



Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) provides cities, states, and urban counties meeting certain requirements with annual funding to meet housing and community development needs for low and moderate income residents. Funding is provided through a congressional appropriation and formula allocation to local government. Dallas County receives Community Development Block Grant (CDBG), Home Investment Partnerships Grant (HOME) and Emergency Solutions Grant (ESG) funds through this formula allocation.

Cities and counties that directly receive funding from HUD's entitlement program are required to develop an Action Plan for each program year. This Action Plan covers the period of October 1, 2025 through September 30, 2026, which is the fifth year of the County's five-year 2021-2025 Consolidated Plan (Con Plan). The Action Plan is submitted every year and lists the activities the County will pursue with federal funds to meet goals previously established in the five-year Con Plan. The grants included under this Action Plan are CDBG, HOME, and ESG.

This plan describes Dallas County projects for HUD allocations for program year 2025-26. HUD program funding for CDBG in the amount of \$2,229,181 will be utilized for community development and public services. HOME funds in the amount of \$667,931.43 will be utilized for affordable housing activities. ESG funds in the amount of \$195,777 will be utilized for homeless services.

This annual Action Plan describes the County's HUD funded activities throughout the County and the following participating cities:

Cockrell Hill, Combine, Glenn Heights, Hutchins, Sachse, and Seagoville

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives of this Action Plan are to provide decent housing, a better quality of life, and economic opportunity for the low and moderate income residents of Dallas County. One of the primary means of accomplishing these objectives is addressing the issue of poverty. Dallas County has 13.8% of its approximately 2.6 million residents are living below the poverty level. Among those in poverty in the Dallas County consortium area, 13% of the elderly and 20% of children under 18 are living in poverty. Dallas County's median household income is \$74,149. By HUD's income definition, 52.4% of Dallas County's households are low to moderate income. Action Plans are developed with a high focus on delivery of services to this segment of Dallas County's population. CDBG funds are used to revitalize neighborhoods, expand affordable housing and economic opportunities, and to improve community facilities and services, principally to benefit low and moderate income persons. HOME grant funds are allocated for affordable housing activities for low and moderate income families. ESG funds are used to assist homeless persons through assistance in the maintenance and operations of homeless shelters and rapid rehousing of homeless persons.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

County typically builds about five replacement owner-occupied units per year, provides Section 8 assistance to approximately 4500 low-income renters, provides housing counseling assistance to approximately 1200 low and moderate income households, and assists with the building of one CHDO unit per CHDO cycle for low-income homebuyers.

Public infrastructure projects funded through CDBG serves thousands of low and moderate income residents of the County. While annual totals of persons served with public infrastructure may fluctuate due to the wide variation in project types and specific areas, the County is on track to meet its public infrastructure goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Dallas County's participation plan encourages and empowers citizens to participate in the development of viable urban programs, and the Action Plan was developed using an effective citizen participation process in compliance with 24 CFR 91.105. Two public briefings were held including one public hearing, a notice was published in the Dallas Morning News and on the County website, and a public comment period was conducted. The County ensures that all public hearings are held at times and locations convenient to potential and actual beneficiaries as well as accommodating to persons with disabilities.

The plan was publicly briefed on June 17th and August 5, 2025 and a public hearing was held August 5, 2025. In addition, the County held a 30 day public comment period from June 24 to July 25, 2025. No public comments were received and none were rejected.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments received.

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

No public comments received, none rejected.

7. Summary

Priority needs in the Con Plan significantly outpace the amount of HUD funding received by the County so not all needs can be addressed. This Action Plan includes projects with objectives and outcomes that address priority needs and help meet goals set by the current five-year Con Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 (optional)

The 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 grant program funds. The lead agency responsible for overseeing the development of these plans and reports is the County's Planning and Development Department. The Planning and Development Department oversees the administration of the CDBG, HOME, and ESG grants.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The County consults with multiple organizations and community representatives for preparation of the Action Plan for use of HUD grant funds. At least one public hearing during the development process before the Action Plan is published and during the public comment period to obtain citizen's views and to respond to comments and questions are conducted. Public hearings are held in conjunction with Commissioners Court meetings.

The County's active involvement and partnership with the Dallas County Housing Authority, Housing Forward NTX (local Continuum of Care), participating cities, and other local entitlement grantees enhances coordination within Dallas County.

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))

In preparing the Action Plan, the County consulted with and collected information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Action Plan. Some of the key providers and agencies include:

- Dallas County Housing Authority
- Housing Forward NTX

Participating cities were notified of the grant process with services focusing on public infrastructure and neighborhood improvements. Informal consultation with social service agencies and other County Departments also happened throughout the development of the Action Plan and contributed to the selection of the Action Plan activities.

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 local Continuum of Care (COC) through regular attendance, membership, and coordination. Services include case management to address individual needs; shelter services; and rapid rehousing assistance. Homeless prevention activities in the County provided the Health and Human Services Department through other funds not covered in this Action Plan include a variety of agency partnerships to address housing, education, employment, health, and other human service needs.

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

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County coordinates with the local Continuum of Care (COC) through regular attendance, membership, and consultation. ESG subawards are required to participate and adopt CoC established performance standards and outcome evaluations for the ESG funded activity. ESG subaward activities are also required to participate and coordinate with the CoC for the use of HMIS or, in the case of domestic violence service providers, a HMIS equivalent.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DALLAS COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through meetings, committees, e-mails, reports and collaboration better awareness and greater impact will be achieved
2	Agency/Group/Organization	Dallas County Health and Human Services (DCHHS)
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Employment Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through meetings, e-mails, reports and collaboration better awareness and greater impact will be achieved
3	Agency/Group/Organization	CITY OF COCKRELL HILL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating City
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through project collaboration and planning better awareness and greater impact will be achieved
4	Agency/Group/Organization	CITY OF COMBINE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating City
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through project collaboration and planning better awareness and greater impact will be achieved
5	Agency/Group/Organization	CITY OF GLENN HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating City
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through project collaboration and planning better awareness and greater impact will be achieved
6	Agency/Group/Organization	CITY OF HUTCHINS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating City

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through project collaboration and planning better awareness and greater impact will be achieved
7	Agency/Group/Organization	CITY OF SACHSE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating City
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through project collaboration and planning better awareness and greater impact will be achieved
8	Agency/Group/Organization	SEAGOVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating City
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through project collaboration and planning better awareness and greater impact will be achieved

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

No agency type specifically excluded or not consulted

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	Housing Forward NTX	County uses ESG to fund CoC priorities as well as fund activities not addressed by CoC funding to offset any service gaps and meet unfunded needs

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Since Dallas County is an urban county under the CDBG program, substantial outreach and consultation must take place with multiple participating cities in the development of this plan as well as regular ongoing consultation in the management of individual projects and activities throughout the program year.

AP-12 Participation – 91.105, 91.200(c)

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

Participating cities were engaged and notified of an estimated award in April 2025. Their application to the County for eligibility review was due in May 2025 with official city council action approving the project(s) submitted. City council action is a local public process under Texas state law. The County published a public notice of the proposed projects opening a 30-day public comment period and notification of public hearing after a Commissioners Court briefing in June 2025. Final approval and action was taken after a public hearing by the County in its first regular public meeting in August 2025.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	June 2025 public notice and 30-day comment period (June 24 to July 25, 2025) published in Dallas Morning News	None received	None rejected	
2	Public Meeting	Non-targeted/broad community	Public Commissioners Court briefing and meetings June 17 and August 5, 2025	None received	None rejected	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Through the use of federal funds the County plans to carry out the objectives set forth in this Action Plan. The County works in partnership with participating cities and private and nonprofit partners to implement activities and projects. The Planning and Development Department of Dallas County works with participating cities and County departments to develop coordinated plans, and to leverage resources for parks, infrastructure, code enforcement, clearance of substandard structures, economic development, housing development, and other projects in targeted neighborhoods. Coordination with and support from adjacent HUD entitlement grantees is also sought when appropriate.

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	2,229,181.00	0.00	4,720.93	2,233,901.93	0.00	n/a

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	667,931.43	0.00	0.00	667,931.43	0.00	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	195,777.00	0.00	0.00	195,777.00	0.00	

Table 5 - 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. The primary source for HOME match will be provided from proceeds of previously issued County housing bonds. The bond funds were 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

Not available, property in participating cities not owned by Dallas County

Discussion

This section is optional and was 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: \$1,303,766.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3545 Persons Assisted
2	Code Enforcement	2021	2025	Non-Housing Community Development		Public Services	CDBG: \$150,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5724 Persons Assisted
3	Replacement Housing	2021	2025	Affordable Housing		Housing	HOME: \$500,931.00	Homeowner Housing Rehabilitated: 3 Household Housing Unit
4	Supply of Units	2021	2025	Affordable Housing		Housing	HOME: \$100,500.00	Homeowner Housing Added: 1 Household Housing Unit
5	Homeownership	2021	2025	Affordable Housing Non-Housing Community Development		Public Services	CDBG: \$334,300.00	Public service activities for Low/Moderate Income Housing Benefit: 1200 Households Assisted
6	Shelter Services	2021	2025	Homeless		Public Services	ESG: \$110,000.00	Homeless Person Overnight Shelter: 1800 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: \$79,777.00	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
8	Grant Administration	2021	2025	Administration		Public Facilities and Infrastructure Public Services Housing Downpayment Assistance	CDBG: \$445,835.93 HOME: \$66,500.43 ESG: \$6,000.00	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure and Facilities
	Goal Description	
2	Goal Name	Code Enforcement
	Goal Description	
3	Goal Name	Replacement Housing
	Goal Description	
4	Goal Name	Supply of Units
	Goal Description	

5	Goal Name	Homeownership
	Goal Description	
6	Goal Name	Shelter Services
	Goal Description	
7	Goal Name	Rapid Rehousing
	Goal Description	
8	Goal Name	Grant Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

For this Action Plan and fifth year of the Con Plan; Dallas County will undertake 12 projects. These projects consist of the area-wide activities like housing replacement, CHDO, housing counseling public services, homeless services, and administrative funding. Public infrastructure and code enforcement projects will be conducted in participating cities Cockrell Hill, Combine, Glenn Heights, Hutchins, Sachse, and Seagoville.

Projects

#	Project Name
1	25-26 CDBG City of Cockrell Hill
2	25-26 CDBG City of Combine
3	25-26 CDBG City of Glenn Heights
4	25-26 CDBG City of Hutchins
5	25-26 CDBG City of Sachse
6	25-26 CDBG City of Seagoville
7	25-26 CDBG Dallas County Home Loan Counseling
8	25-26 CDBG General Administration
9	25-26 HOME Housing Replacement
10	25-26 HOME CHDO
11	25-26 HOME General Administration
12	ESG25 Dallas County

Table 7 - 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. Each year funds are allocated to each city based on low and moderate income population. Due to limited funding, it often takes multiple years of allocations to start and complete a project.

While there are housing issues within the participating cities and within the overall area covered by this Plan, most of the projects that will be undertaken deal with infrastructure rather than housing. The reasons for this are as follows:

1. The majority of the housing issues that exist are due to rising housing costs and low supply;
2. The cost of constructing new housing on a large scale to bring about impactful improvement in area

housing costs greatly exceeds the amount of funding that the County receives from HUD;

3. Possessing adequate infrastructure is critical to maintaining the condition of the area's sound housing stock, encouraging future investment, and creating economic opportunities; and

4. Addressing the area's infrastructure allows the County to resolve a critical need and to reach substantially more people.

AP-38 Project Summary
Project Summary Information

1	Project Name	25-26 CDBG City of Cockrell Hill
	Target Area	
	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$317,766.00
	Description	25-26 CDBG City of Cockrell Hill Water Main Replacement (Phinney and Penrod) \$317,766
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,889 low and moderate income families
	Location Description	Cockrell Hill, TX
	Planned Activities	Water main replacement
2	Project Name	25-26 CDBG City of Combine
	Target Area	
	Goals Supported	Code Enforcement
	Needs Addressed	Public Facilities and Infrastructure Public Services
	Funding	CDBG: \$30,000.00
	Description	25-26 CDBG City of Combine Code enforcement \$30,000
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	158 low and moderate income families
	Location Description	Combine, TX
	Planned Activities	Code Enforcement
3	Project Name	25-26 CDBG City of Glenn Heights
	Target Area	
	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$209,000.00

	Description	25-26 CDBG City of Glenn HeightsPublic infrastructure alley reconstruction (Jenkins) \$209,000
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	840 low and moderate income families
	Location Description	Glenn Heights, TX
	Planned Activities	Public infrastructure improvements
4	Project Name	25-26 CDBG City of Hutchins
	Target Area	
	Goals Supported	Public Infrastructure and Facilities Code Enforcement
	Needs Addressed	Public Facilities and Infrastructure Public Services
	Funding	CDBG: \$446,000.00
	Description	25-26 CDBG City of HutchinsPublic infrastructure wastewater improvements \$326,000Code enforcement \$120,000
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6,106 low and moderate income families
	Location Description	Hutchins, TX
5	Project Name	25-26 CDBG City of Sachse
	Target Area	
	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$135,000.00
	Description	25-26 CDBG City of Sachse
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	162 low and moderate income families
	Location Description	Sachse, TX
	Planned Activities	Public infrastructure
6	Project Name	25-26 CDBG City of Seagoville
	Target Area	
	Goals Supported	Public Infrastructure and Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$316,000.00
	Description	25-26 CDBG City of SeagovillePublic infrastructure street reconstruction (East Farmers) \$316,000
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	114 low and moderate income families
	Location Description	Seagoville, TX
	Planned Activities	Public infrastructure improvements
7	Project Name	25-26 CDBG Dallas County Home Loan Counseling
	Target Area	
	Goals Supported	Homeownership
	Needs Addressed	Public Services
	Funding	CDBG: \$334,300.00
	Description	25-26 CDBG Dallas County Home Loan CounselingPublic service - homebuyer and financial counseling
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,200 low and moderate income families
	Location Description	Dallas County, TX
	Planned Activities	Homebuyer and financial counseling to assist low and moderate income families purchase a home

8	Project Name	25-26 CDBG General Administration
	Target Area	
	Goals Supported	Grant Administration
	Needs Addressed	Public Facilities and Infrastructure Public Services Housing
	Funding	CDBG: \$445,835.93
	Description	25-26 CDBG General Administration
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Dallas County, TX
	Planned Activities	CDBG general administration
9	Project Name	25-26 HOME Housing Replacement
	Target Area	
	Goals Supported	Replacement Housing
	Needs Addressed	Housing
	Funding	HOME: \$500,931.00
	Description	25-26 HOME Dallas County Housing Replacement Program
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	3 low and moderate income families
	Location Description	Dallas County, TX CDBG participating cities
	Planned Activities	HOME assisted housing replacement for homeowners
10	Project Name	25-26 HOME CHDO
	Target Area	
	Goals Supported	Supply of Units
	Needs Addressed	Housing
	Funding	HOME: \$100,500.00

	Description	25-26 HOME CHDO
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 low and moderate income family
	Location Description	Dallas County, TX
	Planned Activities	Assistance to a CHDO to construct a unit for HOME eligible families
11	Project Name	25-26 HOME General Administration
	Target Area	
	Goals Supported	Replacement Housing Supply of Units
	Needs Addressed	Housing
	Funding	HOME: \$66,500.43
	Description	25-26 HOME General Administration
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Dallas County, TX
	Planned Activities	HOME general administration
12	Project Name	ESG25 Dallas County
	Target Area	
	Goals Supported	Shelter Services Rapid Rehousing Grant Administration
	Needs Addressed	Public Services
	Funding	ESG: \$195,777.00
	Description	25-26 ESG ActivitiesShelter services \$110,000Rapid rehousing \$79,777HMIS administration \$6,000
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	1,830 extremely low income (homeless) families
	Location Description	Dallas County, TX
	Planned Activities	Shelter services, rapid rehousing, HMIS administration

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

Six participating cities will receive CDBG assistance in 2025. 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.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - 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 to moderate income. The formula helps ensure that the cities with the greatest needs receive the greatest share of assistance.

Discussion

With funding being limited and many different cities participating in the County's CDBG Program, how the County chooses to geographically allocate its CDBG funding is especially critical. Accordingly, the County has developed a mechanism for ensuring 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 severely 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 2025-26 program year. The County also plans to award HOME CHDO set-aside funds and ESG funds to subrecipients for homeless activities by February 2026.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	4
Special-Needs	0
Total	34

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	1
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	34

Table 10 - 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 20 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 and 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 and 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 remains however significant progress is reported by the CoC for housing chronically homeless persons. 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 shelter to approximately 1800 homeless persons and rapid rehousing assistance to approximately 30 families.

Addressing the emergency shelter and transitional housing needs of homeless persons

County will utilize its ESG award to help fund the largest emergency shelter in Dallas which includes a case management and outreach components.

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 coordinates its ESG funding and is active with the local CoC to help coordinate its response to at-risk homelessness and discharge from institutions.

Discussion

Using local and other federal 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 CoC'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 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:

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 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 most recent Census data, 15.1% of Dallas County is at or below the 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 Housing Forward NTX (local CoC).

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(I)(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. 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. 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 (<https://www.dallascounty.org/departments/plandev/>).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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

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. 100.00%

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 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

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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)).

Not applicable

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)).

Not applicable

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).

Not applicable

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 Housing Forward 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 receive 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 left blank intentionally

