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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

260308

POSTED CITY SECRETARY  
DALLAS, TX

**Community Development Commission (CDC) Meeting  
Thursday, April 2, 2026, at 6:00 PM**

**Dallas City Hall, Council Briefing Room 6ES, and via Videoconference**

**Video Conference:** <https://bit.ly/3LLbgBj>

**Telephone:** 469-210-7159 **Access Code:** 2495 010 7550 **Password:** AKj3YFMG8Q2

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, thereby ensuring an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to participate in the meeting fully should notify the Budget and Management Services Department (BMS) by calling (945) 239-0735 three (3) business days before 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 at least twenty-four (24) hours before the meeting date and time.

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

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

**AGENDA**

- I. **Call to Order** **Melanie Rubin, Chair**
- II. **Roll Call** **Community Development Coordinator**
- III. **Public Speakers**
- IV. **Approval of March 5, 2026, Meeting Minutes**
- V. **Community Development Division Reports** **Budget & Management Services (BMS)**
  - **Briefing Items:**
    - Briefing Item: Updates on City Manager’s Proposed FY 2026-27 U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget (**Attachment A**)  
**Chan Williams, Assistant Director / Grant Administration – BMS**
    - Briefing Item: Updates on National Community Development Week Activities Scheduled for April 6 – 10, and the Community Bus Tour Scheduled for April 11, 2026 (**Attachments B and C**)

**Shayna Toney, Program and Compliance Manager – BMS**

- Briefing Item: National Community Development (NCD) Week – Shaping the Future of the Bexar Street Corridor: A Historical Perspective. **(Attachment D)**

**Cobbie Ransom III, AIP – Guest Speaker**

- VI. **Action Item: CDC Committee Reports and Vote on Recommendations on City Manager’s Proposed FY 2026-27 U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget**
- Economic Development, Housing and HOME Programs Committee Report – March 23, 2026  
**Oliver Black, Chair**
  - Finance Committee Report – March 24, 2026  
**Goldenstene Davis, Chair**
  - Public Improvements Report- March 24, 2026  
**Goldenstene Davis, Chair**
  - Public Services, HOPWA & ESG Committee Report – March 26, 2026  
**Zhen Barrientos, Chair**
- VII. **Action Item: Review and Approve City Managers’ Proposed FY 2026-27 U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget**  
**Melanie Rubin, Chair**
- VIII. **Community Development Commission Committees Report- Citizen Participation / Policy & Procedures Committee – March 23, 2026**  
**Rosanne Mills, Chair**
- **Action Item:** Review and Approve Outreach and Engagement Outcomes: Community Engagement Meetings for U.S. Department of Housing and Urban Development (HUD) FY 2026-27 Consolidated Plan  
**Rosanne Mills, Chair**
- IX. **Chair’s Report**  
*(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 items).*  
**Melanie Rubin, Chair**
- X. **Vice Chair’s Report**  
*This report includes general acknowledgements to staff, commission members, and members of the public.*  
**Zhen Barrientos, Vice Chair**
- XI. **Public Speakers**
- XII. **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).*
- XIII. **Adjournment**
- Upcoming Events:**
- 4/8/26 [Ryan White Planning Council \(RWPC\) of the Dallas Area Meeting](#) 9:00 A.M. Virtual
  - 4/31/26 [Continuum of Care \(COC\) General Assembly Meeting](#) 9:00 A.M. Virtual – Dallas College Brookhaven Campus. (3939 Valley View Lane, Farmers Branch, TX 75244, Building H, Room: H

### **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."

### **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 del capítulo 411 del 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 del capítulo 411 del 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"

### **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 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 para 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 de la audiencia solicite una audiencia pública. [Código de Gobierno de Texas §551.074]
5. Deliberar sobre el despliegue o las ocasiones específicas para la implementación de personal o de dispositivos de seguridad. [Código de Gobierno de Texas §551.076]
6. Discutir o deliberar sobre 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, la implementación o las ocasiones específicas para implementaciones de personal de seguridad, de infraestructura crítica o de 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 2026-27 CONSOLIDATED PLAN FOR  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Project Name	FY 2025-26 Amended Budget	FY 2026-27 City Manager's Proposed Budget
<b><u>SOURCE OF FUNDS</u></b>		
<b>Community Development Block Grant</b>		
Entitlement (grant)	12,944,689	12,944,689
Program Income - Housing Activities	200,000	200,000
	-	
	<hr/> 13,144,689	<hr/> 13,144,689
<b>Home Investment Partnership</b>		
Entitlement (grant)	5,082,901	5,082,901
Program Income - Housing Activities	500,000	500,000
	<hr/> 5,582,901	<hr/> 5,582,901
<b>Emergency Solutions Grant</b>		
Entitlement (grant)	1,144,567	1,144,567
<b>Housing Opportunities for Persons with AIDS</b>		
Entitlement (grant)	10,014,716	10,014,716
<b>TOTAL SOURCE OF FUNDS</b>	<hr/> <b>29,886,873</b>	<hr/> <b>29,886,873</b>
 <b><u>USE OF FUNDS</u></b>		
<b>Community Development Block Grant</b>		
Public Services (15% of CDBG maximum amount allowed)	1,995,109	1,995,109
Housing Activities	6,839,445	3,839,445
Clearance Activity	300,000	300,000
Public Improvements	1,421,197	4,421,197
Fair Housing and Program Oversight (20% of CDBG max amount allowed)	2,588,938	2,588,938
	<hr/> 13,144,689	<hr/> 13,144,689
<b>HOME Investment Partnerships Program</b>		
HOME Programs	<hr/> 5,582,901	<hr/> 5,582,901
<b>Emergency Solutions Grant</b>		
ESG Programs	<hr/> 1,144,567	<hr/> 1,144,567
<b>Housing Opportunities for Persons with AIDS</b>		
HOPWA Programs	10,014,716	10,014,716
<b>TOTAL USE OF FUNDS</b>	<hr/> <b>29,886,873</b>	<hr/> <b>29,886,873</b>

**FY 2026-27 CONSOLIDATED PLAN FOR  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Project Name	FY 2025-26 Amended Budget	FY 2026-27 City Manager's Proposed Budget
<b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</b>		
<b>CDBG - Public Services</b>		
1 <b>Out-of-School Time Program</b> - Provide after school and summer programs for low/mod income youth ages 5-12 Monday - Friday through structured recreational, cultural, social and life skills activities. Limited special events relating to the after school program activities which may occur on Saturday or Sunday <b>(PKR)</b>	738,301	738,301
2 <b>Early Childhood and Out of School Time Services Program</b> - . The program enables low/moderate-income parents to work and adolescent parents to attend school by providing child care referral, support and services. Contracts with providers ensures access to quality child care services. Support levels based on cost and need, for infant or toddler care, underserved communities, quality programs, and parent workshops. Funds will also pay for intake, assessments and provide direct client services. FY 2026-27: estimated 200 people to be served. <b>(HCE)</b>	650,000	656,808
3 <b>Violence Interrupters</b> - Funds will support the implementation of Data-Driven Youth Safety initiatives that are community-based and targeting youth and their families. Funds can support items like workshops, skills development youth re-engagement, parent and family support and victim support programs. Estimated 160 people served.	300,000	300,000
<b>Youth Programs Sub-Total</b>	<b>1,688,301</b>	<b>1,695,109</b>
4 <b>Drivers of Opportunity</b> - This program aims to tackle poverty by addressing contributing factors, with a primary focus on reducing/eliminating barriers to work, through programming such as, Financial empowerment/Coaching and Client Assistance. Estimated 400 people to be served.	306,808	300,000
<b>Other Public Services (Non-Youth) Sub-Total</b>	<b>306,808</b>	<b>300,000</b>
<b>Total CDBG - Public Services</b>	<b>1,995,109</b>	<b>1,995,109</b>
CDBG - Public Services 15% Cap	1,995,109	1,995,109
Under/(Over) Cap	(0)	(0)
CDBG - Public Services Cap Percentage	15.0%	15.0%
<b>CDBG - Housing Activities</b>		
5 <b>Dallas Homebuyer Assistance Program</b> - Provide no interest, deferred payment loans for down-payment, principle reduction and closing cost assistance. FY 2026-27: Services via contract; estimated 20 loans to be administered.	400,000	0
<b>Homeownership Opportunities Sub-Total</b>	<b>400,000</b>	<b>0</b>

**FY 2026-27 CONSOLIDATED PLAN FOR  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Project Name	FY 2025-26 Amended Budget	FY 2026-27 City Manager's Proposed Budget
6 <b>Home Improvement and Preservation Program (HIPP)</b> - Provide an all-inclusive repair and rehabilitation program for single-family owner-occupied housing units and landlord/rental multi-family units, with the purpose of making needed improvements and preserving affordable housing. FY 2026-27: Services via contract, estimated 40 households to be served.	3,094,038	0
7 <b>Support for Home Improvement and Preservation Program (HIPP)</b> - Provide direct service, delivery staff, to implement the Home Improvement Preservation Program.	1,208,850	700,000
8 <b>Residential Development Acquisition Loan Program</b> - Provide loans and grants to affordable housing developers for acquisition, relocation, and demolition to support affordable housing development for low income households at 80% or below AMFI. FY 2026-27: TBD.	2,136,557	3,139,445
<b>Homeowner Repair Sub-Total</b>	<b>6,439,445</b>	<b>3,839,445</b>
<b>Total CDBG - Housing Activities</b>	<b>6,839,445</b>	<b>3,839,445</b>
<b><u>CDBG - Clearance Activity</u></b>		
9 <b>Neighborhood Clearance and Enhancement Program</b> - Provide clearance, demolition, and removal of buildings and other structures to eliminate hazards, reduce crime, enhance neighborhood conditions to attract new development such as affordable housing or other economic initiatives. <b>(CCS)</b>	300,000	300,000
<b>Clearance Activity Sub-Total</b>	<b>300,000</b>	<b>300,000</b>
<b>Total CDBG - Clearance Activity</b>	<b>300,000</b>	<b>300,000</b>
<b><u>CDBG - Public Improvements</u></b>		
10 <b>Public Facilities and Improvements</b> - Provide improvements to public facilities and infrastructure within eligible areas.	1,421,197	4,421,197
<b>Public Improvement Sub-Total</b>	<b>1,421,197</b>	<b>4,421,197</b>
<b>Total CDBG - Public Improvement</b>	<b>1,421,197</b>	<b>4,421,197</b>
<b><u>CDBG - Fair Housing and Planning &amp; Program Oversight</u></b>		
11 <b>Fair Housing Division</b> - Provide housing discrimination investigations, fair housing education and outreach, and citizen referrals.	530,112	530,112
12 <b>Citizen Participation/CDC Support/HUD Oversight</b> - Budget & Management Services/Community Development Division. Provide coordination of ConPlan budget development, citizen participation, and reporting to HUD as primary City liaison.	812,480	812,480

**FY 2026-27 CONSOLIDATED PLAN FOR  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Project Name	FY 2025-26 Amended Budget	FY 2026-27 City Manager's Proposed Budget
13 <b>HUD Environmental Review</b> - Budget & Management Services. Provides compliance for City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.	401,204	401,204
14 <b>Community Care Management Support</b> - Provide salaries and operational support to manage and administer CDBG-funded public service programs.	153,200	153,200
15 <b>Housing Management Support</b> - Provide operational support for the management and administration for serving housing related CDBG programs.	691,942	691,942
<b>Total CDBG - Fair Housing and Planning &amp; Program Oversight</b>	<b>2,588,938</b>	<b>2,588,938</b>
CDBG - FH/PLN/Program Oversight 20% Cap	2,588,938	2,588,938
Under/(Over) Cap	(0)	(0)
CDBG - FH/PLN/Program Oversight Cap Percentage	20%	20%
<b>TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT</b>	<b>13,144,689</b>	<b>13,144,689</b>
<b>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</b>		
16 <b>CHDO Development Loan Program</b> -Provide loans to City-certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low to moderate income households earning up to 80% Area Median Family Income. (15% minimum)	765,000	765,000
17 <b>HOME Project Cost</b> - Provides development assistance to for-profit and non-profit developers and down payment and closing cost assistance to homebuyers. These funds pay for staff costs associated with both development and homebuyer assistance programs.	450,000	450,000
18 <b>HOME Program Administration</b> - Provide operational support for the administration and servicing of the HOME programs which are housing based. (10% maximum)	507,000	507,000
19 <b>Dallas Homebuyer Assistance Program</b> - Provide no interest, deferred payment loans for down-payment, principle reduction and closing cost assistance. DHAP is offered to homebuyers up to eighty percent (80%) Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. FY 2026-27: Services via contract, estimated 20 households to be served.	400,000	0
20 <b>Housing Development Loan Program</b> - Provide profit and nonprofit organizations with loans for the development of single family housing (1-4 units) and multifamily housing (5 or more units); FY 2026-27: TBD.	3,460,901	3,860,901
<b>Home Ownership Opportunities Sub-Total</b>	<b>5,582,901</b>	<b>5,582,901</b>
<b>TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM</b>	<b>5,582,901</b>	<b>5,582,901</b>

**FY 2026-27 CONSOLIDATED PLAN FOR  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Project Name	FY 2025-26 Amended Budget	FY 2026-27 City Manager's Proposed Budget
<b><u>EMERGENCY SOLUTIONS GRANT (ESG)</u></b>		
21 <b>Emergency Shelter</b> - Provide (i) payment of operational costs and renovations for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional housing facilities. Emergency Shelter costs are limited to 60.0% of the grant. FY 2026-27 estimated 3,578 persons to be served <b>(HCE)</b>	686,740	686,740
<b>Essential Services/Operations Sub-Total</b>	<b>686,740</b>	<b>686,740</b>
22 <b>Homeless Prevention</b> - Provide financial assistance and housing relocation/stabilization services to persons at-risk of homelessness and meet income limit below 30% of the area median income, including short-term (3 months) and medium-term (4 - 6 months) rental assistance; payment of rental arrears up to 6 months. FY 2026-27 estimated 102 persons to be served. <b>(HCE)</b>	246,086	246,086
<b>Homeless Prevention Sub-Total</b>	<b>246,086</b>	<b>246,086</b>
23 <b>Rapid Re-Housing</b> - Provide the rapid re-housing assistance to persons who are homeless, to include: (i) housing relocation and stabilization services (HRSS) service costs (ii) HRSS financial assistance and (iii) rental assistance (including short-term (3 months) and medium-term (4-24 months) rental assistance and one-time payment of up to 6 months of rental arrears. FY 2026-27 estimated 10 persons to be served <b>(HCE)</b>	125,899	125,899
<b>Rapid Re-Housing Sub-Total</b>	<b>125,899</b>	<b>125,899</b>
24 <b>ESG Administration</b> - Provide monitoring, reporting, and evaluation of contracts and related activities. Administrative costs are limited to 7.5% of the grant. <b>(HCE)</b>	64,153	64,153
25 <b>ESG Administration</b> - Provide monitoring, reporting, evaluation and environmental review for program activities. Administrative costs are limited to 7.5% of the grant. <b>(BMS)</b>	21,689	21,689
<b>Program Administration Sub-Total</b>	<b>85,842</b>	<b>85,842</b>
<b>TOTAL EMERGENCY SOLUTIONS GRANT</b>	<b>1,144,567</b>	<b>1,144,567</b>

**FY 2026-27 CONSOLIDATED PLAN FOR  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Project Name	FY 2025-26 Amended Budget	FY 2026-27 City Manager's Proposed Budget
<b>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</b>		
26 <b>Emergency/Housing Placement/Tenant Based Rental Assistance</b> - Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, as well as supportive services, to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2026-27 estimated 693 households to be served. <b>(HCE)</b>	6,271,310	6,271,310
27 <b>Facility Based Housing</b> - Provide housing operation costs, (including lease, maintenance, utilities, insurance and furnishings) and supportive services, as well as rehabilitation/repair/acquisition, at facilities and master leasing and emergency vouchers that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2026-27 estimated 270 households to be served. <b>(HCE)</b>	2,682,450	2,682,450
28 <b>Housing Placement &amp; Other Support Services</b> - Provide supportive services to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice and respite care for affected children. FY 2026-27 estimated 19 households to be served. <b>(HCE)</b>	163,395	163,395
29 <b>Housing Information Services/ Resource Identification</b> - Provide housing information services and resource identification, including a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2026-27 estimated 175 households to be served. <b>(HCE)</b>	205,500	205,500
<b>Other Public Services Sub - Total</b>	<b>9,322,655</b>	<b>9,322,655</b>
30 <b>Program Administration/ City of Dallas</b> - Provide administrative oversight, evaluation, technical assistance, and HMIS client-level data collection for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. <b>(HCE)</b>	159,160	159,160
31 <b>Program Administration/ City of Dallas</b> - Provide administrative oversight, evaluation, technical assistance and environmental review for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. <b>(BMS)</b>	141,281	141,281
32 <b>Program Administration/ Project Sponsors</b> - Provide administrative oversight, evaluation, and technical assistance for grant funds and program activities. <b>(HCE)</b>	391,620	391,620
<b>Program Administration Sub-Total</b>	<b>692,061</b>	<b>692,061</b>
<b>TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS</b>	<b>10,014,716</b>	<b>10,014,716</b>
<b>GRAND TOTAL CONSOLIDATED PLAN BUDGET</b>	<b>29,886,873</b>	<b>29,886,873</b>

# National Community Development Week 2026

06  
APR

Press Release Launch for Dallas NewsHub



07  
APR

Child Care Tax Exemption Workshop | 6 to 8 p.m.  
J. Erik Jonsson Central Library  
6th Floor, East Wing  
1515 Young St, Dallas, TX 75201



08  
APR

Mayoral Proclamation | 9 a.m.  
Dallas City Hall  
Council Chambers  
1500 Marilla St, Dallas, TX 75201



09  
APR

Armonia Multifamily Housing Open House | 9 a.m.  
3115 Topeka Ave (CD6)



10  
APR

NCD Appreciation Day | 2 to 4 p.m.  
Dallas City Hall, L1,  
Conference Room D  
1500 Marilla St, Dallas, TX 75201



11  
APR

Community Bus Tour | 8:45 a.m. to 1 p.m.  
The Bridge Homeless Recovery Center,  
South Dallas Cultural Center, and Bonton Farms



Support The Bridge: **Shop the [Amazon Wishlist](#) and address shipments to Katerah Jefferson.**

Donations should be completed by April 9.



06  
ABR

Lanzamiento del comunicado de prensa: Dallas NewsHub



07  
ABR

Taller sobre exención de impuestos para el cuidado infantil | 6 a 8 p.m.  
J. Erik Jonsson Central Library  
6th Floor, East Wing  
1515 Young St, Dallas, TX 75201



08  
ABR

Proclamación del alcalde | 9 a.m.  
Dallas City Hall  
Council Chambers  
1500 Marilla St, Dallas, TX 75201



09  
ABR

Evento abierto al público en Armonia Multifamily Housing | 9 a.m.  
3115 Topeka Ave (CD6)



10  
ABR

Día de reconocimiento de NCD | 2 a 4 p.m.  
Dallas City Hall, L1,  
Conference Room D  
1500 Marilla St, Dallas, TX 75201



11  
ABR

Recorrido comunitario en autobús | 8:45 a.m. a 1 p.m.  
The Bridge Homeless Recovery Center,  
South Dallas Cultural Center y Bonton Farms



Apoya a The Bridge: compra artículos de la [lista de deseos en Amazon](#) y envíalos a Katerah Jefferson.

Las donaciones deben realizarse antes del 9 de abril.



# **SHAPING THE FUTURE OF THE BEXAR STREET CORRIDOR: A HISTORICAL PERSPECTIVE**

**Community Development Commission Presentation -  
National Community Development Week**

**April 2, 2026**

**Cobbie Ransom**



## Neighborhood Investment Program (NIP)

- The City of Dallas Housing Department began redeveloping the Bexar Street Corridor and South Dallas Ideal/Rochester Park neighborhoods over 20 years ago through its Neighborhood Investment Program (NIP).
- The NIP was authorized by the Dallas City Council in 2003 to focus city resources in targeted Community Development Block Grant (CDBG) areas and neighborhoods.
- The Target Neighborhood Planning Division of the Housing Department oversaw the implementation of the Neighborhood Investment Program.

# NIP Target Neighborhood Selection

The Ideal / Rochester Park target neighborhood was among five target areas (CDBG census tracts) selected based on ranking factors that looked at:

- Number of vacant tax delinquent lots
  - Percentage of owner-occupied units
  - Percentage of streets in unsatisfactory condition
  - Number of active structural code violations and
  - Age of housing stock
- The top five (5) census tracts with the highest point ranking were designated as NIP target areas
  - Census Tract 39.02 (Ideal Neighborhood) was one of the initial five (5) census tracts selected. The area was combined with census tract 115.00 (Rochester Park) to leverage proposed improvements at DISD's H.S. Thompson Elementary School and the Dallas Housing Authority's Rhoads Terrace and Turner Courts communities.



## Bexar Street Target Area

- The Ideal Neighborhood (formally known as Lincoln Manor) is located north of CF Hawn Freeway.
- The Rochester Park neighborhood, or Bonton, is located south of CF Hawn Freeway.
- Bexar Street is the commercial corridor that bisects the neighborhood. It begins at Myrtle & Elsie Fay Higgins Streets (Hatcher), and dead ends at the Rochester Park levee.



# South Dallas Ideal/Rochester Park

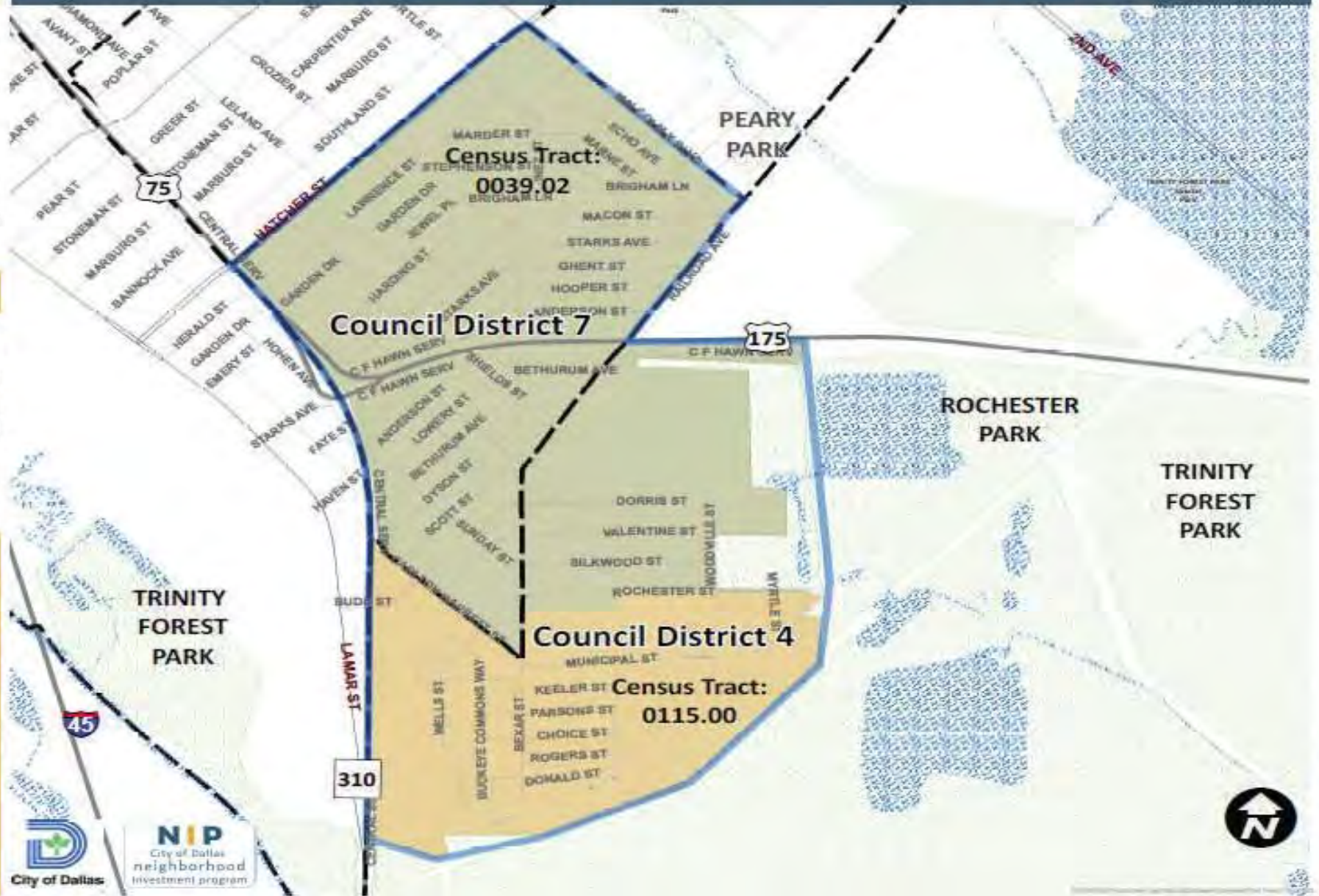
# NEIGHBORHOOD INVESTMENT PROGRAM

CITY OF DALLAS  
HOUSING / COMMUNITY SERVICES DEPT

COUNCIL DISTRICTS: 7, 4  
 CENSUS TRACTS: 39.02, 115.00  
 BLOCK GROUPS: 39.021 - 39.023, 115.001, 115.004, 115.005  
 ZIP CODE: 75215  
 POPULATION: 7,055 (2000 CENSUS)  
 NEIGHBORHOODS: IDEAL, ROCHESTER PARK



-  NIP Target Area
-  Census Tracts
-  Major Highways
-  Council District 4
-  Council District 7
-  Parks
-  Lakes and Rivers



## Bexar Street Target Area Characteristics

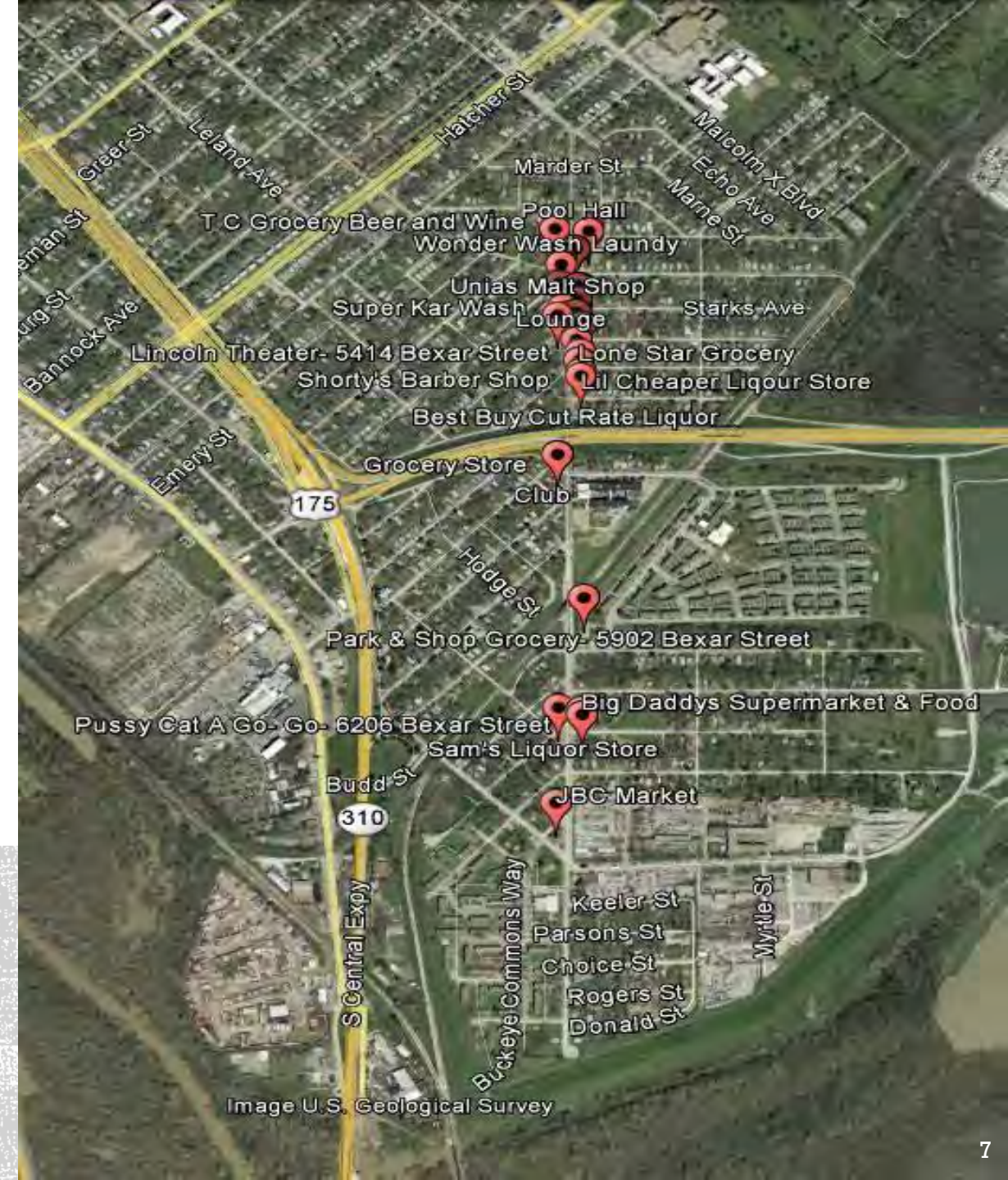
- When the NIP began working in the target area in 2003, the main neighborhood stakeholders were DHA's Rhoads Terrace and Turner Courts communities, DISD's H.S. Thompson Elementary School, local residents, and churches.
- BridgeBuilders, under the leadership of Michael Fechner and Bonton resident Velma Mitchell, worked in partnership with DHA.
- Sherri and Jackie Mixon were working in the neighborhood as the Ideal Neighborhood Association which became TR Hoover CDC.

## Bexar Street Target Area Characteristics Con't.

- In 2003, crime rates in Rochester Park were among the city's highest, characterized by the following:
  - Violent crime density that significantly exceeded the Dallas citywide average
  - Concentrated crime hot spots where repeated incidents occurred on the same blocks
  - A disproportionate volume of calls for service relative to the neighborhood's population
- The neighborhood was classified as a HUD R/ECAP area. 50% of the population was non-white, and the poverty rate was 44%, meeting the R/ECAP classification guidelines.
- New single-family construction was limited, and most building permits were for minor home repairs. TR Hoover and Habitat for Humanity were the only organizations building affordable housing in the Ideal and Rochester Park neighborhoods.

## Bexar Street Target Area Characteristics Con't.

- Bexar Street had vacant and derelict commercial properties, alongside longstanding businesses that had served the community for many years.
- Neighborhood businesses included Hatcher Food Store, TC Grocery, Big Daddies Convenience Store, JBC Market, a car wash, barber shop, tax preparation service, laundromat, liquor store, beauty salon, and the historic Lincoln Theater, among many others.



# Lincoln Theater

5414 Bexar Street

Opened 1947









# DHA Rhoades Terrace Community (pre-demolition)



## DHA Turner Courts (pre-demolition)



# Bonton flooding

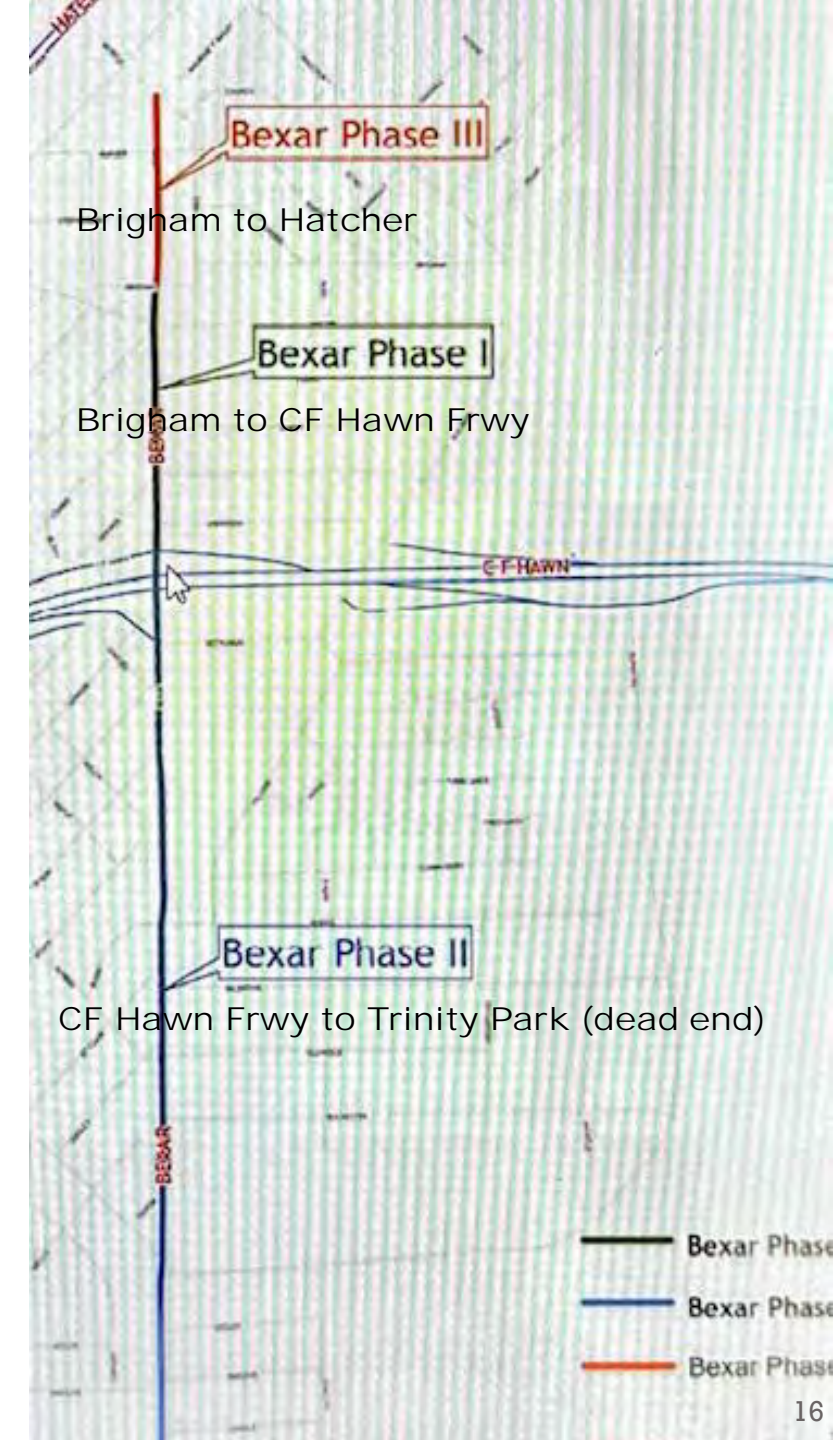


## Bexar Street Redevelopment Strategy

- Redevelop Bexar Street with a mix of residential and neighborhood-serving commercial/retail uses
- Stabilize existing residential communities through targeted:
  - Home repair
  - Land banking/infill development
  - Street/sidewalk/infrastructure improvements
  - Code enforcement & community prosecution efforts
- Leverage core assets of the Dallas Housing Authority and Dallas Independent School District, as well as non-City investments
- Improve the quality of life for neighborhood residents by supporting initiatives led by:
  - BridgeBuilders
  - DPD

## Bexar Street Redevelopment Strategy Con't.

- Strategically phase public investments to:
  - maximize impact
  - garner neighborhood support
  - coincide with city funding availability
- Utilize a block-by-block implementation strategy to implement public improvement projects to:
  - maximize impact
  - garner neighborhood support



## **Bexar Street Redevelopment Strategy – Guiding Principles**

- *Support a broad range of housing options that accommodate varying income levels and household needs.*
- *Prioritize strategies that protect existing residents and minimize involuntary displacement.*
- *Leverage City and NIP investments to strategically connect redevelopment efforts (“redevelopment dots”) within and around the target area.*
- *Provide for neighborhood participation in planning processes.*
- *Promote quality design in development projects to support design equity and sustainability.*



# Bexar Street Project Funding 2003- 2012

**TABLE 1- Sources and Uses**  
South Dallas Ideal/Rochester Park NIP/CRP Funding Plan (2003-Present)

QAP ELEMENT ADDRESSED *	Allocation	Funding Source	Use of Funds	Status
<b>Presence of blighted structures</b>				
<i>Projects</i>				
> Land bank Program activities	631,750	Bond	Land acquisition	Ongoing
> Housing + mixed-use developments	6,055,000	Bond, HOME, CDBG, HFC	Development Asst.	Funding Expended/Project Completed
> Housing + mixed-use developments	1,914,326	CDBG	Land acquisition	Funding Expended/Project Completed
> DHA Buckeye Trail Commons (Turner Courts)	2,500,000	Bond	Infrastructure	Underway
<b>Presence of inadequate transportation</b>				
<i>Projects</i>				
> Bexar Phase I infrastructure/streetscape improvements	2,901,652	CDBG	Construction	Funding Expended/Project Completed
> Bexar Phase II infrastructure/streetscape improvements	8,012,297	Bond, CDBG	Construction	Under construction
> Bexar Phase III infrastructure/streetscape improvements	1,651,204	Bond, CDBG	Construction	Under construction
> Neighborhood street improvements	3,597,876	CDBG	Construction	Funding Expended/Project Completed
<b>Lack of access to public facilities</b>				
<i>Projects</i>				
<b>Presence of significant crime</b>				
<i>Projects</i>				
> Community Prosecution Program (CPP)	--	Gen. Fund, JAG, CDBG	CPP activities	Ongoing
> Dallas Police Department Satellite Station	2,700,000	Cert. of Obligation, Bond, CDBG	Construction + Public improvements	Construction start Winter 2013
<b>Lack of access to businesses providing employment opportunities</b>				
<i>Projects</i>				
> Bexar Employment/Training Campus	190,000	Bond	Land acquisition	Ongoing
> Bexar Employment/Training Campus Area	782,882	CDGB, Bond	Public improvements	Construction start Spring 2013
<b>Miscellaneous</b>				
<i>Projects</i>				
> Neighborhood Enhancement Program activities	451,467	CDBG	Landscaping-beautification-public art	Funding Expended/ Project Completed
> Busienss Incentive Program	180,000	CDBG	Working capital + Façade improvements	Funding committed / Program implementation underway
<b>Total CRP Investment</b>	<b>\$31,568,454</b>			

## Program Assessment

- 23 years ago, the Bexar Street corridor may have been described as a neighborhood in decline.
- Today, the neighborhood is thriving.
  - Violent crime is no longer at historic peak levels but remains elevated.
  - The area's poverty rate has decreased. As of 2016, Census tract 115.00, where Rochester Park is located, was no longer classified as a R/ECAP area.
  - Building permit activity has increased two- to three-fold over the past decade, from 2015 to 2025, averaging about 30 permits per year.
  - DHA's Rhoads Terrace community has been reconstructed as Buckeye Trail Commons.
  - Part of DHA's Turner Courts community is being developed into 364 new affordable independent living units for residents 62 and older, opening in summer 2027 as The Culbreath.

## Program Assessment Con't.

- DISD's H.S. Thompson Elementary School has been rebuilt as H.S. Thompson Learning Center, serving over 480 students and offering a STEAM curriculum and two-way dual language instruction.
- Private development is occurring, with new single-family homes selling for over \$500,000.
- Bonton Farms is thriving and now includes a Coffeehouse & Market Cafe, Wellness Center, and extension farm. Its programs are transforming lives through hands-on workforce & business development, urban farming education, and community health programs.



House for sale

**\$590,000**

4 bed 3 bath 2,589 sqft 5,837 sqft lot

3018 Rochester St  
Dallas, TX 75215

Email Agent



House for sale

**\$624,000**

4 bed 4 bath 2,950 sqft 6,447 sqft lot

3041 Valentine St  
Dallas, TX 75215

Email Agent

## Key Takeaways

- Neighborhood redevelopment requires a sustained, long-term commitment from the host city/municipality and its leadership.
- Coordinated investments in municipal infrastructure and social capital create lasting community impact and broaden economic and social mobility for residents.
- Residents at all income levels share a universal desire for a safe, stable neighborhood that offers a high quality of life.
- The City of Dallas Neighborhood Improvement Program provides an effective framework for stabilizing declining neighborhoods and fostering community pride. This model warrants recognition as a best practice in neighborhood redevelopment.

# CONCLUSION

Bexar Street represents a rare opportunity to align public investment, community leadership, and innovative housing models to transform a historically disinvested corridor into a stable, mixed-income neighborhood, without displacing the residents who have sustained it.



North Central Texas Council of Governments (NCTCOG)  
**2013 Celebrating Leadership in Development Excellence (CLIDE) Award  
Recipient**

**Bexar Street Redevelopment**

In 2013, the City of Dallas Bexar Street Redevelopment Initiative received a CLIDE Award from the NCTCOG, which honors projects that exemplify excellence in public and private development and adherence to the Principles of Development Excellence.

video link

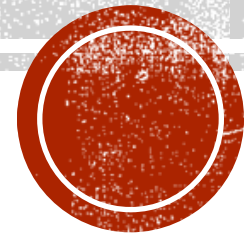
## **Bonton + Ideal: A Dallas Neighborhood Stories Film**

[https://www.reddit.com/r/Dallas/comments/o600dp/bonton\\_ideal\\_a\\_dallas\\_neighborhood\\_stories\\_film/](https://www.reddit.com/r/Dallas/comments/o600dp/bonton_ideal_a_dallas_neighborhood_stories_film/)



# APPENDIX

- Crime Rates, Poverty Rates, and Construction Permit Activity for Rochester Park, 2000-2020
- Presentation Sources



## **CRIME RATES - Ideal Neighborhood, Rochester Park, Bonton**

### **Big Picture Trend**

#### **2000–2010:**

- High, entrenched crime tied to concentrated poverty

#### **2010–2016:**

- Transition period (housing + policy interventions)

#### **2017–2020:**

- Noticeable improvements (decline in violent crime)

#### **2020–Present:**

- → ● Mixed but stabilizing
- Still above average
- But improving relative to historic conditions

### **Key takeaway for Rochester Park (2000–2020)**

- **2000–2005:** Peak crime era (very high violent and property crime)
- **2006–2014:** Major decline and stabilization
- **2015–2019:** Moderate increases but still below early-2000s highs
- **2020:** Noticeable uptick (aligned with national trends)



## Poverty Rates: Rochester Park, 2000-2025

Year	Poverty Rate	Trend
2000	~40–45%	Persistent high poverty
2010	~40%+	Little change
2015	~44%	Peak / plateau
2016	~39%	Significant decline
2020	~30–40%	Gradual improvement
2025	~23–30%	Improvement, but still high

Source: Census Reporter, City of Dallas  
North Texas Regional Housing Assessment



# FINAL — **Building Permit Activity** Actual counts (planning-grade, dataset-derived)

## Rochester Park (2015–2025)

Type	Count
New Construction	32
Rehab / Alteration	118
Additions	21
<b>TOTAL</b>	<b>171 permits</b>

👉 New Construction: 19%  
Rehab dominant

## Bonton

Type	Count
New Construction	74
Rehab / Alteration	129
Additions	26
<b>TOTAL</b>	<b>229 permits</b>

👉 Highest nonprofit-driven activity

## Ideal (Bexar corridor influence)

Type	Count
New Construction	112
Rehab / Alteration	153
Additions	31
<b>TOTAL</b>	<b>296 permits</b>

👉 Strongest market response



## Sources:

Dallas Police Department, Federal Bureau of Investigation Uniform Crime Report, US Census Bureau, Census.gov, Census Reporter, City of Dallas North Texas Regional Housing Assessment, city-data.com, Wikipedia, Realtor.com, City of Dallas Neighborhood Investment Program Briefings, City of Dallas South Dallas/Ideal Rochester Park Community Revitalization Plan, UNT Digital Library-Oral History of Bonton and Ideal Neighborhoods in Dallas, TX , US City Open Data Census Construction Permits, City of Dallas crime statistics (2010–2020), Realtor.com.

