

November 12, 2025

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 March 27, 2024, the City Council authorized the last amendment to the DHRC to revise the Home Improvement and Preservation Program (HIPPP) by Resolution No. 24-0421; and

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 October 10, 2023, the Fort Worth Avenue TIF District Board of Directors unanimously recommended City Council approval of proposed amendments to the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan which included adding homeowner stabilization, home repair, and displacement mitigation to the Affordable Housing budget category and approved an amended and restated Fort Worth Avenue TIF District Increment Allocation Policy which provides for the dedication of a portion of the Fort Worth Avenue TIF District annual increment for homeowner stabilization, home repair, and displacement mitigation in accordance with the amended Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan; and

November 12, 2025

WHEREAS, on November 8, 2023, the City Council held a public hearing to receive comments on proposed amendments to the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan to: (1) increase the geographic area of the Fort Worth Avenue TIF District by approximately 372 acres, extending west along West Commerce Street and Singleton Boulevard, to west of North Hampton Road, primarily to Manila Road, and incorporating property north of Fort Worth Avenue and south of Remond Drive, east of North Hampton Road, (2) maintain 70% City participation in the Fort Worth Avenue TIF District through the remaining term of the Fort Worth Avenue TIF District, (3) redefine and reallocate budget categories, and (4) make corresponding modifications to the Fort Worth Avenue TIF District's boundary and Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan; and, at the close of the public hearing, approved an ordinance amending Ordinance No. 26798, previously approved on June 13, 2007, and Ordinance No. 27129, previously approved on March 26, 2008, as amended, to reflect these amendments by Resolution No. 23-1598; Ordinance No. 32602, and such amendments specifically added homeowner stabilization, home repair, and displacement mitigation to the Affordable Housing budget category; 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

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

November 12, 2025

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, Emergency Solutions Grant, and Housing Opportunities for People with AIDS Grant; 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 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 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

WHEREAS, on April 4, 2025, the City issued a non-formal evaluative procurement or Notice of Funding Availability for the HIPP; and

WHEREAS, on April 30, 2025, Volunteers of America Texas, Inc., submitted a proposal under the NOFA to administer HIPP; and

November 12, 2025

WHEREAS, to assist with the goals of the preservation of home affordability and mitigation of community member displacement, the City desires to enter into an agreement with Volunteers of America, Inc. and/or its affiliates (Subrecipient) in an amount not to exceed \$13,074,846.95 (the Agreement) to administer, manage, and implement HIPP pursuant to the City's Dallas Housing Resource Catalog (DHRC), CDBG 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.

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 Volunteers of America, Inc. and/or its affiliate (Subrecipient) for the administration, management, and implementation of HIPP pursuant to the DHRC, CDBG regulations, and applicable federal, state, or local laws or regulations (the Services) in an amount not to exceed \$13,074,846.95 (the Funds) sourced with CDBG 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 HIPP and verifying participant eligibility for HIPP, 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, and applicable federal, state, or local laws or regulations.

SECTION 2. (continued)

- d. All Funds shall be paid on a cost reimbursement basis, with the exception of a one-time advance payment in the amount of \$660,000.00 for the services described herein, and must be used for actual, allowable, allocable and direct delivery fees and Eligible Costs (as defined in the Agreement) for HIPP 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 HIPP and other forms of outreach to ensure that enough applicants participate in HIPP 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 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. Conduct a property inspection and draft a detailed Scope of Work on behalf of participants to include a detailed description of the work to be performed, a schedule for completing the work, and a budget and cost estimate, and information regarding the construction materials to be used to ensure that the City's rehabilitation standards are being met;
 - iv. Prepare a loan contract with the eligible participants and if applicable, subcontractor, to include the minimum elements identified in the NOFA;
 - v. Perform or ensure the performance of the repairs listed in the Scope of Work, be responsible for obtaining all permits and inspections to complete the repairs, provide applicable material warranties and a 1-year warranty for all work performed, and perform or respond to warranty repairs requested by the participants, as necessary; and
 - vi. 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.

SECTION 2. (continued)

- f. Subrecipient shall meet reporting and recordkeeping requirements for HIPPA.
- g. Subrecipient shall adhere to the requirements of the DHRC, the CDBG 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, 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 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 is authorized to make modifications to the applicability of funding and associated timelines as funding becomes available, including but not limited to the allocation of additional Community Development Block Grant (CDBG) funds during the initial contract term or any subsequent contract renewals, supplemental agreements, or extensions.

SECTION 6. That the City Manager is hereby authorized to reimburse to HUD any expenditure identified as an ineligible cost for which CDBG Funds were used. The City Manager shall notify the appropriate city council committee of expenditures identified as an ineligible cost not later than thirty (30) 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 portion of the Funds as may be necessary to satisfy HUD regulatory requirements.

November 12, 2025

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 \$13,074,846.95, as follows:

- | | |
|---|----------------|
| (a) FY 2022-23 Community Development Block Grant
Fund CD22, Department HOU, Unit 608G
Object various, various Activity
Encumbrance/Contract No. HOU-2025-00028834
VS91602 | \$140,210.57 |
| (b) FY 2023-24 Community Development Block Grant
Fund CD23, Department HOU, Unit 708J
Object various, various Activity
Encumbrance/Contract No. HOU-2025-00028834
VS91602 | \$143,451.04 |
| (c) FY 2020-21 Community Development Block Grant
Fund CD21, Department HOU, Unit 505F
Object 3100, various Activity
Encumbrance/Contract No. HOU-2025-00028834
VS91602 | \$260,549.86 |
| (d) FY 2022-23 Community Development Block Grant
Fund CD22, Department HOU, Unit 605G
Object 3100, various Activity
Encumbrance/Contract No. HOU-2025-00028834
VS91602 | \$47,088.49 |
| (e) FY 2022-23 Community Development Block Grant
Fund CD23, Department HOU, Unit 705J
Object 3100, various Activity
Encumbrance/Contract No. HOU-2025-00028834
VS91602 | \$513,383.38 |
| (f) FY 2023-24 Community Development Block Grant
Fund CD24, Department HOU, Unit 802K
Object 3100, various Activity
Encumbrance/Contract No. HOU-2025-00028834
VS91602 | \$3,041,238.00 |

November 12, 2025

SECTION 8. (continued)

(g) FY 2025-26 Community Development Block Grant Fund CD25, Department HOU, Unit TBD Object 3100, various Activity Encumbrance/Contract No. HOU-2025-00028834 VS91602	\$3,094,038.00
(h) FY 2025-26 Community Development Block Grant Fund CD25, Department HOU, Unit TBD Object 3100, various Activity Encumbrance/Contract No. HOU-2025-00028834 VS91602	\$500,000.00
(i) FY 2024-25 Equity-TIF-OCGD (Oak Cliff Gateway District) Fund Fund 2129, Department HOU, Unit X004, Object 3100, various Activity Encumbrance/Contract No. HOU-2025-00028834 VS91602	\$2,046,726.26
(j) FY 2024-25 Equity-TIF-FWAD (Fort Worth Avenue District) Fund Fund 2130, Department HOU, Unit X004, Object 3100, various Activity Encumbrance/Contract No. HOU-2025-00028834 VS91602	\$912,286.98
(k) FY 2024-25 Equity-TIF-DED (Deep Ellum District) Fund Fund 2131, Department HOU, Unit X004, Object 3100, various Activity Encumbrance/Contract No. HOU-2025-00028834 VS91602	\$2,375,874.37
Total amount not to exceed	\$13,074,846.95

SECTION 9. That the Chief Financial Officer is hereby authorized to disburse a one-time advance payment in the amount of \$660,000.00 in Community Development Block Grant (CDBG) funds to the Subrecipient for home repair services currently under contract, with assistance to be provided within thirty (30) days of contract execution.

November 12, 2025

SECTION 10. 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 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.