in this section is left blank intentionally. Specific data for areas covered by this plan is not available or unreliable. The Continuum of Care, MDHA, and its participating cities conduct their annual count throughout Dallas and Collin County mostly concentrating on particular areas NOT covered by this plan--the County's 15 participating cities. The homeless population is predominantly concentrated in the City of Dallas--NOT covered by this plan. The annual count's questionnaire includes questions to determine where a person became homeless however it often goes unanswered or is unreliable. Including the CoC's annual count data related to the homeless population in this table would not accurately reflect the homeless needs of residents in the County's 15 participating cities. The County will work with MDHA to improve tracking throughout the 15 participating cities to the greatest reasonable extent given the limited resources and reach of the annual count to canvas all areas.

Given that lack of data, the needs of homeless covered by this plan can be assumed to track similarly with the population revealed by the CoC's count. Finally; homelessness does not start or begin neatly according to a jurisdiction's borders so the lack of specific data will not prevent the County from setting goals and striving to meet the needs of its local homeless population through a combination of emergency shelter and rapid rehousing services.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

Not available

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

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

According to MDHA, about 400 homeless individuals identified in its 2021 count were veterans.

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

Approximately 67% of MDHA's unduplicated clients were African American and 30% were white in 2021.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to MDHA, 75% of homeless persons are unsheltered. The vast majority of the unsheltered (92%) are located within Dallas County with 86% of this group being located within the City of Dallas.

Discussion:

This section is optional and is being left blank intentionally

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

Introduction:

According to the 2014 ACS, 11.1% of the area covered by this Plan has some type of disability (e.g. – hearing, vision, cognitive, ambulatory, etc.). In addition, the County is continuing to age (its median age is now seven years older than it was in 1970), and 3.6% of its population is now at least 75 years old.

Describe the characteristics of special needs populations in your community:

9% of the area covered by this Plan is at least 65 years of age; 3.6% of the area's population is at least 75 years old. 11.1% of the planning area's population has some type of disability (e.g. – hearing, vision, cognitive, ambulatory, etc.).

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

Persons with AIDS: Counseling, ambulatory care, case management

Mentally ill: Counseling, supervised living accommodations

Domestic violence victims: Counseling, emergency shelter, employment, childcare

Substance abusers: Treatment, employment

Elderly: Supervised living environment

These needs have been determined by reviewing data, special reports, consulting with members of the CoC, and other nonprofits and agencies. The U. S. Department of Health and Human Services estimated in 2020 that there were 641,000 people with substance abuse issues living in the Dallas-Fort Worth metropolitan area.

The Dallas County Health Department reports that in 2020 there were 16,146 individuals living with HIV in the County.

In 2020, the Family Place, one of the largest providers of services to victims of domestic violence in the Dallas area, assisted 11,758 clients.

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

In 2020, there were 16,146 individuals living with HIV in Dallas County of this amount, about 80% were male, 44% were African-American, 32% were Anglo, and 23% were Hispanic. 59% were between the ages of 35-54 and 19% were between 25-34 years.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

The County's Consolidated Planning area has a need for new/updated parks and playgrounds, especially in the cities of Cockrell Hill, Seagoville, Wilmer, Hutchins, and Balch Springs. Such facilities are important to the future of these cities as numerous studies have shown that parks help improve and preserve property values and help attract new residents and businesses.

How were these needs determined?

County consulted cities covered by this Plan and assessed the condition/location of each existing park. These observations and assessments were then finalized with each city.

Describe the jurisdiction's need for Public Improvements:

There is a significant need to replace water/sewer lines and reconstruct deteriorating streets because in many of the Plan's cities this infrastructure is either now over forty years old, standards have changed, populations have increased (thus diminishing the capacity of the infrastructure), or there have not been adequate resources to maintain it. Infrastructure in Glenn Heights, Cockrell Hill, Balch Springs, Wilmer, Hutchins, and Seagoville have the greatest needs, with some parts of Duncanville and Farmers Branch also needing assistance.

How were these needs determined?

County CDBG staff consulted each city covered by this Plan and assessed the condition of existing infrastructure. This information was then combined with previous and new consultation with each city and with information from the County's Road and Bridge districts.

Describe the jurisdiction's need for Public Services:

There is a need among the Planning area's low/moderate income population for employment training, financial and housing counseling, substance abuse treatment, and childcare.

How were these needs determined?

These needs were determined based on the County's participation and involvement with the CoC, Workforce Solutions of Greater Dallas, other social service/non-profit agencies, and the County's own provision of social services through its Health and Human Services Department.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Several factors or indicators are used to identify, describe, and analyze the Dallas County's housing market. This section of the ConPlan includes information on the following:

- Household Size and Composition
- Housing Development
- Housing Tenure, Vacancy Rates, Affordability, and Value
- Rental Housing
- Owner Housing
- Physical Condition of Housing Stock
- Public/Assisted Housing

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

Introduction

There are 115,5921 housing units within the Dallas County, made up of 74,241 owner units and 34,541 rental units. Household size and composition affect the demand for different housing types in a community. Also, the age of housing in a community can have a significant impact in terms of affordability, housing condition, and neighborhood stabilization, while also serving as an indicator of growth trends. Significantly, 74% of the owner units in the County were built prior to 2000. Many key components of a home have a life expectancy of about 20 years, including HVAC systems, roofs, and windows.

For low and moderate income households, there appears to be a need for repair of affordable owner-occupied units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	85,680	74%
1-unit, attached structure	4,040	3%
2-4 units	4,974	4%
5-19 units	10,575	9%
20 or more units	6,390	6%
Mobile Home, boat, RV, van, etc	4,262	4%
Total	115,921	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	224	0%	633	2%
1 bedroom	446	1%	7,482	22%
2 bedrooms	5,499	7%	11,904	34%
3 or more bedrooms	68,072	92%	14,522	42%
Total	74,241	100%	34,541	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

Various federal, state, and local programs exist in Dallas County to assist low and moderate income families with obtaining stable housing. Unlike affordable units in the private market, which are naturally attractive to households with higher incomes who may be seeking a bargain in their housing costs, assisted housing must be rented to households based on income restrictions from the public funding source. This helps to preserve affordable housing availability for young families and individuals, as well as disabled and elderly persons living on a fixed low income.

At present, there are an estimated total of 3,813 subsidized rental housing units in Dallas County, all Housing Choice Vouchers, versus 3,662 five years ago. While the number of vouchers has increased it has not accompanied a corresponding increase in their annual allocation of funding from HUD to account for both increases in market rent and demand for assistance. This means PHA must administer a lower number of vouchers to maintain their budget.

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

No units are expected to be lost from the affordable housing inventory in Dallas County in the next five years.

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

Dallas County population grew from 259,841 in 2009 to 275,645 in the most recent available ACS estimate in 2015, a 6% increase. Meanwhile, total number of units in the last five years grew from approximately 112,627 to 115,921, a 3% increase. In other words, population growth outpaced new unit creation about 2 to 1.

Availability of housing that is affordable is also not meeting the needs of the population. While median income has increased 14% since 2009, median contract home and rent values have increased 15% and 25% respectively. And if it appears that income has kept pace with the cost of buying a home, it does not take into account availability of units and aging housing stock increasing overall housing costs for prospective buyers and homeowners alike.

Describe the need for specific types of housing:

Data reveals housing needs at almost every level of income and all types. In particular, rental units for small and single person households and homeowners at or below 80% area median income.

Discussion

Maintaining existing aging affordable housing stock through the County's housing replacement program for low and moderate income homeowners and seeking ways to increase the availability of affordable housing overall without relying solely on limited grant funds covered by this plan is critical over the next five years.

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

Introduction

This section will describe the general characteristics of the cost of housing based on HUD-provided ACS and CHAS data.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	128,800	148,300	15%
Median Contract Rent	663	826	25%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	3,729	10.8%
\$500-999	16,625	48.2%
\$1,000-1,499	10,185	29.5%
\$1,500-1,999	2,540	7.4%
\$2,000 or more	1,460	4.2%
Total	34,539	100.1%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,315	No Data
50% HAMFI	5,973	7,096
80% HAMFI	18,750	19,017
100% HAMFI	No Data	26,513
Total	26,038	52,626

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There are significant gaps in the number of housing units affordable to households in the extremely low (0-30% AMI) and low (30-50% AMI) income categories.

In the extremely low income category, there are 11,194 total households and only 1,315 reported units. While HUD could not provide data on number of affordable owner units for this category; 3,353 homeowners in this income category are cost burdened suggesting that there is a significant gap in owner units affordable to households earning less than 30% HAMFI.

In the low income category, there are 11,515 total households. For households earning 50% AMI, there are 13,069 housing units suggesting sufficient supply. Of course the placement of income to affordability is not perfect since approximately 8,264 households are cost burdened at this income category.

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

Home and rent values are expected to continue to increase over the next 5 years with the expected subsiding of economic effects of the coronavirus pandemic and a failure of the market to meet demand through the supply of new units.

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

Area Median Rents are higher than the listed HOME/Fair Markets Rents. Unit rents that are comparable to the HOME/Fair Market Rents are often located in the City of Dallas and not within the area covered by this Plan. Due to the nature of urban county programs where multiple cities receive a proportional share of funds and the amount of funds received for housing over the next five years, it is not feasible to adequately address the production or preservation of affordable housing in the goals and activities covered by this plan.

Discussion

Conditions within the local tight housing market have greatly exacerbated what was already a shortage of affordable housing. While the County has always used its HOME funds to create and preserve affordable housing, the need to do so is even more pressing now.

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

Introduction

This section will describe the condition of housing for the Dallas County housing market. There are 7,367 households in Dallas County that experience severe housing problems. The four conditions of housing problems include (1) lack of complete kitchen facilities, (2) lack of complete plumbing facilities, (3) more than one person per room, and (4) cost burden (paying more than 50% of household income on housing expenses).

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For the purposes of this Plan, "standard condition" housing units are those that meet applicable federal standards and local building codes. A housing unit in "substandard condition but suitable for rehabilitation" is one that does not meet applicable federal standards and/or local building codes, but does not endanger the life, health and safety of the public, and can still be repaired for a reasonable amount. "Reasonable amount" is a cost that does not exceed 75% of the estimated post rehabilitation value of the housing unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	18,285	25%	15,840	46%
With two selected Conditions	739	1%	1,209	4%
With three selected Conditions	10	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	55,230	74%	17,449	51%
Total	74,264	100%	34,523	101%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	19,083	26%	8,240	24%
1980-1999	28,638	39%	14,078	41%
1950-1979	21,113	28%	10,525	30%
Before 1950	5,408	7%	1,697	5%
Total	74,242	100%	34,540	100%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	26,521	36%	12,222	35%
Housing Units build before 1980 with children present	15,386	21%	9,678	28%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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

Approximately 39,000 housing units were built before 1980 in Dallas County of which 25,000 have children present. Since housing problems disproportionately affects low and moderate income families and are less able to afford rehabilitation or home updates, it is likely most of those housing units are occupied by low and moderate income families.

Discussion

Funding to address the housing problems in Dallas County has not kept pace with their growth. Despite shortfalls to completely or even nearly address them, programs like the County's housing replacement program are critical to both preserve affordable housing and address aging housing stock.

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

Introduction

There is no “traditional” public housing located within the Planning area. The vouchers cited below are from the Housing Choice Voucher programs operated by the County and Balch Springs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				3,813			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There is no public housing in the area covered by this Plan.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

There is no public housing in the area covered by this Plan.

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

There is no public housing in the area covered by this Plan.

Discussion:

There is no public housing in the area covered by this Plan.

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

Introduction

While there are five shelters with approximately 2,300 beds and 1600 permanent supportive housing beds in the Dallas area, none are physically located within the area covered by this Plan.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

Parkland Hospital operates five mobile medical clinics and one mobile dental clinic that are specifically targeted to the homeless, and that are operated throughout the County. Parkland also regularly provides medical services at the Bridge and the Stewpot shelters in Dallas. These services are also complemented by communicable disease health services provided by the County's Health Department and by special mental health assessment/screening by the County in its jail system.

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

There are five major emergency shelters located within the City of Dallas. These include Austin Street, the Bridge, Dallas Life, the Salvation Army, and Union Gospel Mission. Collectively, they provide about 2,300 beds; however, they primarily provide shelter for individuals, not families, or youth. The Vogel Alcove and the Family Place only has 106 beds, and the Vogel Alcove while providing critical services for children of homeless families, does not have any housing accommodations.

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

Introduction

There is an ongoing shortage of special needs facilities and services in the Dallas County area. Almost all of the programs and facilities built and serving these populations are located in jurisdictions not covered by this plan. Participating cities in the County program are small and are not ideal locations for nonprofit agencies whose goal is to serve the needs of these populations. Nevertheless, the County partners with agencies to provide these services.

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

There is an ongoing shortage of supportive housing in the area covered by this Plan, as about 12% of the population is disabled. However, there are only about 1600 permanent supportive beds available.

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

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

The County's housing replacement program does not specifically target the elderly however a great proportion of its clients are elderly and/or disabled. The program will serve approximately 5 households in the next year.

ESG funds will be used to provide emergency shelter, essential services, and rapid rehousing for chronically homeless and persons fleeing domestic violence. The programs will serve approximately 1300 people in the next year.

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

This is addressed in the above response.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers to affordable housing that can be caused by public policies include decisions involving zoning, permit fees, minimum lot sizes, minimum residential square footage, garage requirements, and minimum masonry requirements.

Since, in Texas, it is the city and not the county that is responsible for such matters, the County's ability to influence them is limited.

However, the County does periodically review local zoning/building code requirements and has been successful in the past at getting a number of cities (such as Cockrell Hill, Wilmer, Hutchins and Balch Springs) to waive permit fees and grant exemptions to restrictive building codes unrelated to housing standards and safety so that the County can rebuild homes for its housing replacement program.

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

Introduction

The non-housing community development section provides a brief summary of Dallas County's priority non-housing community development needs that are eligible for assistance under the CDBG program. This section of the plan provides Dallas County's specific community development objectives, developed in accordance with the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate income persons.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	960	330	1	0	-1
Arts, Entertainment, Accommodations	15,933	15,924	13	11	-2
Construction	8,127	12,416	6	8	2
Education and Health Care Services	20,233	18,219	16	12	-4
Finance, Insurance, and Real Estate	13,636	11,935	11	8	-3
Information	3,789	4,402	3	3	0
Manufacturing	10,822	11,072	9	8	-1
Other Services	4,029	5,522	3	4	1
Professional, Scientific, Management Services	14,679	12,389	12	8	-4
Public Administration	0	0	0	0	0
Retail Trade	16,480	21,415	13	15	2
Transportation and Warehousing	8,875	13,269	7	9	2
Wholesale Trade	9,056	19,340	7	13	6
Total	126,619	146,233	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	169,294
Civilian Employed Population 16 years and over	159,575
Unemployment Rate	5.74
Unemployment Rate for Ages 16-24	16.50
Unemployment Rate for Ages 25-65	3.36

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	43,495
Farming, fisheries and forestry occupations	7,532
Service	14,512
Sales and office	40,160
Construction, extraction, maintenance and repair	13,594
Production, transportation and material moving	9,024

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	79,839	54%
30-59 Minutes	57,025	38%
60 or More Minutes	12,124	8%
Total	148,988	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	16,524	839	9,055
High school graduate (includes equivalency)	26,005	1,668	9,950
Some college or Associate's degree	39,475	2,388	9,334

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	50,980	1,076	9,574

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	574	1,964	3,616	6,173	2,719
9th to 12th grade, no diploma	4,174	4,213	4,286	6,185	2,594
High school graduate, GED, or alternative	10,227	10,279	9,809	17,524	7,789
Some college, no degree	12,240	11,063	10,020	18,829	7,133
Associate's degree	1,354	2,679	2,978	5,671	1,900
Bachelor's degree	2,465	8,169	10,030	19,686	6,309
Graduate or professional degree	153	3,467	7,788	12,501	4,441

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	491,840
High school graduate (includes equivalency)	697,350
Some college or Associate's degree	858,665
Bachelor's degree	1,192,865
Graduate or professional degree	1,509,335

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

While employment sectors are broadly speaking highly diversified, the major sectors of employment in Dallas County are:

- Arts, Entertainment, Accommodations
- Education and Health Care Services
- Finance, Insurance, and Real Estate

- Professional, Scientific, Management Services
- Retail Trade

Describe the workforce and infrastructure needs of the business community:

Workforce needs of the business community is evident in certain activities like Wholesale Trade, Retail, Construction, and Transportation and Warehousing where more jobs are available than workers. Another issue is where the workforce resides. About 46% of workers commute greater than 30 minutes to their job including 8% with commute times longer than one hour.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Dallas County adopted an updated Mobility Plan in 2019. The plan will solicit, partner, and fund in part projects in four categories: roadway capacity and connectivity, bicycle and pedestrian, safety, and innovative and alternative transportation solutions. This plan will guide large County funded investments in transportation for years to come.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Overall, the skills and education of the current workforce generally match the employment opportunities in the areas covered by this Plan and in the general Dallas Market. However, within the planning area, there are certain occupations, industrial sectors, and locations where there are groups and a shortage of opportunities. Such areas and sectors include a shortage of high-paying jobs (especially those related to manufacturing) in Cockrell Hill, Wilmer, Balch Springs, Hutchins, and Seagoville. It is also recognized that if such jobs should occur, education and job skills will need to be improved.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Both Workforce Solutions of Greater Dallas, which is responsible for job training programs in Dallas County and with an annual budget of about \$100 million, and Dallas County Community College District are nationally recognized for their workforce development programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

The Dallas area economy has traditionally been competitive and successful and has the opportunity to remain a leader in the region. However, for this to happen, new targeted infrastructure will need to be constructed in certain locations as well as provide adequate housing to attract new workers and retain the current workforce.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Most of area's housing problems are located in the cities with low-to-moderate income populations of more than 45%. For purposes of this Plan, an area is considered to have a concentration of housing problems if at least 45% of a city's housing stock is at least 40 years old and 45% of its population is low-income. Using this definition, there are five cities with a combination of housing problems (Wilmer, Hutchins, Seagoville, Balch Springs, and Cockrell Hill).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For purposes of this Plan, an area is racially concentrated if a city has at least 59% of its population being non-white (this definition is based on 59% of the planning area presently being non-white). Similarly, an area is regarded as having a low-income concentration if a city has at least 45% of its population being low income (this definition is based on the entire planning area being 34% low-income). Using these definitions, eight cities are considered to have racial/ethnic concentrations (Wilmer, Hutchins, Duncanville, Lancaster, Cockrell Hill, Balch Springs, Glenn Heights and Cedar Hill) and five cities have low-income concentrations (Wilmer, Hutchins, Cockrell Hill, Balch Springs, and Seagoville).

What are the characteristics of the market in these areas/neighborhoods?

Housing in these areas is generally older (by at least 10-20 years), more likely to be in disrepair and possess lower values (the median values are typically no more than 60%-80% of the median values of the other cities covered by this Plan).

Are there any community assets in these areas/neighborhoods?

Many of them are located near major freeways, and several are located near an inland port project which represents a major economic development opportunity. Also, in the last 10 years, County through its HUD funding has increased or improved public infrastructure including residential streets, sidewalks, and parks.

Are there other strategic opportunities in any of these areas?

Overall, the entire Dallas area economy is quite strong which does provide for stable/increasing home values and consistent employment opportunities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Dallas is a major urban area. Broadband service is widely available from multiple providers. According to the Fixed Broadband Deployment map, there are at least 3-4 providers of broadband in all areas of Dallas County.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

More than one broadband service provider is available in virtually all areas of Dallas County.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Dallas County has historically been prone to various natural hazard events including flooding, heavy rain and thunderstorms, tornadoes, drought, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe droughts—are often most significant for vulnerable communities. By the middle of the century, the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms and an increased risk of catastrophic floods.

As a program rule and only under very limited circumstances would it consider an exception, the County does not utilize any HUD funds for projects located in a 100 year floodplain.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low and moderate income residents are at particular risk due to having less available resources. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. When Dallas County has an event that does not merit a federal declaration, there are not as many options for aid to people who are uninsured or underinsured. Flash floods are one example of an event that usually does not rise to a federal level but that impacts a large number of people without insurance. This type of unexpected expense, like having a flooded car or home damage, can be enough to put a family in crisis.

As a program rule and only under very limited circumstances would it consider an exception, the County does not utilize any HUD funds for projects located in a 100 year floodplain.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This ConPlan assesses the County's needs relating to housing, homelessness, and community services. The following is a summary of proposed outcomes for the use of federal funds from Grant Years (GY) 2021 to 2025.

HUD Objective - Decent Housing

- 37 housing units to be reconstructed
- 5 new affordable housing units to be added to the housing supply through acquisition, new construction, rehabilitation, or reconstruction
- 15 first time homebuyers to be assisted with down payment and closing costs
- 60 homeless households to be provided affordable rental housing with rapid rehousing assistance

HUD Objective – Suitable Living Environment

- 6,800 persons experiencing homelessness receiving overnight shelter and supportive services
- 19,000 low and moderate income persons provided improved public infrastructure including water, sewer, and street improvements
- 32,000 persons provided code enforcement services to improve neighborhood conditions
- 1,500 low and moderate income persons provided new or improved access to public park and recreation facilities

HUD Objective – Expanded Economic Opportunities

- 5,000 low and moderate income persons provided with housing counseling and financial education public services

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Are a N am e:	Are a T ype :	Other Tar get Area D escription :	HUD A pprov al Dat e:	% of Low/ Mod :	Revi tal T ype: :	Other R evital De scription :	Iden tify the neig hbor hoo d bou ndar ies for this targ et area .	Inclu de spec ific hous ing and com mer cial char acte ristic s of this targ et area .	How did your cons ultat ion and citiz en parti cipa tion proc ess help you to iden tify this neig hbor hoo d as a targ et area ?	Id en tif th e ne ed s in th is ta rg et ea .	Wha t are the opp ortu nities for impro ved men t in this targ et area ?	Are ther e barr iers to impro ved men t in this targ et area ?
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Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG and HOME funding will be utilized for projects/activities conducted within the fifteen cities participating in the County's CDBG Program. To help ensure that CDBG assistance is directed to those communities with the greatest needs, the County utilizes a formula that provides more funding to cities with greater low/moderate income populations. Such a formula thus provides twice as much funding to cities like Cockrell Hill and Wilmer which have low-to-moderate income populations in excess of 70% even though a city like Cedar Hill is four times larger. In addition, the three cities with the highest median incomes (University Park, Highland Park and Coppell) traditionally do not seek to utilize the County's CDBG/HOME funding.

Because the vast majority of the homeless population within the Dallas Metropolitan Area is located in the City of Dallas, the County will primarily utilize its ESG funding within that city.

There are also very few CHDOs operating within the County's planning area. As a result, CHDO assistance, if possible, will be directed to planning area cities, but if it cannot, to the city of Dallas (where the greatest number of CHDOs are located).

HOME funding is also used to operate the County's Replacement Housing Program. This program is operated only in the County's cities with some of the highest concentration of low-income population (60%-70%) and substandard housing (55%-90% of the housing is at least 40 years old) --- Wilmer, Hutchins, Cockrell Hill, Balch Springs, and Seagoville.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure and Facilities Shelter Services Grant Administration
	Description	Public facilities and infrastructure such as residential streets, water, sewer, sidewalks, parks, and homeless shelter services
	Basis for Relative Priority	Aging infrastructure, lack of municipal funds, and critical need of homeless shelter services make this a high priority
2	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Code Enforcement Homeownership Grant Administration
	Description	Public services such as financial and housing counseling as well as code enforcement
	Basis for Relative Priority	Limited funds and opportunities to directly assist affordable homebuyers make financial and housing counseling high priority Lack of municipal funds to adequately address substandard community and neighborhood conditions makes code enforcement high priority
3	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Victims of Domestic Violence Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	Replacement Housing Supply of Units Rapid Rehousing Grant Administration
	Description	Housing services such as housing replacement program, rapid rehousing rental assistance, CHDO construction, and financial assistance to avoid eviction
	Basis for Relative Priority	Aging housing stock and high cost burden by families in existing affordable housing units makes reconstruction of substandard a high priority Direct rental assistance for housing is the most cost effective way to achieve the best outcomes for families that are literally homeless making it a high priority CHDO is required by HOME regulation making it a high priority
4	Priority Need Name	Downpayment Assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Homeownership
	Description	Downpayment assistance for low and moderate income first time homebuyers
	Basis for Relative Priority	Downpayment assistance is determined to be a low priority because of the recent low demand for the service due to increasing home values and low availability of affordable homeownership opportunities in the areas of Dallas County covered by this plan

Narrative (Optional)

The priority needs of this plan are as follows:

Housing

- Rental assistance to rapidly rehouse homeless persons

- Creation of new affordable rental and homebuyer units
- Home reconstruction
- Down payment assistance
- Financial assistance to avoid eviction

Public Services

- Housing counseling and financial education
- Code enforcement

Public Facilities and Infrastructure

- Homeless shelter services
- Street, sewer, and water reconstruction and improvements
- Parks and recreation facilities

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Increased demand for services based on economic conditions or adequate affordable housing supply
TBRA for Non-Homeless Special Needs	Not a priority or contemplated use under this plan
New Unit Production	Availability of contractors, in particular a CHDO with adequate capacity and record for compliance and delivery
Rehabilitation	Aging housing stock and continued lack of affordable housing options
Acquisition, including preservation	Adequate housing stock and competitiveness of new homebuyer assistance in the housing market

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Dallas County is an urban county entitlement community and currently receives three grants from the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG),
- Emergency Solutions Grant, and
- Home Investment Partnerships Program (HOME).

Through the use of federal funds the County plans to carry out the objectives set forth in this ConPlan. The County works in partnership with public institutions, private, and nonprofit partners to implement activities and projects that require multiple funding sources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,342,924	0	77,746	2,420,670	9,235,000	Public services, public infrastructure and facility improvements, administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	755,562	75,000	0	830,562	3,000,000	Replacement housing program, CHDO construction, downpayment assistance, administration
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	196,180	0	0	196,180	785,000	Emergency shelter and essential services, rapid rehousing, HMIS, administration

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CHDO funds will be combined with other funds provided by the CHDO from other private, State and Federal sources. HOME downpayment assistance will be combined and leveraged with private funds and below market rate mortgage assistance. The primary source for HOME match will be provided from proceeds of previously issued County housing bonds. The bond funds are used for direct assistance to low and moderate income households through the County's downpayment assistance and replacement housing programs.

ESG funding will be combined with funds from other governmental entities, foundations, and private sources. ESG match will be provided through cash and noncash contributions in the form of goods and services contributed to each subrecipient's ESG program.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publically owned land or property will be used to address the needs identified in the Plan.

Discussion

This optional section left blank intentionally.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DALLAS COUNTY	Government	Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Dallas County will partner with private industry, nonprofit organizations, contractors, and other departments to achieve the goals covered by this plan. The strengths are that it leverages the expertise, capacity, and labor of specialized organizations to deliver on outcomes. It reduces the County's administrative and project delivery costs. A gap is that it is heavily reliant on those outside parties rather than retaining them within the County.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X

Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While all the services identified above exist, the available capacity does not always meet the existing demand. This is especially since there are only about 2300 shelter beds and 1600 supportive housing units, yet it has been estimated by the Dallas Mayor's Commission on homelessness that as many as 10,000 people may become homeless in a calendar year.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths are that there are some excellent services provided and quality shelters however the demand often exceeds the supply.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Location also plays a critical role in the provision of services to the special needs population. The services listed above are primarily located in the city of Dallas. This is significant, since this is where the majority of the metropolitan area's housing population is located. However, for the special needs population living in the area covered by this Plan, this concentration of services in Dallas creates a difficult situation. For the relatively few homeless who live in the County's outlining consortium, however, this concentration of services in the city creates a difficult situation. So that this issue can be addressed, the County will continue to actively participate in the CoC.

The County continues to explore options for increasing the supply of supportive/transitional housing and services for the chronically homeless and those with special needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure and Facilities	2021	2025	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$6,603,534	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20500 Persons Assisted
2	Code Enforcement	2021	2025	Non-Housing Community Development		Public Services	CDBG: \$900,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32000 Persons Assisted
3	Replacement Housing	2021	2025	Affordable Housing		Housing	HOME: \$2,810,424	Homeowner Housing Rehabilitated: 37 Household Housing Unit
4	Supply of Units	2021	2025	Affordable Housing		Housing	HOME: \$552,084	Homeowner Housing Added: 5 Household Housing Unit
5	Homeownership	2021	2025	Affordable Housing Non-Housing Community Development		Public Services Downpayment Assistance	CDBG: \$1,731,585 HOME: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted Direct Financial Assistance to Homebuyers: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Shelter Services	2021	2025	Homeless		Public Facilities and Infrastructure	ESG: \$544,555	Homeless Person Overnight Shelter: 6800 Persons Assisted
7	Rapid Rehousing	2021	2025	Affordable Housing Homeless		Housing	ESG: \$363,045	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
8	Grant Administration	2021	2025	Administration		Public Facilities and Infrastructure Public Services Housing	CDBG: \$2,308,780 HOME: \$368,056 ESG: \$73,588	Other: 0 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure and Facilities
	Goal Description	Improve and replace water/sewer facilities, reconstruct streets, improve curb and gutters, sidewalks, parks, and other public facilities in low/moderate income neighborhoods
2	Goal Name	Code Enforcement
	Goal Description	Fund code enforcement services and provide funds to improve the safety and desirability of neighborhoods
3	Goal Name	Replacement Housing
	Goal Description	Replace substandard low and moderate income owner occupied housing

4	Goal Name	Supply of Units
	Goal Description	To increase the availability of affordable permanent housing in standard condition to low/moderate income families
5	Goal Name	Homeownership
	Goal Description	Providing direct financial assistance for the purchase of homes for low/moderate income families and provide financial and housing counseling
6	Goal Name	Shelter Services
	Goal Description	Increase and continue access to shelter and supportive services for homeless persons
7	Goal Name	Rapid Rehousing
	Goal Description	Continue or increase rapid rehousing and supportive services for homeless persons
8	Goal Name	Grant Administration
	Goal Description	Plan, manage, report, and administer grant funded activities

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Estimated number of extremely low income, low, and moderate income families the County will provide affordable housing to is 89, 15, and 14 respectively. The following is a breakdown by activity type:

- 37 housing units to be reconstructed
 - 25 extremely low, 7 low, 5 moderate
- 5 new affordable housing units to be added to the housing supply through acquisition, new construction, rehabilitation, or reconstruction

- 1 extremely low, 3 low, 1 moderate
- 15 first time homebuyers to be assisted with down payment and closing costs
 - 2 extremely low, 5 low, 8 moderate
- 60 homeless households to be provided affordable rental housing with rapid rehousing assistance
 - 60 extremely low

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There is no public housing located or operated within the area covered by this Plan, this section is not applicable

Activities to Increase Resident Involvements

There is no public housing located or operated within the area covered by this Plan, this section is not applicable

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers to affordable housing that can be caused by public policies include decisions involving zoning, permit fees, minimum lot sizes, minimum residential square footage, garage requirements, and minimum masonry requirements.

Since, in Texas, it is the city and not the county that is responsible for such matters, the County's ability to influence them is limited.

However, the County does periodically review local zoning/building code requirements and has been successful in the past at getting a number of cities (such as Cockrell Hill, Wilmer, Hutchins and Balch Springs) to waive permit fees and grant exemptions to restrictive building codes unrelated to housing standards and safety so that the County can rebuild homes for its housing replacement program.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In Texas, it is the city and not the county that has the authority and responsibility for adopting and administering local zoning and building codes. As a result, the County's ability to address some of the more frequent barriers caused by public policy is somewhat limited. Nonetheless, the County periodically reviews local building permit fee schedules and building code requirements, and it has been very successful in obtaining waivers of building permit fees and grant exemptions to restrictive building codes unrelated to housing standards and safety from cities like Wilmer, Hutchins, Seagoville, Cockrell Hill, and Balch Springs for houses built by the County's Replacement Housing Program.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

County works closely with CoC and its member entities to reach the client population and to set common priorities so that available resources can be allocated to the greatest needs, to make client referrals to one another, and to discuss options for improving services.

Addressing the emergency and transitional housing needs of homeless persons

The County will seek to address the emergency and transitional housing needs of homeless persons by actively participating in the local CoC, allocating its ESG funding in accordance with the Dallas Area CoC priorities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County has included as one of its five year goals to include funding for rapid rehousing 60 households.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The County will seek to address the homeless prevention need by actively participating in the local CoC and partnering with its member agencies. While, rapid rehousing is the primary County goal for housing homeless, should the demand for rapid rehousing decrease over the next five years, then the County will consider reallocating resources to homeless prevention.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Section 8 Programs and the Home Loan Counseling Center provide all of their clients information about the hazards associated with LBP and the age of housing typically associated with LBP. The County's Replacement Housing Program also demolishes severely dilapidated owner-occupied housing and replaces it with newly constructed safe housing. Since all of the housing that the County replaces is built before 1978, with most of it having been built in the 1950s when lead paint was quite common the program helps eliminate LBP hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Required pamphlets and notices are provided to all housing program clients assisted with grant funds. This is important since housing that is affordable to these groups was often built before 1978.

How are the actions listed above integrated into housing policies and procedures?

All housing clients receive LBP information and counseling regardless of whether they are renters or potential homebuyers. The Replacement Housing Program has been regularly operated by the County since 2002 and is part of the client documentation program checklists.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The County's anti-poverty strategy will assist with reducing the number of poverty level families by increasing access to the following services and programs:

- Projects that make community and neighborhood maintenance and improvements.
 - Programs which combine housing assistance with supportive services.
 - Case management and information and referral services to special needs and low and moderate income households through various non-profit organizations.
 - Supplementary and emergency assistance, child care, health, transportation, financial assistance, and educational assistance to low and moderate income households, particularly those with special needs.
- These programs are carried out through by the County Health and Human Services Department.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

This plan includes improvements to public infrastructure and facilities, housing replacement, affordable housing construction, homebuyer assistance, and rapid rehousing activities. These activities serve to decrease the prevalence of poverty in communities throughout the County.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

County staff participates various HUD-sponsored training sessions and professional development opportunities offered through private organizations. These efforts ensure staff is current with federal regulations regarding HUD programs.

The County's monitoring process has three components: 1) On-site monitoring of entities implementing HUD-funded programs; 2) Desk reviews of performance and financial reports during contract periods; and 3) Final reviews of files after activity close-out.

On-site monitoring of all grant subrecipients is performed. All regulatory requirements are reviewed during monitoring using a checklist. Non-compliant organizations are given findings, and additional monitoring visits may be scheduled to verify that corrective action has been taken. The County undergoes a Single Audit annually, as required by 2 CFR 200.

Construction inspections are made during each phase of a project, and Housing Property Standards inspections are made at all homebuyer assistance and HOME-funded housing locations. If applicable, on-site interviews of construction workers are conducted to verify Davis-Bacon wage rate requirements. Desk reviews of eligible expense documentation and performance reports occur at least quarterly for all public service subrecipients. This information is also routinely reviewed for any major projects, as expenditures are approved. Desk reviews verify client income eligibility, evidence of mitigation of environmental concerns, Fair Housing compliance, and adherence to the Lead Safe Housing Rule, as well as other HUD requirements.

The County maintains a system of checks and balances by conducting internal reviews of its own procedures and documentation. Outcomes of these reviews are reported to the County Auditor that appropriate corrective action and process improvements can be undertaken, as needed. Housing programs implemented by the Department undergo this internal review. The County uses HUD monitoring checklists to review a sample of client files, and all deficiencies are noted and corrected. At close-out of any subrecipient or CHDO contract, the files are reviewed to ensure that compliance with HUD requirements is adequately documented. Cost documentation for major projects is verified by County staff.

Staff provides ongoing technical assistance as needed.

Staff performs outreach to Minority Business Enterprises (MBEs) by searching websites such as the Small Business Administration and local chapters of national minority associations.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Dallas County is an urban county entitlement community and currently receives three grants from the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG),
- Emergency Solutions Grant, and
- Home Investment Partnerships Program (HOME).

Through the use of federal funds the County plans to carry out the objectives set forth in this ConPlan. The County works in partnership with public institutions, private, and nonprofit partners to implement activities and projects that require multiple funding sources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,342,924.00	0.00	77,746.00	2,420,670.00	9,235,000.00	Public services, public infrastructure and facility improvements, administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	755,562.00	75,000.00	0.00	830,562.00	3,000,000.00	Replacement housing program, CHDO construction, downpayment assistance, administration
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	196,180.00	0.00	0.00	196,180.00	785,000.00	Emergency shelter and essential services, rapid rehousing, HMIS, administration

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CHDO funds will be combined with other funds provided by the CHDO from other private, State and Federal sources. HOME downpayment assistance will be combined and leveraged with private funds and below market rate mortgage assistance. The primary source for HOME match will be provided from proceeds of previously issued County housing bonds. The bond funds are used for direct assistance to low and moderate income households through the County's downpayment assistance and replacement housing programs.

ESG funding will be combined with funds from other governmental entities, foundations, and private sources. ESG match will be provided through cash and noncash contributions in the form of goods and services contributed to each subrecipient's ESG program.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publically owned land or property will be used to address the needs identified in the Plan.

Discussion

This optional section left blank intentionally.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure and Facilities	2021	2025	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$1,458,533.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3952 Persons Assisted
2	Code Enforcement	2021	2025	Non-Housing Community Development		Public Services	CDBG: \$120,000.00	Housing Code Enforcement/Foreclosed Property Care: 2470 Household Housing Unit
3	Replacement Housing	2021	2025	Affordable Housing		Housing	HOME: \$641,727.00	Homeowner Housing Rehabilitated: 7 Household Housing Unit
4	Supply of Units	2021	2025	Affordable Housing		Housing	HOME: \$113,335.00	Homeowner Housing Added: 1 Household Housing Unit
5	Homeownership	2021	2025	Affordable Housing Non-Housing Community Development		Public Services	CDBG: \$346,334.00	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
6	Shelter Services	2021	2025	Homeless		Public Facilities and Infrastructure	ESG: \$107,000.00	Homeless Person Overnight Shelter: 1200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Rapid Rehousing	2021	2025	Affordable Housing Homeless		Housing	ESG: \$84,281.00	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted
8	Grant Administration	2021	2025	Administration		Public Facilities and Infrastructure Public Services Housing	CDBG: \$458,778.00 HOME: \$75,500.00 ESG: \$4,000.00	Other: 0 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure and Facilities
	Goal Description	This section is optional and left blank intentionally
2	Goal Name	Code Enforcement
	Goal Description	This section is optional and left blank intentionally
3	Goal Name	Replacement Housing
	Goal Description	This section is optional and left blank intentionally
4	Goal Name	Supply of Units
	Goal Description	This section is optional and left blank intentionally
5	Goal Name	Homeownership
	Goal Description	This section is optional and left blank intentionally

6	Goal Name	Shelter Services
	Goal Description	This section is optional and left blank intentionally
7	Goal Name	Rapid Rehousing
	Goal Description	This section is optional and left blank intentionally
8	Goal Name	Grant Administration
	Goal Description	This section is optional and left blank intentionally

Projects

AP-35 Projects – 91.220(d)

Introduction

For this Action Plan and first year of the Con Plan; Dallas County will undertake 11 projects. These projects, which will consist of area-wide activities and administrative funding, will also be conducted in participating cities Cockrell Hill, Glenn Heights, Hutchins, Sachse, and Seagoville.

A jurisdiction must describe activities planned with respect to all CDBG funds expected to be available during the program year, except that an amount generally not to exceed 10 percent of such total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified for the contingency of cost overruns. For this purpose, an amount not to exceed \$34,025 in CDBG funds has been identified for the contingency of cost overruns. This amount will be allocated to CDBG projects as needed and not to exceed certain regulatory maximums related to general administration and public services.

Projects

#	Project Name
1	21-22 CDBG City of Cockrell Hill
2	21-22 CDBG City of Glenn Heights
3	21-22 CDBG City of Hutchins
4	21-22 CDBG City of Sachse
5	21-22 CDBG City of Seagoville
6	21-22 CDBG Housing Loan Counseling
7	21-22 CDBG Administration
8	21-22 HOME Housing Replacement Program
9	21-22 HOME CHDO
10	21-22 HOME Administration
11	ESG21 Dallas County

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

So that participating cities can be provided with enough funding to undertake impactful projects, one-half of participating cities are funded one year, and the remaining one-half are funded the next year. Due to limited funding, it often takes multiple years of allocations to start and complete a project.

AP-38 Project Summary
Project Summary Information

1	Project Name	21-22 CDBG City of Cockrell Hill
	Target Area	
	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$444,532.00
	Description	Residential water improvements at Penrod and Dempster Streets in Cockrell Hill, TX Substantial Amendment March 2022, Court Order 2022-0326: 2021-22 Penrod project canceled and transferred to the 2019-20 Dempster water replacement project
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 145 persons of which 90% are low and moderate income
	Location Description	Penrod and Dempster Street, Cockrell Hill, TX
	Planned Activities	Residential water improvements at Penrod and Dempster Streets in Cockrell Hill, TX
2	Project Name	21-22 CDBG City of Glenn Heights
	Target Area	
	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Services
	Funding	CDBG: \$199,844.00
	Description	Residential street reconstructions in the Morgan Heights Addition neighborhood in Morgan Heights, TX
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	3025 persons of which 67% are low and moderate income
	Location Description	Morgan Heights, TX
	Planned Activities	Residential street reconstructions in the Morgan Heights Addition neighborhood in Morgan Heights, TX
3	Project Name	21-22 CDBG City of Hutchins
	Target Area	

	Goals Supported	Public Infrastructure and Facilities Code Enforcement
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$409,676.00
	Description	Three planned activities in Hutchins, TX:- Code enforcement = \$122,587- Wastewater collection system improvements = \$40,531- Residential street reconstructions at Woodbrook and Woodcrest Streets = \$255,390
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	- 2470 persons of which approximately 73% are low and moderate income - 540 persons of which approximately 53% are low and moderate income
	Location Description	
	Planned Activities	Three planned activities in Hutchins, TX: - Code enforcement = \$120,000 - Wastewater collection system improvements = \$39,676 - Residential street reconstructions at Woodbrook and Woodcrest Streets = \$250,000
4	Project Name	21-22 CDBG City of Sachse
	Target Area	
	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$114,933.00
	Description	Sidewalk improvements on Brookview Court in Sachse, TX
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	180 persons of which approximately 80% are low and moderate income
	Location Description	Sachse, TX
	Planned Activities	Sidewalk improvements on Brookview Court in Sachse, TX
5	Project Name	21-22 CDBG City of Seagoville
	Target Area	

	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$409,548.00
	Description	Two planned activities in Seagoville, TX:- Residential street reconstruction of Ard Road = \$171,460- Residential street reconstruction of East Simonds Road = \$246,916
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	66 persons of which approximately 66% are low and moderate income
	Location Description	Seagoville, TX
	Planned Activities	Two planned activities in Seagoville, TX: - Residential street reconstruction of Ard Road = \$167,842 - Residential street reconstruction of East Simonds Road = \$241,706
6	Project Name	21-22 CDBG Housing Loan Counseling
	Target Area	
	Goals Supported	Homeownership
	Needs Addressed	Public Services
	Funding	CDBG: \$346,334.00
	Description	Financial and housing counseling as a CDBG public service for the Dallas County Health and Human Services Housing Loan Counseling program
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1200 unduplicated clients of which 100% are low and moderate income
	Location Description	2377 N. Stemmons Freeway Suite 724 Dallas, TX 75207
	Planned Activities	Financial and housing counseling as a CDBG public service for the Dallas County Health and Human Services Housing Loan Counseling program
7	Project Name	21-22 CDBG Administration

	Target Area	
	Goals Supported	Grant Administration
	Needs Addressed	Public Facilities and Infrastructure Public Services Housing
	Funding	CDBG: \$461,778.00
	Description	Plan, manage, oversee, and report for CDBG program
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Participating cities, Dallas County, TX
	Planned Activities	Plan, manage, oversee, and report for CDBG program
8	Project Name	21-22 HOME Housing Replacement Program
	Target Area	
	Goals Supported	Replacement Housing
	Needs Addressed	Housing
	Funding	HOME: \$641,727.00
	Description	Demolition of substandard homes and reconstruction for low and moderate income homeowners
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	6 low and moderate income homeowners
	Location Description	Participating cities, Dallas County, TX
	Planned Activities	Demolition of substandard homes and reconstruction for low and moderate income homeowners
9	Project Name	21-22 HOME CHDO
	Target Area	
	Goals Supported	Supply of Units
	Needs Addressed	Housing

	Funding	HOME: \$113,335.00
	Description	CHDO set-aside for project and contractor to be determined
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 low and moderate income household
	Location Description	TBD
	Planned Activities	CHDO set-aside for project and contractor to be determined
	Planned Activities	CHDO set-aside for project and contractor to be determined
10	Project Name	21-22 HOME Administration
	Target Area	
	Goals Supported	Grant Administration
	Needs Addressed	Housing
	Funding	HOME: \$75,500.00
	Description	Plan, manage, oversee, and report for HOME program
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Participating cities, Dallas County, TX
	Planned Activities	Plan, manage, oversee, and report for HOME program
11	Project Name	ESG21 Dallas County
	Target Area	
	Goals Supported	Shelter Services Rapid Rehousing Grant Administration
	Needs Addressed	Public Facilities and Infrastructure Housing
	Funding	ESG: \$196,180.00
	Description	ESG 2021-22 Activities including emergency shelter, essential services, rapid rehousing, and HMIS administration
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> • 12 homeless households to be provided affordable rental housing with rapid rehousing assistance all extremely low income • 1,360 persons experiencing homelessness receiving overnight shelter and supportive services all extremely low income
	Location Description	Dallas County, TX
	Planned Activities	<p>The Bridge: Emergency shelter and essential services = \$107,000</p> <p>Hope's Door New Beginning Center: Rapid rehousing = \$66,000</p> <p>Family Place: Rapid rehousing, transitional housing = \$19,180</p> <p>HMIS Administration (MDHA - CoC): \$4,000</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Dallas County's administrative formula for allocating its CDBG entitlement to participating cities is based primarily on the participating city's total population and percentage of low and moderate income residents. Generally, the greater percentage of low and moderate income of the participating city the higher the percentage of CDBG funds is allocated.

For this Action Plan and first year of the Con Plan; Dallas County will undertake 11 projects. These projects, which will consist of area-wide activities and administrative funding, targeted public infrastructure improvements will also be conducted in low and moderate income areas of participating cities Cockrell Hill, Glenn Heights, Hutchins, Sachse, and Seagoville.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The number of participating cities and the relatively limited amount of funding that is available in one year, each city receives CDBG funding on a biennial basis so that it can receive enough funding at one time to undertake an impactful project. The amount of CDBG funding that a city receives is based on a formula that takes into account the percentage of a city's population being low and moderate income. The formula helps ensure that the cities with the greatest needs receive the greatest share of assistance.

Discussion

With limited funding and many different cities participating in the County's CDBG Program, how the County chooses to geographically allocate its CDBG funding is especially critical. The County ensures that cities with the highest low and moderate income percentages receive significantly more CDBG funding than other cities, and it operates a replacement housing program only in cities with the largest concentration of substandard owner occupied housing.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County through its Replacement Housing Program will provide affordable housing opportunities in the 2021-22 program year. The County also plans to award HOME CHDO set aside funds and ESG funds to subrecipients for homeless activities including rapid rehousing.

One Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	7
Special-Needs	0
Total	19

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	12
The Production of New Units	1
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	19

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The County does not fund activities where Uniform Relocation Act assistance will be required.

AP-60 Public Housing – 91.220(h)

Introduction

Dallas County Housing Authority administers the Housing Choice Voucher, Family Self-Sufficiency, and Section 8 Homeownership Programs. The County's housing authority is operated by Dallas County Health and Human Services (DCHHS) Department. DCHHS administers approximately 4,400 Housing Choice Vouchers.

Within the County's consortium of cities, the City of Balch Springs also administered a Housing Choice Voucher Program. The Balch Springs Housing Authority administers approximately Housing Choice Vouchers.

Actions planned during the next year to address the needs to public housing

In addition to providing housing services and administering Housing Choice Vouchers, DCHHS will provide an array of programs to meet the needs of public housing residents. Other programs include:

- Comprehensive Energy Assistance Program (CEAP) provides a copayment utility plan for households that are extremely-low and low income including seniors and persons with disabilities. Replacement, retrofit, or repair of heating and cooling systems is also available. The program provides case management and utility assistance through five offices located throughout Dallas County.
- Weatherization Assistance Program (WAP) provides energy efficient upgrades to help reduce utility and housing costs to increase housing stability for low-income households particularly the elderly and persons with disabilities.
- Home Welfare Program provides short-term emergency financial assistance to Dallas County residents. Assistance is temporary and aims to bridge the gap in assistance for residents until they are able to return to work or gain assistance from other resources. Direct assistance for rent, room and board, utilities, transportation, and food is provided.
- DCHHS' Housing Opportunities for Persons with AIDS (HOPWA) services funded through the City of Dallas are provided including medical care, case management, prescription drug help, transportation, and dental care. Other services include home health care, mental health services, insurance assistance, and substance abuse treatment.

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

Dallas County's Home Loan Counseling Center (HLCC) is administered by DCHHS Department staff. HLCC increases homeownership opportunities in Dallas County for low-moderate income families through homebuyer education, mortgage counseling, and down payment assistance programs. Since 1989, it is the oldest and most comprehensive provider of homebuyer education and counseling in North Texas. HLCC partners with local municipal governments and non-profit housing agencies, home builders, realtors and mortgage lenders to increase homeownership opportunities for low-moderate income families in Dallas County.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

This section is optional and was left blank intentionally

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Comparing point-in-time counts for the Dallas local continuum, homelessness continues to rise. Significant increases in the presence and visibility of encampments also shows an increasing demand for shelter and housing resources. The lack of access to units that accept a housing choice voucher is also a significant impediment to local homeless housing goals.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

County will continue to participate with the Dallas continuum of care and utilize its ESG award to provide essential services to approximately 1360 homeless persons

Addressing the emergency shelter and transitional housing needs of homeless persons

County will continue to participate with the Dallas continuum of care and utilize its ESG award to provide shelter to approximately 1360 homeless persons and rapid rehousing assistance to approximately 12 families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

County will utilize ESG funding and local funding to provide emergency assistance, overnight/emergency shelters, and rapid rehousing assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

County will continue to work through its various departments and the local CoC to help make this

transition.

Discussion

Using local funds, County will provide emergency housing assistance to help prevent people from being evicted or having their homes foreclosed. The County will continue to support the Dallas continuum of care's efforts by providing emergency shelter and rapid rehousing assistance with ESG funds.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The County's most recent Analysis of Impediments from 2012 reviewed property tax policies, land use controls, zoning ordinances, building codes requirements, impact and other fees, public housing, environmental requirements, public transportation, and other factors in order to determine any barriers to affordable housing. A review of the federal regulations and County programs did not reveal any County ordinances, policies, or procedures that would discourage the development of affordable housing. There were no public policies that limit or affect the return on residential investments. For the County's next Consolidated Plan; the County, along with Dallas County Housing Authority, plans to coordinate and adopt a regional AI in partnership with City of Dallas, Dallas Housing Authority, and others. Changes in AI requirements may affect the timing and content of a new County AI.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In Texas, counties generally do not have the authority to adopt zoning codes or to change impact fees and typically do not operate water utilities. In addition, it is a city and not a county that has the authority to adopt codes which govern construction within its jurisdiction.

Discussion:

Although Dallas County's ability to remove the more common public policy affordable housing barriers is extremely limited, CDBG staff nonetheless periodically reviews building permit fees and requires cities to waive them for projects for the Replacement Housing Program. Finally, staff requests and participating city provides less-restrictive code variances so that the Replacement Housing Program can better serve its low and moderate income clients. Participating cities are required to provide these variances as part of their cooperation in the County's CDBG qualification.

AP-85 Other Actions – 91.220(k)

Introduction:

This Section discusses Dallas County's efforts to address identified obstacles, to maintain affordable housing, reduce lead-based paint (LBP) hazards, enhance coordination, improve institutional structure, and reduce poverty.

Actions planned to address obstacles to meeting underserved needs

The main challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To help overcome this significant challenge, the County will continue to work with its consortium cities, other local non-profit agencies, and other local organizations to aggressively seek opportunities to leverage funds.

Two of the major obstacles confronting the planning area are lack of funding and an extremely competitive housing market.

Actions planned to foster and maintain affordable housing

Dallas County places great emphasis upon ensuring that decent, safe, affordable housing is available for low and moderate income residents, to the greatest extent possible. The County's Replacement Housing Program is used as a high priority, as these newly built dwellings keep people (usually elderly and minorities) in their owner-occupied homes (people who had lived in their previously dilapidated structures for a number of years without the basic necessities because they could not afford to make necessary repairs, like plumbing).

Actions planned to reduce lead-based paint hazards

Federal regulations, effective September 2000 and updated in April 2010, put in place lead-based paint requirements for all housing activities undertaken by recipients of HUD funds. These regulations require multiple approaches to evaluate, control, and/or abate lead-based paint. Since inception of the CDBG program, all homes older than 1978 scheduled for major rehabilitation activities receive lead based paint testing to determine the extent of lead hazards. Typically, lead-based paint was found in small amounts such as on door frames and usually on the exterior of the houses. All of the lead that was found was addressed by interim controls and abatement through covering and/or painting.

Dallas County has taken the following steps to meet LBP requirements:

- Continued distribution of the "Renovate Right: Important Lead Hazard Information for Families, Childcare Providers, and Schools" pamphlet to homeowners receiving housing rehabilitation, homebuyer assistance and rental assistance.
- Continued identification of potential lead hazards for all houses built before 1978,
- Continued provision of LBP training and certifications for participating contractors and non-profit organizations to remain in compliance with LBP regulations.

Actions planned to reduce the number of poverty-level families

According to the 2010 Census, 18.3% of Dallas County is at or below the poverty level with some consortium cities more than 70% below poverty level. In an effort to reduce the number of residents living below poverty; Dallas County's HUD CPD funded programs, DCHHS programs and activities, and nonprofit partners are working to provide assistance to low income families. Other programs not yet discussed in undertaken to reduce poverty include:

- Emergency Rental Assistance Program
- Welfare Program
- Older Adult Services and Nutrition Program
- Dallas County Texas Workforce Program
- City of Lancaster Outreach Center

Actions planned to develop institutional structure

In order to overcome gaps in institutional structures and enhance coordination, County Planning and Development staff actively collaborates with both internal and external stakeholders to achieve its goals. Coordination with commissioners, DCHHS, and boards are critical partner for HUD programs. Coordination with outside partners include: participating city staff and elected officials, City of Dallas, and Metro Dallas Homeless Alliance.

Actions planned to enhance coordination between public and private housing and social service agencies

The County actively participates in the Dallas continuum of care and will continue to do so. It also provides CDBG funding to twelve cities and will continue actively interacting with them in the delivery of services and the completion of projects. It also allocates its ESG and CHDO funding through the use of Request for Proposals and requiring the County to regularly communicate and interact with local agencies, both private and public.

Discussion:

This is optional and left blank intentionally

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The County provides CDBG funding to each city in its program on biennial basis with the amount of funding determined by a formula that takes into account the percentage of a city being low/moderate income. Cities propose projects for this funding in consultation with the County.

The County's HOME funding is typically allocated for use by the County's Replacement Housing Program and Downpayment programs. Fifteen percent is allocated for use by CHDOs for eligible projects.

For HOME assistance, applicants must meet low and moderate income requirements and be residents within Dallas County. Homebuyers must purchase a home within Dallas County. The County solicits program applicants through its website (<https://www.dallascounty.org/department/hhs/homeloan.html> or <http://www.dallascounty.org/department/plandev/cdbg.php>) and outreach events hosted by its municipal partners. Applicants are assisted on a first come first serves basis. The County does not have any preferences, priorities, or limitations, on beneficiaries for HOME activities.

For ESG subawards, the County follows its procurement procedures through an open RFP process when funds from ongoing, year to year, agency activities become available because they are declined or for any reason not renewed. Available funds are made available to units of local government and/or private nonprofit corporations through public notice as well as coordinating and notifying the local Continuum of Care of available funding. The County meets the homeless participation requirement in 24 CFR 576.405(a) through participation in the local Continuum of Care. Nonprofit agencies provided a subaward must also meet the homeless participation requirement.

The County routinely conducts an allocation process for funding every spring. CHDO funds are typically combined over a two-year period and are then collectively allocated through a competitive RFP process every two years. Detailed information about the HOME/CDBG/ESG/CHDO allocation process and schedules is available from the County's Planning and Development Department (<http://www.dallascounty.org/department/plandev/>).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County does not and will not engage in any form of investment using HOME funds that is not described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Dallas County will use HOME funds for homebuyer assistance and rehabilitation of owner-occupied single-family housing and uses the HOME affordable homeownership limits for the area provided by HUD.

County uses the recapture method for units acquired or assisted with HOME funding. Under this method, the HOME assistance provided by the County is secured by a written agreement fully executed by all parties and a recorded promissory note and deed of trust. If a housing unit is sold prior to the end of the affordability period, the amount of HOME assistance provided by the County is recaptured from the net proceeds of the sale.

Resale will only be utilized for County CHDO HOME homebuyer activities which do not receive direct downpayment, closing cost, principal buy down assistance, or a reduction of the sales price to make the unit(s) affordable.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Dallas County utilizes the recapture method for all HOME funded programs to ensure the affordability of units acquired with HOME funds except where required by HOME regulation. The guidelines for recapture of properties assisted by HOME funds are the same for the County's Downpayment Assistance program, Replacement Housing Program, and for CHDO projects and activities. If a housing unit is sold prior to the end of the affordability period, the amount of HOME assistance provided by the County is recaptured from the net proceeds of the sale.

Resale will only be utilized for County CHDO HOME activities which do not receive direct downpayment, closing cost, principal buy down assistance, or a reduction of the sales price to make the unit(s) affordable.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No plans, not applicable

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The written standards used for allocating ESG assistance take into account the homeless population and subpopulations within the CoC, local housing and service resources, targeting priorities, and eligibility. In particular, priorities are set for the chronically homeless/those that have the longest histories of being homeless and specific subpopulations (victims of domestic violence, transition-aged youth, etc.).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

CoC has designated MDHA to act as the single HMIS administrator for the Dallas County area. This administrator operates a system that is consistent with HUD requirements, that requires participants to use a universal intake form, and that receives and compiles data from participating entities and organizations and that provides regular reports and data to CoC participants.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG subawards are made on annual basis. Agencies that were funded in the previous year are offered a renewal in the proceeding year. If an agency refuses or is otherwise precluded from funding, the amount is offered in an open and public bidding process in consultation with the local CoC.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

As a condition to receiving ESG assistance from the County, the County requires that all organizations that receive ESG funding provide evidence that a homeless individual or formerly homeless individual is a member of its board and directors and that this individual is consulted concerning matters and policies involving facilities or services that are funded with County ESG assistance.

5. Describe performance standards for evaluating ESG.

CoC has developed a series of homeless performance targets such as creating new permanent beds for the chronically homeless, percentage change of homeless persons being employed at exit, percentage change of homeless moving from transitional housing to permanent housing, and percentage change of homeless households with children.

This section is optional and was left blank intentionally

Attachments