



City of Dallas

REVISED

Community Development Commission (CDC) January Meeting Thursday January 8, 2026, at 6:00 P.M.

Dallas City Hall, Council Briefing Room 6ES and by Videoconference

Video Conference: <https://bit.ly/4oKKWod>

Telephone: 469-210-7159 **Access Code:** 248 660 32546 **Password:** NAjqEPS8t47

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Budget and Management Services Department (BMS) by calling (945) 239-0735, three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Individuals and interested parties wishing to speak must register with the Department at : <https://forms.office.com/g/69i7gKvQpy> or call (214) 670-4557, twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Departamento llamando al calling (945) 239-0735, tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en Departamento: <https://forms.office.com/g/69i7gKvQpy> o llamando al (214) 670-4557, veinticuatro (24) horas antes de la fecha y horario de la reunión.

AGENDA

- I. **Call to Order** **Melanie Rubin, Chair**
- II. **Roll Call** **Community Development Coordinator**
- III. **Public Speakers**
- IV. **Approval of December 4, 2025, Community Development Commission's Meeting Minutes**
- V. **Community Development Division Reports** **Budget & Management Services (BMS)**
 - Briefing Items:
 - Overview of FY 2024-25 Community Development Commission Annual Report
 - Community Development Block Grant: Timely Expenditure of Funds
 - FY 2026-27 HUD Budget Development Process
- VI. **Chair's Report** **Melanie Rubin, Chair**

(This report may include general greetings and acknowledgements to staff, commission members and other members of the public; introduction of new commission members; additions/changes to committee assignments,

scheduling of committee meetings and consideration of future agenda item).

- VII. **Vice Chair's Report** **Zhen Barrientos, Vice Chair**
(This report includes general acknowledgements to staff, commission members and members of the public).

VIII. **CDC Finance Committee Report(s)**

- Action Item: Consider and approved the FY 2025-26 Community Development Block Grant (CDBG) Extensions and Reprogramming Funds Recommendations shown on **Attachment A**.

Goldenstene Davis, Chair

IX. **CDC Economic Development, Housing & HOME Programs Committee Report**

Oliver Black, Chair

X. **Public Speakers**

XI. **Announcement**

(Announcements may include: Expressions of thanks, congratulations, or condolence; Information about holiday schedules; honorary or salutary recognition of public officials, employees, or citizens, excluding discussions about changes in their status in public office or employment, reminders about upcoming events organized or sponsored by the governing body; information about social, ceremonial, or community events organized or sponsored by entities other than the governing body, attended or scheduled to be attended by members of the governing body or officials/employees of the political subdivision).

XII. **Adjournment**

Upcoming Events:

- 1/14/26 [Ryan White Planning Council \(RWPC\) of the Dallas Area Meeting](#) 9:00 A.M. Virtual
- 1/27/26 [Continuum of Care \(COC\) General Assembly Meeting](#) 9:00 A.M. Virtual

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]
8. deliberating matters regarding cybersecurity measures, policies, or contracts aimed at protecting critical infrastructure facilities [Tex. Govt. Code §551.0761]

Aviso de Prohibición de Armas de Fuego para Reuniones de Entidades Gubernamentales

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad"

AVISO DE SESIÓN EJECUTIVA

Podrá celebrarse una sesión ejecutiva a puerta cerrada si el debate de cualquiera de los puntos del orden del día mencionados se refiere a uno de los siguientes temas:

1. Buscar el consejo de su abogado sobre litigios pendientes o contemplados, ofertas de conciliación o cualquier asunto en el que el deber del abogado ante el Concejo Municipal bajo las Reglas Disciplinarias de Conducta Profesional del Colegio de Abogados del Estado de Texas claramente entra en conflicto con la Ley de Reuniones Abiertas de Texas. [Código de Gobierno de Texas §551.071]
2. Deliberar sobre la compra, el intercambio, el arrendamiento o el valor de un bien inmueble si la deliberación en una reunión abierta tendría un efecto perjudicial en la posición de la ciudad en las negociaciones con una tercera persona. [Código de Gobierno de Texas §551.072]
3. Deliberar sobre un contrato negociado para un posible regalo o donación a la Ciudad si la deliberación en una reunión abierta tendría un efecto perjudicial en la posición de la Ciudad en las negociaciones con una tercera persona. [Código de Gobierno de Texas §551.073]
4. Deliberar sobre el nombramiento, empleo, evaluación, reasignación, deberes, disciplina o destitución de un funcionario o empleado público; o para escuchar una queja o acusación contra un funcionario o empleado, a menos que el funcionario o empleado que es objeto de la deliberación o audiencia solicite una audiencia pública. [Código de Gobierno de Texas §551.074]
5. Deliberar sobre el despliegue, o las ocasiones específicas para su implementación, de personal o dispositivos de seguridad. [Código de Gobierno de Texas §551.076]
6. Discutir o deliberar información comercial o financiera que la Ciudad ha recibido de un prospecto de negocios que la Ciudad busca que se ubique, permanezca o se expanda en o cerca de la Ciudad y con el cual la Ciudad está llevando a cabo negociaciones de desarrollo económico; o deliberar sobre la oferta de un incentivo financiero o de otro tipo a un prospecto comercial. [Gobierno de Tex . Código §551.087]
7. Deliberar sobre las evaluaciones de seguridad o las implementaciones relacionadas con la tecnología de los recursos de información, la información de seguridad de la red o la implementación o ocasiones específicas para implementaciones de personal de seguridad, infraestructura crítica o dispositivos de seguridad. [Código del Gobierno de Texas §551.089]
8. Deliberar sobre asuntos relacionados con medidas, políticas o contratos de ciberseguridad destinados a proteger las instalaciones de infraestructura crítica [Código de Gobierno de Texas §551.0761]

ATTACHMENTS

**FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT
EXTENSION REQUEST AND REPROGRAMMING FUNDS**

To CDC 12-4-2025

as of September 30, 2025

#	Fund	Unit	Dept	Project Name	A Appropriations	B ITD Expended	C Encumbrance	D Unobligated	E Extension Request	F Reprogramming Funds	G Explanation
Budget & Management Services											
1	CD21	500F	BMS	Reprogramming Funds CD21	49,800.24	0.00	\$0.00	49,800.24		49,800.24	Reprogram - savings and/or unspent funds from projects closed during the FY.
2	CD22	600G	BMS	Reprogramming Funds CD22	74.90	0.00	\$0.00	74.90		74.90	Reprogram - savings and/or unspent funds from projects closed during the FY.
3	22RP	665G	HOU	Reprogramming Funds CD22	2,268,922.74	0.00	\$500,195.02	\$1,768,727.72		\$1,768,727.72	Reprogram - savings and/or unspent funds from projects closed during the FY.
Total Budget & Management Services					\$2,318,797.88	\$0.00	\$500,195.02	\$1,818,602.86	\$0.00	\$1,818,602.86	
Facilities & Real Estate Management											
4	CD22	669G	FRM	FY 22-23 ADA Improvements Skyline Branch Library	\$180,000.00	\$178,584.71	\$0.00	\$1,415.29		\$1,415.29	Reprogram - project completed.
5	CD22	668G	FRM	FY 22-23 ADA Improvements South Dallas Cultural Ctr	\$60,000.00	\$49,505.08	\$0.00	\$10,494.92		\$10,494.92	Reprogram - project completed.
Total BudgetFacilities & Real Estate Management					\$240,000.00	\$228,089.79	\$0.00	\$11,910.21	\$0.00	\$11,910.21	
Transportation & Public Works											
6	CD22	609G	HCE	Public Facilities and Improvements - 5 Mile Project	\$2,267,639.00	\$83,391.34	\$2,124,088.50	\$60,659.16	\$2,184,747.66		Project previously delayed, pending additional funds to complete.
7	CD20	408E	HCE	Public Facilities and Improvements - 5 Mile Project	\$756,595.00	\$560,025.76	\$196,569.24	\$0.00	\$196,569.24		Project previously delayed, pending additional funds to complete.
8	CD21	509F	HCE	Public Facilities and Improvements - 5 Mile Project	\$2,002,484.42	\$1,087,241.58	\$913,572.52	\$1,670.32	\$915,242.84		Project previously delayed, pending additional funds to complete.
9	CD23	755J	HCE	Public Facilities and Improvements - 5 Mile Project	\$1,803,147.00	\$542.70	\$1,681,466.00	\$121,138.30	\$1,802,604.30		Project previously delayed, pending additional funds to complete.
Total Budget Transportation & Public Works					\$6,829,865.42	\$1,731,201.38	\$4,915,696.26	\$183,467.78	\$5,099,164.04	\$0.00	
Housing & Community Empowerment											
10	CD22	605G	HCE	Home Improvement and Preservation Program (HIPP)	657,009.47	633,710.26	0.00	23,299.21	\$23,299.21		Extension requested - Contracted awarded on Nov 12 agenda.
11	CD19	976D	HCE	Home Improvement and Preservation Program (HIPP)	3,545,572.59	3,522,805.59	0.00	22,767.00	\$22,767.00		Year-end reconciliation underway, remaining balance will be reprogrammed.
12	CD20	404E	HCE	Home Improvement and Preservation Program (HIPP)	2,924,819.00	2,899,045.48	87,370.72	(61,597.20)	\$25,773.52		Year-end reconciliation underway, remaining balance will be reprogrammed.
13	CD21	505F	HCE	Home Improvement and Preservation Program (HIPP)	3,094,038.00	2,460,975.57	279,196.32	353,866.11	\$633,062.43		Extension requested - Contracted awarded on Nov 12 agenda.
14	CD22	608G	HCE	FY 22-23 Housing Management Support	865,033.00	724,822.43	0.00	140,210.57	\$140,210.57		Extension requested - Contracted awarded on Nov 12 agenda.
15	CD24	852K	HCE	FY24-25 ECOST Bryans House	50,000.00	33,333.28	-	-		\$16,666.72	Reprogram - Program closed
16	CD23	705J	HCE	Home Improvement and Preservation Program (HIPP)	1,440,035.95	734,359.00	86,539.00	619,137.95	\$619,137.95		Extension requested - Contracted awarded on Nov 12 agenda.
17	CD23	708J	HCE	Housing Management Support	802,928.00	659,476.96	-	143,451.04	\$143,451.04		Extension requested - Contracted awarded on Nov 12 agenda.
18	23RP	834K	HCE	Residential Development Acquisition Loan Program	\$1,069,289.00	\$0.00	\$0.00	\$1,069,286.00		\$1,069,286.00	
Total Budget Housing & Community Empowerment					\$14,448,725.01	\$11,668,528.57	\$453,106.04	\$2,310,420.68	\$1,607,701.72	\$1,085,952.72	
								TOTAL	\$6,706,865.76	\$2,916,465.79	

HUD CARES ACT RELIEF

COMMUNITY DEVELOPMENT BLOCK GRANT

EXTENSION REQUEST AND REPROGRAMMING FUNDS

#	Fund	Unit	Dept	Project Name	A Appropriations	B ITD Expended	C Encumbrance	D Unobligated	E Extension Request	F Reprogramming Funds	G Explanation
Budget & Management Services											
1	CCV1	902C	BMS	Reprogramming Funds	753,925.53	343398.80	-	-		410,526.73	Reprogram - savings and/or unspent funds from completed projects. Program ends 6/30/2026. Unspent funds to be used for Emergency Rental Assistance program.
2	CCV3	960C	BMS	Reprogramming Funds	137,005.34	0.00	\$97,532.07	-		39,473.27	Reprogram - savings and/or unspent funds from completed projects. Program ends 6/30/2026. Unspent funds to be used for Emergency Rental Assistance program.
Total Budget & Management Services					\$890,930.87	\$343,398.80	\$97,532.07	\$0.00	\$0.00	\$450,000.00	