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Overview of Proposed Housing and Homelessness Policy Framework

**Housing and Homelessness Solutions
Committee**

February 3, 2026

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Background/History

Housing needs in Dallas:

- **Rental Housing Shortage:** Dallas currently faces a shortage of approximately 39,900 affordable rental units for households earning 50% or less of the Area Median Income (AMI). Without intervention, this gap is projected to grow to over 70,000 units by 2033.
- **Homeownership Needs:** To achieve a goal of 50% homeownership in Dallas, about 42,100 households would need to transition from renting to owning. This would require adding approximately 3,400 new housing units per year to keep pace.
- **Homelessness:** There are currently 3,718 individuals experiencing homelessness in the Dallas City, Dallas County, and Irving area roughly 10 people per 10,000 residents.

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Background & Purpose

Background

October 1, 2025, the Office of Homeless Solutions, Department of Housing and Community Development, Office of Community Care Empowerment and the Office of Equity and Inclusion merged to become the Office of Housing and Community Empowerment (OHCE).

Presentation Purpose

Discuss the City's approach to affordable housing and homelessness and outline opportunities to align services with the Drivers of Opportunity.

Recent Affordable Housing, Homelessness, & Fair Housing Strategies

Affordable Housing

*Dallas Housing Policy 2033**
Dallas Housing Resource Catalog
Dallas Housing Action Plan

Target Areas

- **Goal:** Create rental housing for those making 50% AMI or below to address 39,900-unit supply gap
- **Goal:** Expand homeownership opportunities for households under 80%
 - Household of 1 - \$65,700
 - Household of 4 - \$93,850

Preservation

- **Goal:** Support preservation of existing affordable homes, including single-family, subsidized rentals, and naturally occurring affordable housing
- **Goal:** Prevent involuntary displacement of residents

Production

- **Goal:** Increase the overall supply to meet projected demand

Homelessness

Four Track Strategy

Emergency Shelter Services for Homeless

- **Goal:** Provide safe, low-barrier shelter and quick connection to housing

Supportive Services for Seniors

- **Goal:** Help seniors remain safely housed with tailored supports

Rapid Rehousing

- **Goal:** Quickly move unsheltered households into permanent housing

Homeless Diversion Services

- **Goal:** Prevent shelter entry by resolving housing crises early

Supportive Housing and Recovery

- **Goal:** Provide permanent housing with ongoing supportive services

Fair Housing

Investigations and Affordable Housing Development Reviews

Investigation of Discrimination Complaints

- **Goal:** Timely and thorough investigation of all complaints

Education and Outreach

- **Goal:** Increase public awareness of fair housing rights and responsibilities through consistent community engagement.

Furthering the Purpose of the Fair Housing Act through Housing Policy Oversight

- **Goal:** Ensure City-supported housing aligns with fair housing goals of integration and equal access

Current Affordable Housing, Homelessness, & Fair Housing Goals

Division	Goals	Performance Metric	FY 24-25 Target Metric	FY24-25 Actual Metric
Housing	Create rental housing for those making 50% AMI or below to address 39,900-unit supply gap	# of rental units produced for those at or below 50% AMI	700	1,230
	Expand homeownership opportunities for those making less than \$100,000	# of homeowner units produced for those at or below 120% AMI	280	101
	Support preservation of existing affordable homes, including single-family, subsidized rentals, and NOAH's	# of housing units preserved	763	845
	Prevent involuntary displacement of residents	# of events, educational products, or partnerships created to aid in this effort	N/A	2
	Increase the overall supply to meet projected demand	Total # of housing units produced or preserved	3,200	5,715
Homelessness	Provide safe, low-barrier shelter and quick connection to housing	# of unduplicated single adults served using City funds	4,650	9,061
	Help seniors remain safely housed with tailored supports	# of unduplicated seniors served at St Jude properties	150	72
	Move unsheltered households into permanent housing	# of unduplicated clients served – Rapid Rehousing Placement	10	22
	Prevent shelter entry by resolving housing crises early	# of homelessness diversion interventions	65	170
	Provide permanent housing with ongoing supportive services	Utilization of in-shelter case management, N=95% target rate	223	189
Fair Housing	Timely and thorough investigation of all complaints	% of fair housing complaints investigated and closed within HUD's 100-day standard	50%	34%
	Increase public awareness of fair housing rights and responsibilities	# of outreach events conducted	24 annually	45 events
	Total Fair Housing Assessments	# completed	N/A	30

Current Affordable Housing, Homelessness, & Fair Housing Programs

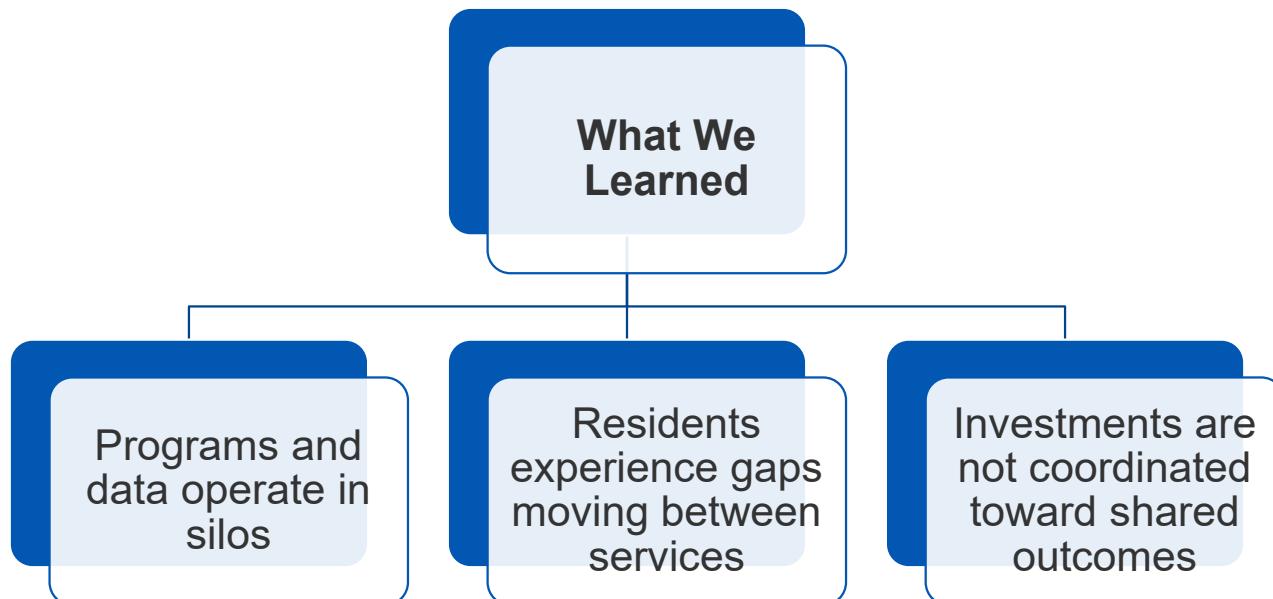
Services	Affordable Housing Populations	Homeless Populations	Fair Housing Populations
Housing: <ul style="list-style-type: none"> • Home Repair • Homebuyer Assistance • Affordable Housing Development 	<ul style="list-style-type: none"> • Low/mid-income renters & homeowners • Cost-burdened households • Residents in substandard housing • Seniors aging in place • First-time homebuyers • Households seeking assistance 	<ul style="list-style-type: none"> • Individuals transitioning from homelessness to permanent, supportive, or interim housing • Households at risk of homelessness • Domestic violence survivors seeking rehousing • Youth aging out of foster care • Individuals needing RRH/PSH placements 	<ul style="list-style-type: none"> • Renters facing discriminatory barriers to housing • People with disabilities needing accessible units • Families denied housing because of familial status • Individuals facing source-of-income discrimination
Homeless: <ul style="list-style-type: none"> • Emergency Shelter • Support Services • Rapid Rehousing • Diversion 	<ul style="list-style-type: none"> • Supportive Housing Developments <ul style="list-style-type: none"> • Interim housing • Hospice Housing • Permanent Supportive Housing 	<ul style="list-style-type: none"> • Individuals/families experiencing homelessness • Unsheltered residents • Emergency shelter clients • Chronically homeless individuals • Youth & transition-age youth • Medically vulnerable households • DV survivors 	<ul style="list-style-type: none"> • Individuals transitioning from homelessness to permanent, supportive, or interim housing • Households at risk of homelessness • Domestic violence survivors seeking rehousing • Youth aging out of foster care • Individuals needing RRH/PSH placements • Households moving through Housing Pathways
Fair Housing: <ul style="list-style-type: none"> • Civil Rights Enforcement • Education • Compliance 	<ul style="list-style-type: none"> • Low-income households • Racial and ethnic minority communities • Families with children • Individuals with disabilities • Residents of historically disinvested neighborhoods 	<ul style="list-style-type: none"> • Individuals with mental-health and substance-use conditions • Older adults needing accommodations • Unaccompanied youth and young adults - identification barriers • Immigrant and refugee households • Individuals exiting institutions 	<ul style="list-style-type: none"> • Residents experiencing discrimination • Persons with disabilities • Residents protected under race, color, sex, religion, national origin • LEP individuals • LGBTQ+ residents • Renters/homebuyers denied services • Landlords & lenders needing compliance support
System Gaps	Data and Coordination Gaps Housing Supply and Affordability Gaps	Homelessness Service Gaps System Navigation Gaps	Contract and Provider Gaps Policy and Funding Gaps



Integration

Affordable Housing, Homelessness, and Fair Housing

What We Learned Across The Legacy Systems



Why Realignment Matters

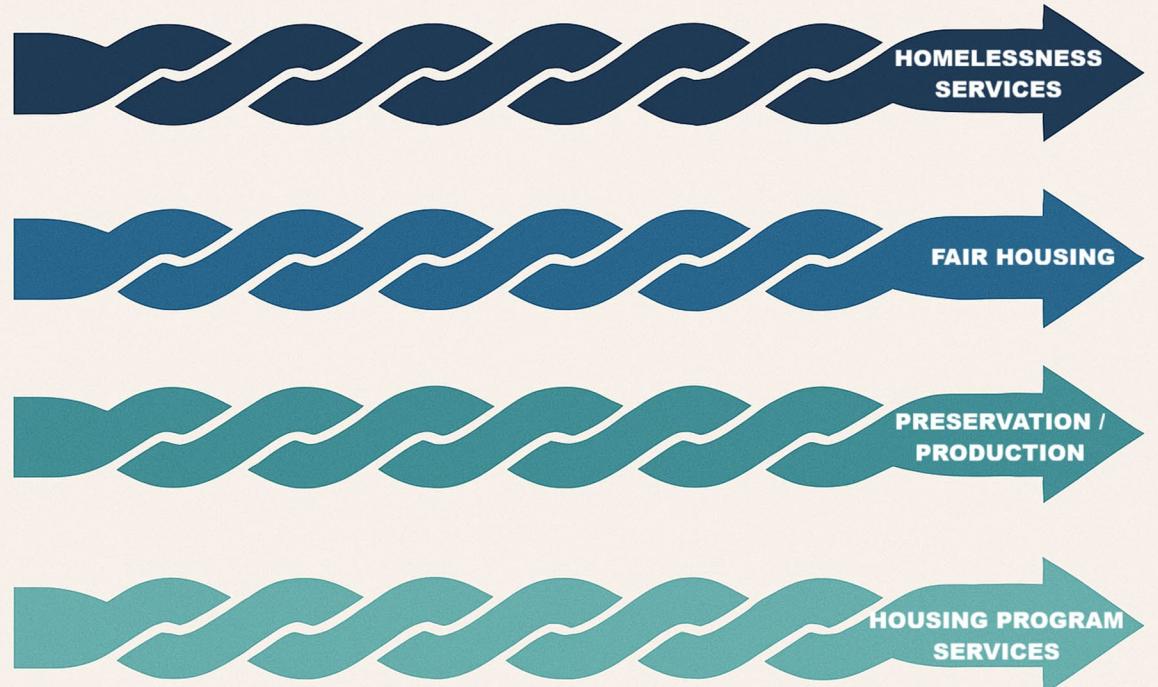
OHCE unifies key affordable housing and homelessness and community functions to create better service delivery.

Aligned department funding creates an opportunity to re-center the system around Vibrant City functions and impact on systems change.

Drivers of Opportunity (DO!) requires integrated services and measurable results.

Current Cycle – A *Fragmented System*

- Affordable housing, homelessness, and fair housing operated in separate silos
- Residents entered through different doors, systems, and processes
- Fragmentation leads to delays, confusion, and uneven support
- The systems eventually converge around shared outcomes: stability, housing access, and resident rights



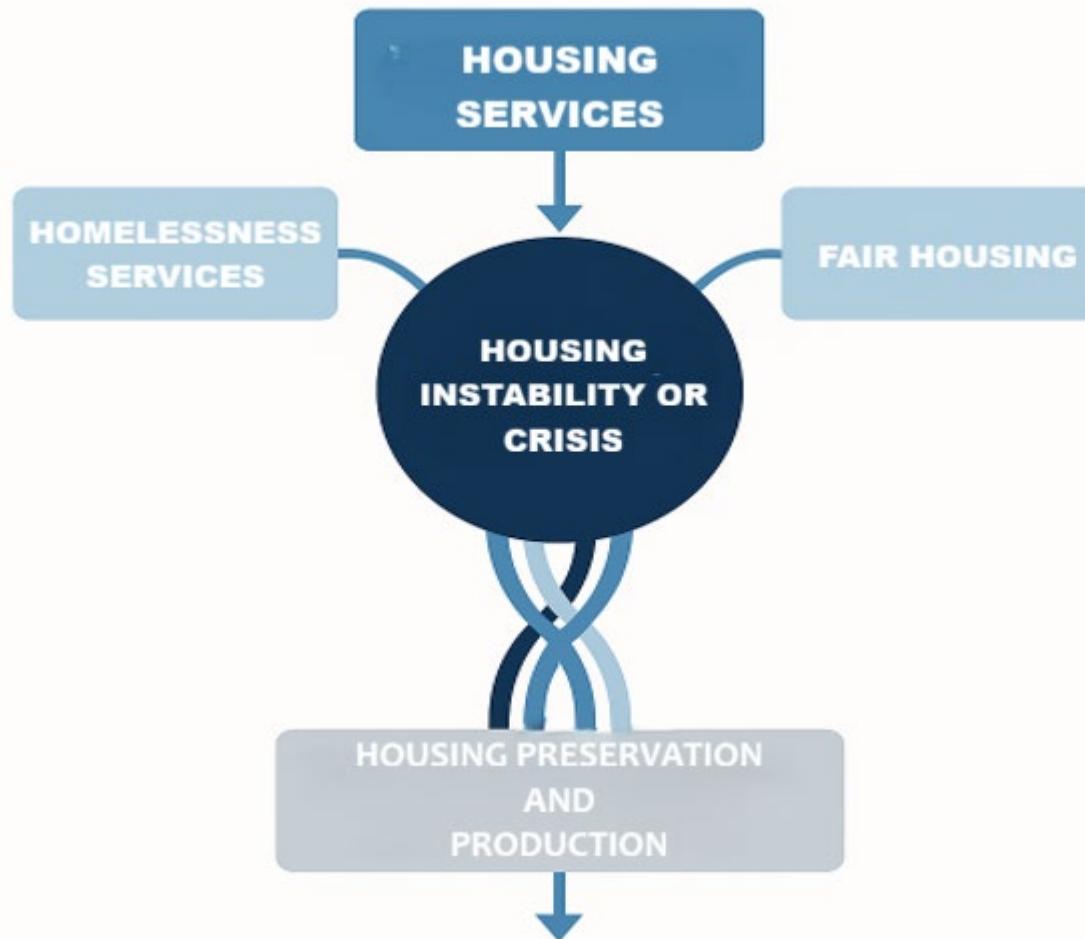
Process Mapping the City Housing and Homelessness Framework



What Success Looks Like

- ✓ Fewer entries into homelessness
- ✓ Increased housing production and preservation
- ✓ Improved fair housing compliance
- ✓ More opportunity-rich neighborhoods
- ✓ Outcome measurement aligned with DO!

Approach to Alignment



- Combining processes and measurable outcomes for all housing, homelessness, and fair housing programs
- Shared data, navigation, and case management across departments
- Ability to identify people in one program that may benefit from another more effectively
- Goal is to have consistent compliance, standards, and resident experience across the entire system

Drivers of Opportunity (DO!)

Gainful Employment	High Quality Education	Opportunity-Rich Neighborhoods	Healthy Environment and Access to Health Care	Public Safety & Wellbeing
Pathways for Dallas residents to secure good jobs, grow income, and build lasting economic stability	Opportunities for lifelong learning so all residents can grow, adapt, and thrive	Strong neighborhoods with affordable homes, reliable transportation, and access to community resources.	Conditions that support physical and mental well-being through safe environments and access to health services.	Communities where residents feel safe, supported, and engaged.
Where Does Action Happen?				
Employment Opportunities that Strengthen Communities	Access to Preschool	Affordable, Stable Housing	Clean and Safe Environment	Active Civic Participation
Living Wage Jobs	Effective Public Education	Economic Opportunity & Growth	Access to Health Services	Crime Prevention
Pathways to Financial Security	School Socio-Economic Representation	Strong Assets & Cultural Hubs	Maternal and Child Health	Safety from Crime
Opportunities for Wealth-Building	College Readiness	Welcoming & Vibrant Public Spaces	Trauma-Free Communities	Trust-Based Community Policing
Strong Workforce Development	Digital Access	Accessible Transportation	Healthy Food Access	Youth Resilience and Safety
		Age Friendly Communities		
		Infrastructure Investments		



Lead: The City sets policy, strategy, and makes direct investments



Collaborate: Convene departments & connect with community anchor institutions for shared decision making and delivery



Support: Promote and enable efforts through communication, data-sharing, and alignment



City of Dallas

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Drivers of Opportunity (DO!)



- Defines a full spectrum of opportunities from stabilization to rehousing, affordable rental, supportive housing, housing related services, homeownership, and fair housing access
- Embeds fair housing protections and representative standards throughout the entire system to ensure consistent, transparent, and representative access for all residents

Dallas Housing Policy 2033* Pillars

1. Strategy Target Areas

Focus investments in neighborhoods with the greatest housing needs and disparities.

2. Citywide Housing Production

Increase affordable housing supply across income levels and geographies

3. Citywide Housing Preservation

Protect existing affordable units, NOAH properties, and long-term affordability.

4. Infrastructure

Align capital improvements and infrastructure to support housing development.

5. Collaboration & Coordination

Strengthen cross-departmental and external partnerships to improve outcomes.

6. Engagement

Ensure resident voices influence planning, siting, and program design.

7. Education

Provide accessible information on resources, rights, and pathways to housing.

Current Homelessness Four Track Strategy Policy

Track 1: Increase Shelter Capacity

Expand capacity of existing providers through contracted shelter overflow programs.

Track 2: Inclement Weather Shelters*

Allow entities with Chapter 45 Temporary Inclement Weather Shelter Permits to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) as led by the City.

Track 3: Subsidized Supportive Housing

Provide security deposits, rent, utilities, incentives, and supportive services to further the alleviation of poverty to tenants, as well as incentives and risk mitigation to participating landlords.

Track 4: Investments in Facilities Combatting Homelessness

Funding for low barrier housing types, to include permanent supportive housing, targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children, and young adults; ensuring that program participants are in compliance with the requirements of their housing applications; and Day Centers, for seamless wrap-around services.

Competing Housing Needs in Dallas

- **Rental Housing**

- Dallas currently faces a shortage of approximately 39,900 affordable rental units for households earning 50% or less of the Area Median Income (AMI).
 - Without intervention, this gap is projected to grow to over 70,000 units by 2033.
- 7,700 units will have expiring Deed Restrictions by 2033

- **Homeownership Housing**

- To achieve a goal of 50% homeownership in Dallas, about 42,100 households would need to transition from renting to owning. This would require adding approximately 3,400 new housing units per year to keep pace.
- Average Dallas home price of \$405k can not be bought by a 100%AMI household without subsidy. Household needs \$135k income to qualify and not have payments that exceed 30% of income.

- **Homelessness**

- There are on average 3,500 individuals experiencing homelessness in the Dallas and Collin County area, roughly 9 people per 10,000 residents.
- Dallas has ~3,309 Emergency Shelter Beds at or near capacity.

Proposed Housing & Homelessness Policy Pillars

1. Citywide Production

- Strategies to produce affordable housing for 0-80% AMI incomes
- Includes shelters and permanent housing

2. Citywide Preservation

- Strategies to preserve existing affordable including deed restricted and at risk naturally occurring affordable housing

3. Housing Services & Programs

- A catalog of existing programs and services that serve unhoused neighbors to low-to- moderate income homeowners and developers

4. Fair Housing System

- Advance a coordinated housing system that addresses homelessness, expands stable housing options, and upholds accessible and fair housing protection

5. Priority Areas

- Focus resources in neighborhoods with the greatest housing needs and alignment with DO!

6. Infrastructure

- Align capital improvements and infrastructure to support housing development

7. Collaboration & Coordination

- Strengthen cross-departmental and external partnerships to improve outcomes
- Includes Continuum of Care and Philanthropy

8. Engagement & Education

- Ensure resident voices influence planning, siting, and program design Provide accessible information on resources, rights, and housing inform

What the refined Housing and Homelessness Policy Framework will Enable

System Benefits

- Easier Program understanding
- Shared data and performance metrics
- More efficient use of funding
- Stronger cross-provider partnerships
- Greater transparency and improved resident experience
- Aligns services to populations

Alignment With Drivers of Opportunity

- Economic Mobility
- Public Safety & Wellbeing
- Community Empowerment

Enables staff to analyze and create the new pillars:

- Align funding, services and housing needs
- Codify approach to address homelessness and affordable housing needs
- State city purpose in advancing this work
- Create measurable indicators aligned with Drivers of Opportunity
- Map and analyze existing providers for capacity and opportunity to scale
- Develop partnerships based on service needs
- Serve people through different programs
- Listen and respond to stakeholders needs

Affordable Housing, Homelessness, & Fair Housing: Partnerships

Cross-sector collaboration strengthens pathways to stability, safety, and opportunity.



Community Engagement and Data Refinement

Community Engagement

- Dallas Housing Coalition 2nd Annual Housing Summit
 - November 21, 2025
 - Policy Survey – QR Code to Right
- Housing and Homelessness Solutions Committee
 - January 26, 2026
 - Briefing and Committee Feedback
- Strategic Focus Groups and Community Meetings
 - Resident and stakeholder engagement
 - Deploy surveys and engage communities at upcoming OHCE events



Data Refinement

- Use Dallas Housing Action Plan and Data from HMIS through Housing Forward to inform on most pressing housing needs in Dallas.
- Update measurable goals, align with Drivers of Opportunity and combined Action Plan

Next Steps: *Housing and Homelessness Policy update*



Finalization and Integration

Iterate and refine the framework, Integrate framework into FY26 budget and bond deployment



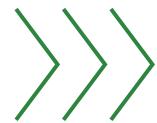
Development

Develop shared dashboards and performance metrics, refine goals based on measurable data



Coordination

Deepen coordination with providers and residents. Map and analyze existing providers for capacity and opportunity to scale



Launch

Launch DO!-aligned Action plan. Codify approach to address homelessness and affordable housing needs

Spring Council Resolution



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Appendix

Key Definitions

Acronym

Definition

AMI	Area Median Income – A measure used to determine eligibility for housing programs. 50% AMI means a household earns half the median income for the area.
CoC	<i>Continuum of Care</i> – A regional or local planning body that coordinates housing and services funding for homeless families and individuals.
DO!	<i>Drivers of Opportunity</i> – A citywide framework aligning services and investments with key opportunity domains like housing, health, and economic mobility.
DHAP	<i>Dallas Homebuyer Assistance Program</i> – Provides down payment and closing cost assistance to eligible first-time
DHP33	<i>Dallas Housing Policy 33</i> – A citywide roadmap adopted in 2018 to guide affordable housing production, preservation, and anti-displacement strategies. Dallas Housing Policy 2033 was repealed on December 9, 2025 by resolution 25-1895
DPFC / DHFC	<i>Dallas Public Facility Corporation / Dallas Housing Finance Corporation</i> – City-affiliated entities that finance and support affordable housing development.
HIPP	<i>Home Improvement and Preservation Program</i> – Provides funding for home repairs to preserve affordable housing and prevent displacement.
Land Bank / Land Transfer Program	Programs that acquire and transfer vacant or tax-delinquent properties for affordable housing development.
NOAH	<i>Naturally Occurring Affordable Housing</i> – Unsubsidized rental housing that is affordable to low- and moderate-income households.
NOFA	<i>Notice of Funding Availability</i> – A public announcement that funding is available for specific housing or service programs.
PSH	<i>Permanent Supportive Housing</i> – Long-term housing with supportive services for people with disabilities or chronic homelessness.
RRH	Rapid Rehousing – A short-term housing intervention that helps individuals and families quickly exit homelessness and return to permanent housing

2025 HUD AMI

Eligibility Standard ²	Number of Persons in the Household							
	1	2	3	4	5	6	7	
140%	\$ 114,954	\$ 131,376	\$ 147,798	\$ 164,220	\$ 177,358	\$ 190,495	\$ 203,633	\$ 216,770
135%	\$ 110,849	\$ 126,684	\$ 142,520	\$ 158,355	\$ 171,023	\$ 183,692	\$ 196,360	\$ 209,029
130%	\$ 106,743	\$ 121,992	\$ 137,241	\$ 152,490	\$ 164,689	\$ 176,888	\$ 189,088	\$ 201,287
125%	\$ 102,638	\$ 117,300	\$ 131,963	\$ 146,625	\$ 158,355	\$ 170,085	\$ 181,815	\$ 193,545
120%	\$ 98,532	\$ 112,608	\$ 126,684	\$ 140,760	\$ 152,021	\$ 163,282	\$ 174,542	\$ 185,803
115%	\$ 94,427	\$ 107,916	\$ 121,406	\$ 134,895	\$ 145,687	\$ 156,478	\$ 167,270	\$ 178,061
110%	\$ 90,321	\$ 103,224	\$ 116,127	\$ 129,030	\$ 139,352	\$ 149,675	\$ 159,997	\$ 170,320
105%	\$ 86,216	\$ 98,532	\$ 110,849	\$ 123,165	\$ 133,018	\$ 142,871	\$ 152,725	\$ 162,578
100%	\$ 82,110	\$ 93,840	\$ 105,570	\$ 117,300	\$ 126,684	\$ 136,068	\$ 145,452	\$ 154,836
95%	\$ 78,005	\$ 89,148	\$ 100,292	\$ 111,435	\$ 120,350	\$ 129,265	\$ 138,179	\$ 147,094
90%	\$ 73,899	\$ 84,456	\$ 95,013	\$ 105,570	\$ 114,016	\$ 122,461	\$ 130,907	\$ 139,352
85%	\$ 69,794	\$ 79,764	\$ 89,735	\$ 99,705	\$ 107,681	\$ 115,658	\$ 123,634	\$ 131,611
80% ³	\$ 65,700	\$ 75,100	\$ 84,500	\$ 93,850	\$ 101,400	\$ 108,900	\$ 116,400	\$ 123,900
75%	\$ 61,583	\$ 70,380	\$ 79,178	\$ 87,975	\$ 95,013	\$ 102,051	\$ 109,089	\$ 116,127
70%	\$ 57,477	\$ 65,688	\$ 73,899	\$ 82,110	\$ 88,679	\$ 95,248	\$ 101,816	\$ 108,385
65%	\$ 53,372	\$ 60,996	\$ 68,621	\$ 76,245	\$ 82,345	\$ 88,444	\$ 94,544	\$ 100,643
60%	\$ 49,320	\$ 56,340	\$ 63,360	\$ 70,380	\$ 76,020	\$ 81,660	\$ 87,300	\$ 92,940
50% ³	\$ 41,100	\$ 46,950	\$ 52,800	\$ 58,650	\$ 63,350	\$ 68,050	\$ 72,750	\$ 77,450
30% ³	\$ 24,650	\$ 28,200	\$ 31,700	\$ 35,200	\$ 38,050	\$ 43,150	\$ 48,650	\$ 54,150

Affordable Housing

Affordable Housing: *Housing Action Plan*

Housing Action Plan

- Guide uses of limited department resources to focus on highest priorities for affordable housing
- Measure accomplishments while tracking ongoing needs

Housing Action Plan Priorities

Create	Expand	Support	Prevent	Increase
Create more rental housing for those making 50% AMI or below to address the 39,900-unit supply gap at this income level	Expand homeownership opportunities to make home ownership more accessible for households making under 80% AMI	Support preservation of existing affordable homes, including single-family homes, subsidized rental housing, and naturally-occurring affordable rental housing	Prevent involuntary displacement of residents due to increased housing cost burden and market pressures	Increase the overall supply of housing to meet projected demand, as more units at all levels of the income spectrum to improve affordability in the market

Affordable Housing: *Housing Resources*



Create 50% AMI Rental Housing

Dallas Public Facility Corporation (DPFC)

Dallas Housing Finance Corporation (DHFC)

Developer Notice of Funds Available (NOFA)

Housing Tax Credits Program



Expand Homeownership

Dallas Homebuyer Assistance Program (DHAP)

Dallas Housing Acquisition and Development Corporation (Land Bank)

Land Transfer Program

Developer Notice of Funds Available



Preserve Affordable Housing

Developer Notice of Funds Available (NOFA)

Dallas Public Facility Corporation (DPFC)

Dallas Housing Finance Corporation (DHFC)

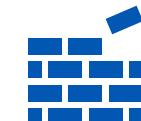
Housing Tax Credits Program

Home Repair Programs



Home Repair Program

Education



Increase Overall Housing Supply

Dallas Public Facility Corporation (DPFC)

Dallas Housing Finance Corporation (DHFC)

Developer Notice of Funds Available

Housing Tax Credits Program
Dallas Housing Acquisition and Development Corporation (Land Bank)

Land Transfer Program

Affordable Housing: Service Contracts

Type of Contract	Number of Contracts	Funding	Units
Single Family Home Development	12	\$13,964,183.00	484
Multifamily Housing Development	13	\$62,661,923.00	1,431
Home Repair Contracts	18	\$1,308,910.00	18
Homebuyer Assistance Contracts*	0	\$1,274,000.00	25

*Homebuyer Assistance Contracts shows an estimate for FY 25-26 as these applicants do not roll over year to year

Affordable Housing: *Home Repair, Homebuyer Assistance, and NOFA*

Historical Metrics	Home Repair	Homebuyer Assistance	Developer NOFA
Goal FY 24-25	128	16	N/A
Completed	49	40	222
Total Budget	\$ 8,428,926.00	\$ 2,420,000.00	\$10,670,391.00
Pipeline	\$ 2,344,759.60	0	\$21,000,000.00
Committed	\$ 582,545.00	0	\$38,866,605.00
Spent	\$ 2,938,177.00	\$ 1,849,509.24	\$18,730,334.00

Affordable Housing: *Corporation Activity*

	MIHDB	DPFC	DHFC
Total Completed Units	3,097	1,206	2,601
Completed Affordable Units	251	608	2,481
Units Under Construction	4,777	2,318	2,030
Units in Pipeline	3,987	1,954	2,523
Total Revenue (Annual)	\$2,998,930	\$1,296,892.00	\$5,661,000
Taxes Foregone	N/A	\$225,006	\$1,125,771

Homelessness

Continuum of Care: *Housing Pathways Framework*

Prevention & Diversion

Keeps individuals and families from entering homelessness

Mediation, short-term financial help, problem-solving, connection to natural supports



Emergency Shelter & Coordinated Access

Immediate safety and stabilization

Coordinated Access System (CAS) assesses needs and connects households to the right intervention



Rapid Re-Housing

Short-term rental assistance + case management

Helps people move quickly into permanent housing and regain stability

Prioritized for households with lower to moderate service needs

Permanent Supportive Housing

Long-term housing with intensive support services.
Designed for chronically homeless and high-barrier individuals.
Focus on housing retention and health stabilization.

Other Permanent Housing

Independent housing with light or no ongoing supports.
Includes affordable housing, vouchers, and permanent subsidy programs.

Homelessness: *Foundational Programs*

- **Emergency Shelter Network** – Provides immediate, short-term housing, basic needs, and stabilization service for individuals and families experiencing homelessness
- **Rapid Re-housing and Supportive Services** – A coordinated, data-driven effort to quickly match individuals to available housing units and connect them to supportive services through streamlined system navigation. Offers short- to medium-term financial assistance and case management to help residents exit homelessness and sustain affordable housing

Prop J (2017) and Prop I (2024) Bond Investments

- **Proposition J (2017):** Provided \$20M dedicated to expanding shelter capacity, improving emergency response infrastructure, and supporting capital projects that strengthen the City's homelessness services system.
- **Proposition I (2024):** Approved \$19M for interim and permanent housing solutions, facility improvements, and system-level investments to enhance the City's ability to prevent and reduce homelessness.

Homelessness: FY25 Performance Matrix

Service Category	DO! Alignment	Vendor	Key Performance Metric(s)	FY 25 Target	FY 25 Actual
Emergency Shelter Services for Homeless	Healthy Environment & Access to Health Care; Public Safety & Well-Being	The Salvation Army	# of unduplicated single adults served using City funds	700	1,837
		The Bridge	# of unduplicated clients served	2,540	5,664
		Austin Street Center	# of unduplicated clients sheltered overnight (HMIS)	1,500	1,560
Supportive Services for Seniors	Healthy Environment & Access to Health Care; Opportunity-Rich Neighborhoods	Catholic Charities Dallas	# of unduplicated seniors served at St Jude properties	150	72
Rapid Rehousing	Healthy Environment & Access to Health Care; Opportunity-Rich Neighborhoods	The Bridge	# of unduplicated clients served – Rapid Rehousing Placement	10	22
Homeless Diversion Services	Healthy Environment & Access to Health Care	Harmony CDC	# of homelessness diversion interventions	25	52
		Catholic Charities	# of homelessness diversion interventions	10	93
		The Stewpot	# of unduplicated family reunifications completed	30	25
Supportive Housing and Recovery	Healthy Environment & Access to Health Care	Austin Street Center	Utilization of in-shelter case management, N=95% target rate	223	189

Homelessness: Contract Award Summary

Contract	FY 25-26 Award Amount	Award Date	Term	Vendors
Emergency Shelter Services for Homeless	\$686,740	9/24/2025	The first of two, one-year renewal options	<ul style="list-style-type: none"> The Salvation Army Bridge Steps dba The Bridge HRC Austin Street Center
Supportive Services for Seniors (Age 55 +)	\$250,000	9/24/2025	The first of two, one-year renewal options	<ul style="list-style-type: none"> Catholic Charities Dallas
Rapid Rehousing Program	\$125,899	9/24/2025	The first of two, one-year renewal options	<ul style="list-style-type: none"> Bridge Steps dba The Bridge HRC
Homeless Diversion Services	\$255,000	9/24/2025	The first of two, one-year renewal options	<ul style="list-style-type: none"> Harmony CDC Catholic Charities Dallas The Stewpot
Homeless Recovery Services	\$575,000	9/24/2025	The second of two, one-year renewal options	<ul style="list-style-type: none"> Austin Street Center
The Bridge Shelter Operations and Facility Management (includes Pay to Stay Program)	\$5,916,911	9/24/2025	The third of four, one-year renewal options	<ul style="list-style-type: none"> Bridge Steps dba The Bridge HRC

Homelessness: *Multi-Year Awards and Available Funding*

Funding Type	Encumbered	Expended	Remaining	Spending Deadline	Notes
ARPA Treasury	\$2,759,740	\$2,346,807	\$221,083	ASAP (Redevelopment Funding)	<ul style="list-style-type: none"> \$151,083 remaining for 1950 Ft Worth Ave rehab \$70,000 remaining for Blockchain resource development
ARPA HOME	\$2,996,899	\$18,267,650	\$143,590	9/30/2030	<ul style="list-style-type: none"> RTR Initiative
ARPA Redevelopment	\$0.00	\$0.00	\$10,000,000	ASAP	<ul style="list-style-type: none"> Proposed in FY '25-26 budget for investment in CoC

Homelessness: FY 24 Bond Program (Proposition I)

Designated Use	Description	Amount	Funding Detail	Funding Restrictions
Capital Investment In City-owned property	Generator and updated HVAC automation controls for The Bridge Homeless Recovery Center	\$1.8M	<ul style="list-style-type: none"> • Committed: \$1,994,778 • Obligated: \$13,423 • Remaining: \$0.00 	<ul style="list-style-type: none"> • For use in specific renovations at The Bridge, City-owned facility
Supportive Housing NOFA	Partnerships with current and new providers to add supportive housing across the city by subsidizing future supportive housing projects, which will include wrap around and case management services.	\$6.7M	<ul style="list-style-type: none"> • Committed: \$330,199 • Obligated: \$0.00 • Available: \$6,369,801 	<ul style="list-style-type: none"> • Intended for use in combination with housing vouchers • Must be used at City-owned or leased properties
Discretionary	D1	\$1.0M	<ul style="list-style-type: none"> • Committed: \$0.00 • Obligated: \$0.00 • Available: \$10.5M 	<ul style="list-style-type: none"> • Must be used at City-owned or leased properties
	D2	\$1.0M		
	D7	\$4.5M		
	D9	\$2.5M		
	D10	\$.5M		
	D13	\$1.0		
	Total Discretionary	\$10.5M		
	Bond Total	\$19.0M		

Homelessness: HCE Assets

	4150 Independence Dr. (Council District 3, formerly District 8)	2929 S. Hampton Rd. (Council District 3)	1950 Fort Worth Ave. (Council District 1)	Preston Rd. (Council District 12)	The Bridge (Council District 2)
Acquisition Date	05/05/2022	09/27/2022	12/23/2020	12/29/2020	05/24/2006
Purchase Price	\$4,964,934	\$6,529,388	\$3,517,596	\$6,630,000	\$26,800,000
Land (Acres)	1.88	12.91	.807	1.65	17.2
Zoning	MU-2	PD128	PD 714	CR	PD 357
Current Status	Exploring development options with PFC and HFC	Property currently being advertised and marketed by CBRE for sale	Development contract with St. Jude Center, Inc. pending outcome of County NOFA for project-based vouchers	Family Gateway is operating at the property under a Facility Use Agreement with the City	Operates as the City's only low barrier emergency shelter for adults ages 18+

Homelessness: Services Summary

Service Category	DO! Alignment	Service Type	Client Population
Emergency Shelter Services for Homeless	Healthy Environment & Access to Health Care; Public Safety & Well-Being	# of unduplicated single adults served using City funds	Single adults experiencing homelessness
Emergency Shelter Services			
Supportive Services for Seniors	Healthy Environment & Access to Health Care; Opportunity-Rich Neighborhoods	# of unduplicated seniors served at St Jude properties	Single adults, 55+ experiencing homelessness who qualify for PSH
Rapid Rehousing	Healthy Environment & Access to Health Care; Opportunity-Rich Neighborhoods	# of unduplicated clients served – Rapid Rehousing Placement	Single adults experiencing homelessness
Homeless Diversion Services	Healthy Environment & Access to Health Care	# of homelessness diversion interventions	Families and Single adults experiencing homelessness
Supportive Housing and Recovery	Healthy Environment & Access to Health Care	Utilization of in-shelter case management, N=95% target rate	Single adults experiencing homelessness

Fair Housing

Fair Housing: *Responsibilities*

- Intake & Investigation of Discrimination Complaints: Receives, reviews, and investigates allegations of housing discrimination based on protected classes, conducts interviews, gathers evidence, and determines whether violations of fair housing law have occurred.
- Case Resolutions and Compliance: Resolves cases through conciliation, formal determinations, or enforcement actions; monitors compliance with agreements; and ensures corrective measures are completed by housing providers.
- Citywide Education and Outreach Activities: Conducts workshops, community events, and targeted outreach to residents, landlords, property managers, and partners to increase awareness of fair housing rights and responsibilities across all 14 districts.

Fair Housing: *Investigation Summary*

515

Incident Reports

Total reports received from Dallas residents

55

Cases Filed

Formal investigations opened and processed

38

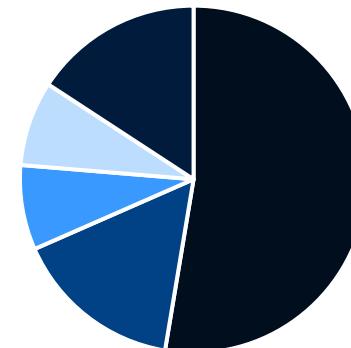
Cases Resolved

Through conciliation, determination, or closure

Cases by Protected Class	
Class Type	Total Cases
Disability	27
Race	22
National Origin	11
Sex	11
Retaliation	5
Religion	4
Familial Status	3
Color	2

55 Case Outcomes

- No Cause
- Cause
- Admin Closure
- Conciliated
- Withdrawal



Most cases resulted in no cause determinations (20), while 3 cases were successfully conciliated and 6 cases found cause for discrimination.

30

Fair Housing Assessments Conducted

Formal project review of proposed affordable housing projects



**SERVICE
FIRST,
NOW!**