

February 25, 2026

**WHEREAS**, on September 26, 2022, the Oak Cliff Gateway TIF District Board of Directors unanimously passed a motion adopting and recommending City Council approval of amendments to the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan which included the creation of a new budget category for homeowner stabilization, home repair, and displacement mitigation and increased the budget capacity of the Oak Cliff Gateway Sub-District and the Bishop/Jefferson Sub-District to annually transfer a portion of future tax increment to the budget line item for homeowner stabilization, home repair, and displacement mitigation programs; and

**WHEREAS**, on November 9, 2022, the City Council held a public hearing to receive comments on proposed amendments to the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan as recommended by the Oak Cliff Gateway TIF District Board of Directors, and, at the close of the public hearing, approved an ordinance amending Ordinance No. 21466 previously approved on November 11, 1992, and Ordinance No. 23033 previously approved on February 12, 1997, as amended, to reflect these amendments by Resolution No. 22-1719, Ordinance No. 32354, and such amendments specifically included creation of a new budget category for the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan for homeowner stabilization, home repair, and displacement mitigation; and

**WHEREAS**, on December 12, 2022, the Oak Cliff Gateway TIF District Board of Directors unanimously approved an amended Oak Cliff Gateway TIF District Increment Allocation Policy which provides for the dedication of a portion of the annual increment for homeowner stabilization, home repair, and displacement mitigation in accordance with the amended Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan; and

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP by Resolution No. 23-0444, last amended by Resolution No. 24-0846 on June 12, 2024; and

**WHEREAS**, on December 5, 2023, the Deep Ellum TIF District Board of Directors reviewed and unanimously recommended the City Council's approval of proposed amendments to the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan which included the creation of new affordable housing budget categories to (1) support Deep Ellum TIF District mixed-income housing guidelines and (2) annually transfer Deep Ellum TIF District increment to the Housing Department to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Grand Park South area, and approved an amended and restated Deep Ellum TIF District Increment Allocation Policy which provides for the dedication of a portion of the Deep Ellum TIF District annual increment for homeowner stabilization, home repair, and displacement mitigation in accordance with the amended Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan; and

February 25, 2026

**WHEREAS**, on February 28, 2024, the City Council held a public hearing to receive comments on the proposed amendments to the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan to: (1) increase the total budget for the Deep Ellum TIF District from \$29,992,935.00 net present value (approximately \$57,641,077.00 in total dollars) to \$46,408,080.00 net present value (approximately \$93,519,023.00 in total dollars), (2) redefine and reallocate budget categories, and (3) make corresponding modifications to the Deep Ellum TIF District Project Plan and Reinvestment Zone; and, at the close of the public hearing, approved an ordinance amending Ordinance No. 26043 previously approved on June 22, 2005, and Ordinance No. 26304 previously approved on April 12, 2006, as amended, to reflect these amendments by Resolution No. 24-0397, Ordinance No. 32670, and such amendment specifically provided for a budget category for homeowner stabilization, home repair, and displacement mitigation; and

**WHEREAS**, on June 12, 2024, the City Council authorized final adoption of the City's latest Five-Year Consolidated Plan for FY 2024-25 through FY 2028-29 and the first FY 2024-25 Action Plan, with the FY 2024-25 HUD Consolidated Plan Budget in the amount of \$30,949,109.00, by Resolution No. 24-0873; and

**WHEREAS**, on September 25, 2024, the City Council authorized annual funding transfers from the Oak Cliff Gateway TIF District, Fort Worth Avenue TIF District, and Deep Ellum TIF District (each a TIF District and collectively the TIF Districts) to the City's Housing Department to be deployed in the City's homeowner stabilization, home repair, and displacement mitigation programs for the costs of providing and preserving affordable housing inside and outside the TIF Districts by Resolution No. 24-1401; and

**WHEREAS**, under state law, the use of TIF district funding is excepted from procurement requirements set out under Local Government Code chapter 252 pursuant to Texas Tax Code section 311.010(g) upon a finding by a TIF board or the City Council that an agreement is necessary or convenient to implement a TIF district's project plan; and

**WHEREAS**, annually, the City submits an Action Plan to the U.S. Department of Housing and Urban Development (HUD) that includes the Community Development Block Grant (CDBG), HOME Investment Partnerships Program Grant (HOME), Emergency Solutions Grant, and Housing Opportunities for People with AIDS Grant; and

**WHEREAS**, on August 6, 2025, the City Council authorized the 2025-26 Annual Action Plan for the City's Consolidated Plan for FY 2024-25 through FY 2028-29; and

**WHEREAS**, on August 8, 2025, the City issued a non-formal evaluative procurement or Notice of Funding Availability (NOFA) for the DHAP; and

**WHEREAS**, on August 27, 2025, the City Council authorized preliminary adoption of Substantial Amendment No. 1 to the FY 2025-26 Action Plan Budget and a public hearing to be held on October 8, 2025 before the City Council to receive public comments on the FY 2025-2026 Action Plan Budget by Resolution No. 25-1350; and

February 25, 2026

**WHEREAS**, on September 7, 2025, Business and Community Lenders of Texas dba BCL of Texas, submitted a proposal under the NOFA to administer DHAP; and

**WHEREAS**, to assist with the goals of increasing affordable homeownership and mitigation of community member displacement, the City desires to enter into an agreement with Business and Community Lenders of Texas dba BCL of Texas and/or its affiliates (Subrecipient) in an amount not to exceed \$1,200,000.00 (the Agreement) to administer, manage, and implement DHAP pursuant to the City's Dallas Housing Resource Catalog (DHRC), the Community Development Block Grant (CDBG) and HOME Improvement Partnerships Program (HOME) Regulations, and applicable federal, state, or local laws or regulations, and establish material terms of such Agreement; and

**WHEREAS**, it is in the best interest of the City to enter into this Agreement with Subrecipient and, with respect to the use of TIF District Funds for such Agreement, finds that it is necessary and convenient to implement each TIF District's Project Plan; and

**WHEREAS**, on December 10, 2025, the City Council repealed the DHP33 by Resolution No. 25-1895 and adopted the Drivers of Opportunity Policy Framework, by Resolution No. 25-1836 to ensure continued equitable and legally compliant use of federal funds; and

**WHEREAS**, the Drivers of Opportunity Policy Framework, passed by Resolution No. 25-1836, shifts the City's equity focus from traditional diversity, equity, and inclusion approaches to a forward-looking framework centered on core opportunity drivers, including employment, education, health, safe neighborhoods, and well-being—thereby aligning with federal anti-discrimination directives while maintaining support for underinvested communities; and

**WHEREAS**, the Omnibus Resolution No. 25-1895 updates and consolidates previous policy resolutions, including the adoption of DHP33 by Resolution No. 23-0443, to reflect the adoption of these strategic policy changes across City departments, reinforcing City priorities and streamlining operational directives; and

**WHEREAS**, on December 10, 2025, the City Council authorized final approval of Substantial Amendment No. 1 to the FY 2025-26 Action Plan Budget by Resolution No. 25-1927; and

**WHEREAS**, on February 25, 2026, the City Council authorized the last amendment to the DHRC to revise the Dallas Homebuyer Assistance Program (DHAP) to allow outsourcing the administration of the program.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager is hereby authorized to execute a two-year agreement with two two-year renewal options, approved as to form by the City Attorney, with Business and Community Lenders of Texas dba BCL of Texas and/or its affiliate (Subrecipient) for the administration, management, and implementation of Dallas Homebuyer Assistance Program (DHAP) pursuant to the Dallas Housing Resource Catalog (DHRC), the Community Development Block Grant (CDBG) and HOME Improvement Partnerships Program (HOME) Regulations, and applicable federal, state, or local laws or regulations (the Services) in an amount not to exceed \$1,200,000.00 (the Funds) sourced with CDBG and HOME Funds, and TIF District funds.

**SECTION 2.** That the terms of the Agreement shall include, but are not limited to the following:

- a. The program administration services portion of the Services shall fall under project costs and include managing and implementing DHAP and verifying participant eligibility for DHAP, as further described in the Agreement.
- b. That up to 13% of the Funds may be utilized for project costs for the Services, including but not limited to all aspects to market, confirm eligibility, and produce agreements and a minimum of 87% of the Funds shall be used by Subrecipient for direct delivery of the Services.
- c. All project and direct delivery costs for the Services shall be actual, as defined in the Agreement, and comply with the DHRC, CDBG regulations, HOME regulations, and applicable federal, state, or local laws or regulations
- d. All Funds shall be paid on a cost reimbursement basis and must be used for actual, allowable, allocable and direct delivery fees and Eligible Costs (as defined in the Agreement) for DHAP and shall include only those identified in the budget for each program.
- e. In performing the Services, Subrecipient shall:
  - i. Coordinate with the City to conduct sufficient advertisement of DHAP and other forms of outreach to ensure that enough applicants participate in DHAP to enable Subrecipient the opportunity to perform the Services in a manner that fully expends the Funds;
  - ii. Receive applications, perform initial applicant intake, and conduct participant income eligibility review, in accordance with the DHRC, CDBG

**SECTION 2.** (continued)

Regulations, HOME Regulations, and applicable federal, state, or local laws or regulations to ensure the applicant qualifies as an Eligible Participant (as defined in the Agreement) and the property qualifies as an Eligible Home (as defined in the Agreement);

- iii. Prepare a loan contract with the eligible participants and if applicable, subcontractor, to include the minimum elements identified in the NOFA;
- iv. Comply with federal procurement standards in 2 CFR §200.318 - §200.326 or state standards when procuring property, services, equipment, or supplies to carry out the Services under the Agreement to ensure that they meet cost reasonableness requirements and are obtained through an open and competitive process, which may include establishing procurement procedures that ensure that materials and services are obtained in a cost-effective manner.
- f. Subrecipient shall meet reporting and recordkeeping requirements for DHAP.
- g. Subrecipient shall adhere to the requirements of the DHRC, the CDBG regulations, HOME regulations, and applicable federal, state, or local laws or regulations.
- h. The City Manager or his or her designee may authorize minor modifications to the Agreement if such modification complies with the DHRC, the CDBG regulations, HOME regulations, and applicable federal, state, or local laws or regulations.

**SECTION 3.** That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

**SECTION 4.** That the City Manager is hereby authorized to take all necessary actions to account for and report the use of the CDBG and HOME portion of the Funds, including but not limited to creating additional funds/units and transferring appropriation between funds/units.

**SECTION 5.** That the City Manager or his/her designee is authorized to execute change orders or amendments to the Agreement, in an amount not to exceed a total of 25 percent of the original contract amount (subject to compliance with applicable procurement law), or for time to commit and expend funds in a timely manner to meet federal and/or state requirements when necessary.

February 25, 2026

**SECTION 6.** That the City Manager is hereby authorized to reimburse to HUD any expenditure identified as an ineligible cost for which CDBG or HOME Funds were used. The City Manager shall notify the appropriate city council committee of expenditures identified as an ineligible cost not later than thirty calendar days after the reimbursement.

**SECTION 7.** That the City Manager or his designee is authorized to provide additional information, make adjustments, and take other actions related to the implementation of the CDBG and HOME portion of the Funds as may be necessary to satisfy HUD regulatory requirements.

**SECTION 8.** That the Chief Financial Officer is hereby authorized to disburse funds to Subrecipient as the City receives and reviews payment and/or reimbursement requests and related supporting documentation submitted by Subrecipient, for actual, allowable, and allocable administrative fees and program costs and accepts supporting evidence pursuant to the Agreement for the total amount not to exceed \$1,200,000.00, as follows:

- (a) FY 2025-26 Community Development Block Grant (CDBG) Fund  
Fund CD25, Department HCE, Unit 901L  
Object 3101, various Activity  
Encumbrance/Contract No. HCE-2026-00029864  
VS0000057437 \$ 287,035.00
  
  - (b) FY 2025-26 HOME Investment Partnerships Program (HOME) Fund  
Fund HM25, Department OHCE, Unit 920L  
Object 3101, various Activity  
Encumbrance/Contract No. HCE-2026-00029864  
VS0000057437 \$ 287,035.00
  
  - (c) FY 2025-26 HOME Investment Partnerships Program (HOME) Fund  
Fund HM25, Department HCE, Unit 919L  
Object 3099, various Activity  
Encumbrance/Contract No. HCE-2026-00029864  
VS0000057437 \$ 38,580.00
  
  - (d) FY 2024-25 Equity-TIF-OCGD (Oak Cliff Gateway District) Fund  
Fund 2129, Department HCE, Unit X004  
Object 3101, various Activity  
Encumbrance/Contract No. HOU-2026-00029864  
VS0000057437 \$ 400,000.00
  
  - (e) FY 2024-25 Equity-TIF-DED (Deep Ellum District) Fund  
Fund 2131, Department HCE, Unit X004  
Object 3101, various Activity  
Encumbrance/Contract No. HOU-2026-00029864  
VS0000057437 \$ 187,350.00
- Total amount not to exceed \$1,200,000.00

February 25, 2026

**SECTION 9.** That the City Chief Financial Officer is hereby authorized to record notes receivable – CDBG loan receivable in Balance Sheet Account 016D and allowance for doubtful accounts in Balance Sheet Account 022L in the CDBG Fund for the amount of the loan, and to deposit any funds returned due to disallowed costs in Revenue Code 9246.

**SECTION 10.** That the City Chief Financial Officer is hereby authorized to record notes receivable – HOME loan receivable in Balance Sheet Account 016D and allowance for doubtful accounts in Balance Sheet Account 022L in fund CDBG for the amount of the loan, and to deposit any funds returned due to disallowed costs in Revenue Code 9246.

**SECTION 11.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to this transaction, until such time as the Agreement is duly approved and executed by the City and Subrecipient.

**SECTION 12.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.