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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

Public Notice

260392
CITY SECRETARY
POSTED DALLAS, TX

COMMISSION ON DISABILITIES

REGULAR MEETING

April 28, 2026, at 2:00 P.M.

Dallas City Hall, 6ES Council Briefing Room and Videoconference (Webex)

Video Conference:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m28f2de8e975d13aea26a5a596dd2f83d>

Telephone: (408) 418-9388 **Access Code:** 2495 484 3656

The City of Dallas will make reasonable modifications to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Office of Housing and Community Empowerment by calling (214) 670-7311 or Texas Relay 7-1-1, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>

Individuals and interested parties wishing to speak must register with the Office of Housing and Community Empowerment by calling (214) 670-7311, twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Modificaciones Razonables a los programas u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio o interpretación para poder participar de forma íntegra en la reunión debe notificar a la Oficina de Vivienda y Empoderamiento Comunitario llamando al (214) 670-7311 o 7-1-1, dos (2) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallascityhall.com/government/Pages/Live.aspx> Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en la Oficina de Vivienda y Empoderamiento Comunitario llamando al (214) 670-7311, 24 horas antes del tiempo de la reunión.

AGENDA

- I. **Call to Order:** [John Kalkanli, Chairman]
- II. **Roll Call**
- III. **Public Comment on items V-VIII (3 Minute Limit)**

Voting Item IV

- IV. **Approval of Minutes**
 - o Approval of March 24, 2026, Commission on Disabilities Meeting Minutes

Briefing Items V-VIII

V. Chairman John Kalkanli's Report

VI. Commissioners' Report

VII. Overview of Dallas Housing Coalition and Attainable Housing Efforts

- Bryan Tony, Executive Director of the Dallas Housing Coalition, and Veronica Alvarez, Community Organizer at the Dallas Housing Coalition, will provide an overview of the Dallas Housing Coalition and its efforts to advocate for the creation and preservation of attainable housing across the Dallas region for all.

VIII. Overview of Housing Division Programs in City of Dallas Office of Housing and Community Empowerment

- Jasmine Bazley, General Manager, Dawn McNulty, Housing Project Manager, and Dr. Marci Jackson, Homeless Solutions Liaison, within the City of Dallas Office of Housing and Community Empowerment (OHCE) will provide an overview of Housing Division Programs offered by the OHCE.

IX. Announcements

X. Adjournment

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."

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

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

"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."

"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 cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]



**Commission on Disabilities
Regular Meeting Minutes
March 24, 2026
Dallas City Hall, 6ES
Call-in (408) 418-9388
Access Code: 2496 715 3999
John Kalkanli, Presiding**

PRESENT: [7]

John Kalkanli, Chair District 15	Candace Wicks, District 3
Marissa Collier, District 4	D.R. Rockwell, District 5
Carrie Parks, District 7	Bryce Banks, District 11
Stephen Huschka, District 13	

ABSENT: [2]

Selina Glasscock, District 1	Ashley Lindsay, District 14
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Technical Resource Panel Members Present: **[0]**

Absent: [2]

Priscylla Bento	Wade Wilcox
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The March 24, 2026, Commission on Disabilities meeting was called to order at 2:04 p.m. with quorum being met.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

APPROVAL OF MINUTES

Chairman Kalkanli opened the floor to approve minutes from February 24, 2026. Commissioner Wicks moved that the minutes for February 24, 2026, be accepted as read with no edits. The motion was approved.

MEETING SUMMARY

COMMISSIONERS' REPORTS

Chairman Kalkanli provided the Officer's Report.

Commissioners Collier and Rockwell provided Commissioner's Reports

PUBLIC SPEAKERS

1. Speaker: Alex Scott
Subject: Status of ADA upgrades to City Hall restrooms.

BRIEFINGS

City of Dallas' ADA Transition Plan Update

[**Christopher Graves**, Human Rights Officer, Office of Housing and Community Empowerment, and **Gary Copeland**, ADA Compliance Manager, Office of Housing and Community Empowerment]

The Commission was provided an update on the City of Dallas' ADA Transition Plan and next steps.

ANNOUNCEMENTS

Chairman Kalkanli and Commissioners Wicks and Rockwell provided closing announcements.

ADJOURNMENT,

Chairman Kalkanli adjourned the March 24, 2026, Commission on Disabilities meeting at 3:23 pm.

Drafted by:
Chris Graves, Human Rights Officer
Office of Housing and Community
Empowerment

Date

Approved by:
John Kalkanli, Chairman
Commission on Disabilities

Date

Overview of Dallas Housing Coalition and Attainable Housing Efforts

Presentation to the City of Dallas Commission on Disabilities
April 28, 2026



Bryan Tony
Executive Director



Veronica Alvarez
Community Organizer

About DHC

Mission Statement

To advocate for the creation and preservation of attainable housing across the Dallas region for all.

Our core values are equity, attainability, accessibility, sustainability, and community education and engagement.

Our vision is a Dallas region where every individual, family, and household can live in a quality home that meets their needs and supports their well-being.



Dallas Housing Coalition



Dallas Area Habitat | DallasAreaHabitat.org



Dallas' Housing Ecosystem

Data and Research

- bcWORKSHOP, CPAL, Parkland, UNT-D, UNT, UTA, SMU, TAMU

Policy Documents

City Programs

- NOFA, LIHTC, PFC, HFC, Home Repair, Down Payment Assistance, Land Bank/Transfer, Density Bonus Programs and Fee-in-Lieu

Developers

- Non-Profit/For-Profit, Large/Small, New Construction, and Acquisition/Rehab

Funding Sources

Advocacy, Anti-Displacement, Capacity-Building, Coalitions, and Policy Change

Data

- A [2025 Rental Housing Needs Assessment](#) by the [Child Poverty Action Lab](#) found that Dallas has a **46,000 unit gap in rental housing** for its lowest-income households making at or below 50% Area Median Income (AMI), which is \$52,000 for a family of four. Without action, this gap will grow to **76,073 units by 2035** and begin to affect higher income households, with a gap of 62,747 units for households earning up to 80% of AMI.
- In June 2023, [buildingcommunityWORKSHOP](#) released a [State of Dallas Housing - 5 Year Comparison Report](#). This report focused on how Dallas' housing landscape changed over five years from the years 2016 to 2021, particularly as it relates to homeownership. Dallas has **38,642 fewer homes** valued at or around \$100,000 when compared to 2016, representing the loss of housing stock affordable to home-buyers making \$25,000-\$35,000 a year. We have a **16,000 home-deficit** of affordable single-family homes.

Data (cont.)

- Dallas is becoming unaffordable. The median income in Dallas is \$58,200, and the average home price is \$405,000.
- Access to housing is the greatest reason people move. Where people move, companies move, and that's not good for Dallas.
- Dallas needs 100,000 new or refurbished homes by 2033 to meet our housing demand.
- Dallas' future is tied to solving housing. Dallas has a long history of rising to the challenge, solving issues others have not and we are sure we can solve this, too.
- Cities that fail to offer affordable housing solutions will ultimately drive out residents leading to a shortage in the workforce, an increase in negative health outcomes for its residents, and inevitably, discourage growth in their local economies.

Dallas Area 5-Year Economic Projection:

Increase in Population

450,000

Increase in Jobs

387,000

Increase in Regional Output

\$85 billion

Increase in Retail Sales

\$13.1 billion

Projections by
Ray Perryman,
noted Texas
economist

Challenges

- **Homelessness is Increasing:** A \$100 increase in the median rental price is associated with a 9% increase in homelessness.
- **Racial Segregation Through Housing Continues:** The growing gap in access to affordable housing and high-quality neighborhoods is reinforcing long standing patterns of racial segregation and creating new ones.
- **Supply Constraints**
 - Zoning Laws and Land Use Regulations
 - Construction Costs
 - Limited Land Availability
- **Families Are Spending Less On Basic Needs,** such as food, healthcare and transportation, to make ends meet.
- **Renters Are Not Saving Enough Money** to prepare for emergencies or retirement.
- **Increased Demand**
 - Population Growth
 - Millennials are largest generation in U.S. history
- **Interest Rates**
- **Lagging Wages**

DHC Major Campaigns

- **(June 2023 - May 2024) Dallas Housing Bond Passage**
 - From \$0 to \$82M in 2024 Bond Funding (Propositions G, H, and I)
- **(August 2024) ForwardDallas Comprehensive Land Use Plan**
 - More housing options and potential for density
- **(April 2025) 1-8 Units in International Residential Code (IRC)**
 - Allows buildings of up to eight units and three stories under a modified version of IRC
- **(May 2025) Parking Code Reform**
 - Flexible parking code updates with fewer minimums required
- **(January - June 2025) 89th Texas Legislative Session**
 - Several pro-housing bills adopted
- **(Ongoing) Dallas Zoning Code Update:** Generational opportunity to increase housing options (more attainable home choices in convenient, connected communities)



Problem

Dallas faces critical shortages of affordable rental units (39,919) and homeownership opportunities (16,000+), but housing organizations and others who serve Dallas residents being impacted by housing affordability are not communicating



Solution

Dallas Habitat helped launch the Dallas Housing Coalition to secure bond funding and empower its members and residents

Impact

\$82M

Secured in Propositions G, H, and I in the City of Dallas' 2024 Capital Bond Program with 70%+ voter approval

Since 2023, the Dallas Housing Coalition has grown from **65** members to over **270** diverse, passionate individuals and organizations

270+
Members

Strategies

1,442

Letters sent to the Mayor and Dallas City Council through ActionNetwork over the course of the bond development, including **88** signed by C-suite leaders

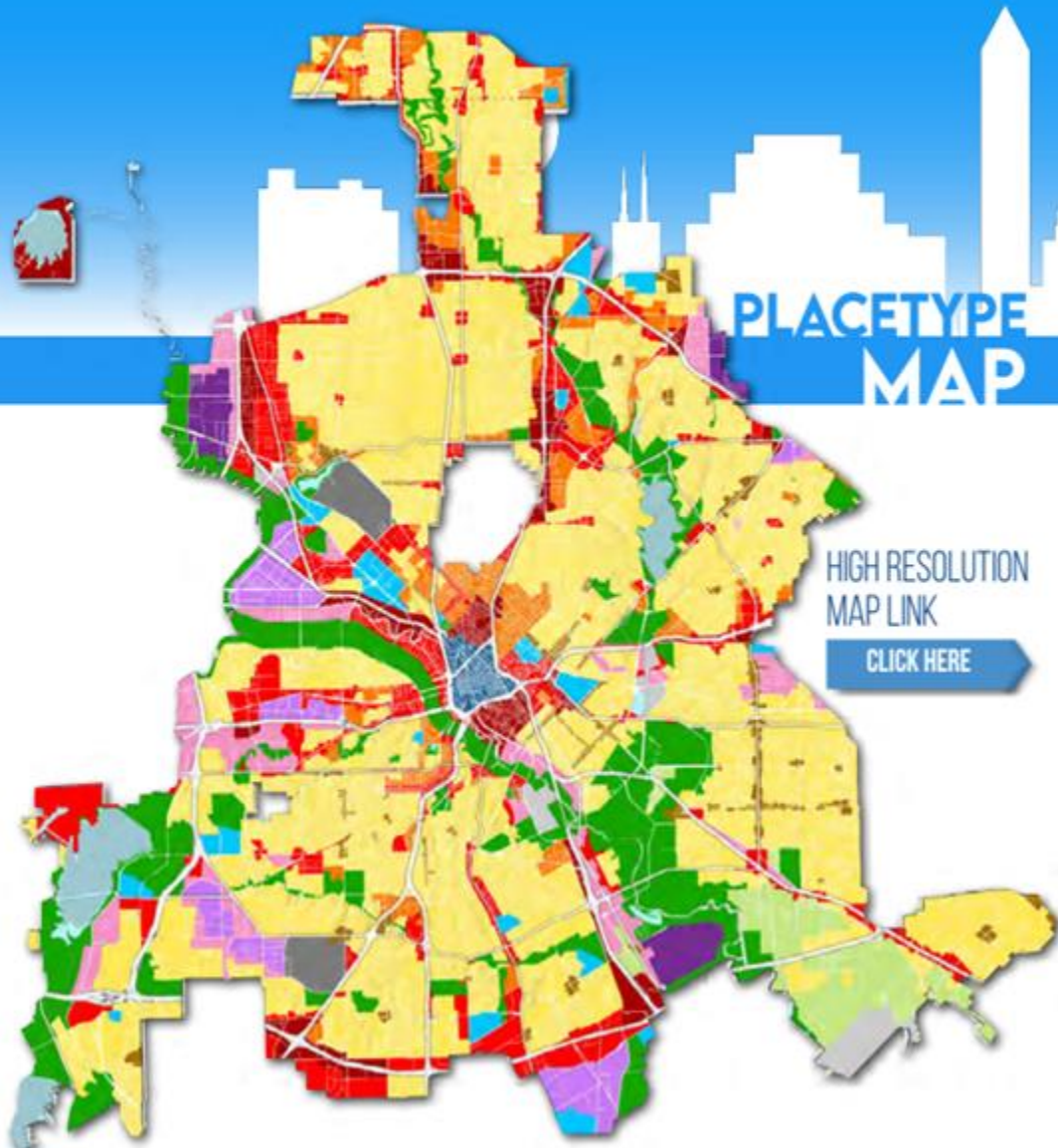
People reached through earned and social media, including **8,900** online and Texas news stories about affordable housing and Dallas Housing Coalition (Source: Meltwater results from June 1, 2023-May 28,2024.)

4.5B

What's Next?

Monitor equitable use of bond dollars, update Dallas' comprehensive land use plan, tackle local- and state-level reforms





PLACETYPE MAP

PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

- REGIONAL OPEN SPACE
- SMALL TOWN RESIDENTIAL
- COMMUNITY RESIDENTIAL
- CITY RESIDENTIAL
- FLEX COMMERCIAL
- INDUSTRIAL HUB
- AIRPORT
- NEIGHBORHOOD MIXED-USE
- COMMUNITY MIXED-USE
- REGIONAL MIXED-USE
- CITY CENTER
- LOGISTICS/INDUSTRIAL PARK
- INSTITUTIONAL CAMPUS
- UTILITY

PLACETYPE / LAND USE MATRIX

LEGEND:
 ● PRIMARY USE
 ○ SECONDARY USE

Placetypes are land use categories that represent a vision for the desired mix of uses, development character, urban design features, and density for areas within the city.

- **Primary Use:** A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype
- **Secondary Use:** A less prevalent use that may serve to support or complement the primary land use in a placetype, but often requires justification, higher scrutiny, and adherence with the locational strategy.



LAND USES		Agricultural	Public Open Space	Private Open Space	Single Family Detached	Single Family Attached	Multiplex	Apartments	Mixed-Use	Lodging	Commercial	Office	Civic / Public Institutional	Utility	Light Industry/ Distribution	Heavy Industrial
EXAMPLES		• Animal production • Commercial stable • Crop production • Agritourism	• Nature preserves • Golf courses • Cemetery	• City Park • Nature Preserves • Golf Courses • Cemetery	• All Single Family residential units	• Townhomes • Duplexes	• Multi-family with 8 or fewer attached dwelling units	• Multi-family with 9 or more attached dwelling units	• Combination of residential, retail, lodging, and/or office	• Hotels • Motels • Extended stays	• Retail • Personal services • Restaurants	• Financial institutions • Medical clinic • Other office	• Schools • Religious institutions • Hospitals • Government buildings	• Telecom Tower • Power station ¹ • Pump station	• Warehouses ¹ • Maint. shops • Office/ Showroom • Light manufacturing • Tool rental	• Warehouses • Batch plant • Salvage • Outdoor storage • Construction materials
TOO ¹ PLACETYPES	REGIONAL OPEN SPACE	○	●	●									●	○		
	SMALL TOWN RESIDENTIAL	●	●	○	●	●	○		○	○	○	○	○	○		
	COMMUNITY RESIDENTIAL	○	○	○	●	●	○	○	○	○	○	○	○	○		
	CITY RESIDENTIAL	○	○	○	○	○	●	○	●	○	○	○	○	○		
MIXED-USE CENTERS	NEIGHBORHOOD MIXED-USE	○	○	○	○	○	●	○	●	○	○	○	○	○		
	COMMUNITY MIXED USE	○	○	○	○	○	●	○	●	○	○	○	○	○	○	
	REGIONAL MIXED-USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
CITY CTR	CITY CENTER	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	INSTITUTIONAL CAMPUS	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
SPECIAL-PURPOSE CENTERS	FLEX COMMERCIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	LOGISTICS/ INDUSTRIAL PARK	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	INDUSTRIAL HUB	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
	AIRPORT ²	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
	PUBLIC UTILITY ²	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

1. Transit-Oriented Development (TOO) typology; refer to Chapter 2 for more details.
 2. Airport and Public Utility placetype description spreads not included in plan document.

3. In the Flex Commercial placetype, only small warehouses no greater than 20,000 - 25,000 square feet are recommended. Warehouses larger than 25,000 square feet should be directed toward the logistics/industrial park and industrial hub placetypes.

4. The land use matrix is not intended to be a zoning use matrix.
 5. In the Regional Open Space placetype, a masterplan review for compatibility with a power station should be undergone in the area adjacent to Mountain Creek Lake.





Download
The Toolkit



A RIGHT TO STAY

Dallas
Neighborhood
Anti-Displacement
Toolkit

Download
The Toolkit



“Top 5” Anti-Displacement Recommendations by Builders of Hope

- 1. Enhance Legal Protections for Tenants**
- 2. Affordable Housing Preservation Network**
- 3. Displacement Mitigation Zoning Overlay**
- 4. Right-Priced Affordable Housing Policy**
- 5. Shared Equity Housing Model**

Parking Background

Stats

America has between 500M and 2B parking spaces. That's between 2 and 7 **parking spaces per person**, and between the size of Delaware and **Connecticut**. (Shoup | New York Times)

- The average cost to provide a parking spot can increase monthly rent around **\$225**, even as much as **\$575**, and add over **\$40,000** to a home purchase price. (Litman | Gabbe and Pierce)
- Carless renters pay over **\$440 million** annually for residential parking spaces they do not use. (UCLA)



LEGISLATIVE OVERVIEW



- [TX SB 840](#) Residential development allowed on commercial land in Texas' large and midsize cities.
- [TX HB 24](#) Reduces barriers to land-use changes by bolstering property owners' right to create housing
- [TX SB 15](#) Allows homes on 3,000 sqft on vacant parcels of > 5 acres in Texas' large & midsize cities.
- [TX SB 2477](#) Creates Statewide Single Stair Model Building Code (Dallas recently moved 8-units and less under IRC)
- [TX SB 785](#) Expands the areas where manufactured housing can be located.
- [TX SB 1567](#) Updates Occupancy Limits (aka "Golden Girls" rules) for University Students in TX.
- [TX SB 2835](#) Removing barriers to office-to-residential conversions.



1-8 Units in International Residential Code (IRC)

STRONG TOWNS | Archive ☰

Small Changes With Big Impacts in Dallas

Strong Towns · May 13, 2025



Dallas' new laws will allow for the creation of small apartment buildings like this one. (Source: Warren LeMay on Flickr.)

☰ **Observer**

You Ask, We Answer: Submit a Question for the Weekly W

POLITICS & GOVERNMENT

Dallas City Council Adopts Residential Code Change to Promote 'Missing Middle' Housing

The code change has been described as a "transformative step" in promoting housing density and diversity.

NLC NATIONAL LEAGUE OF CITIES
A CENTURY OF STRENGTHENING CITIES

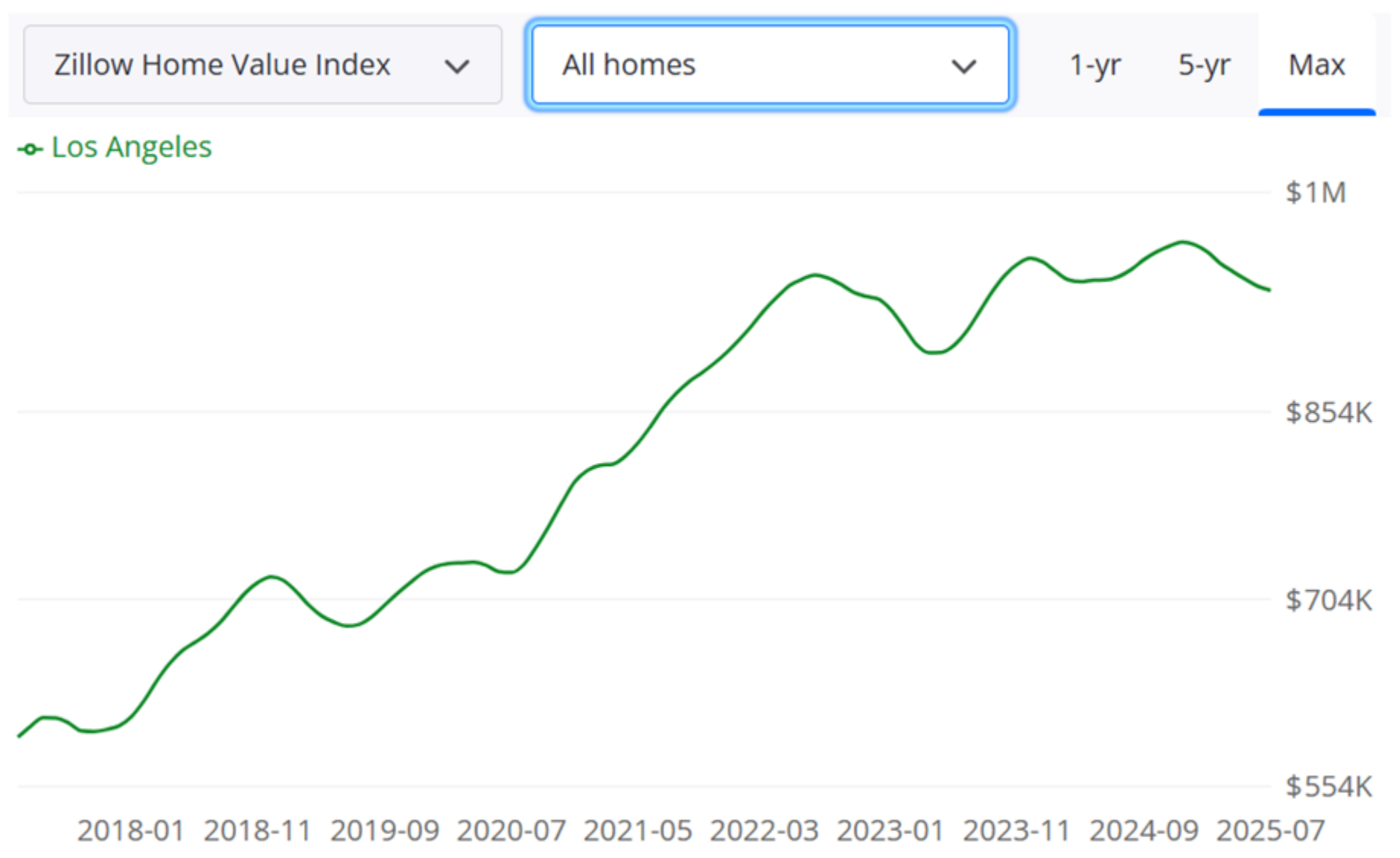
About 100th Anniversary Membership RISC Mutual Insurance

ADVOCACY CENTER NEWS & INSIGHTS RESOURCES & TRAINING CONFERENCES & MEETINGS

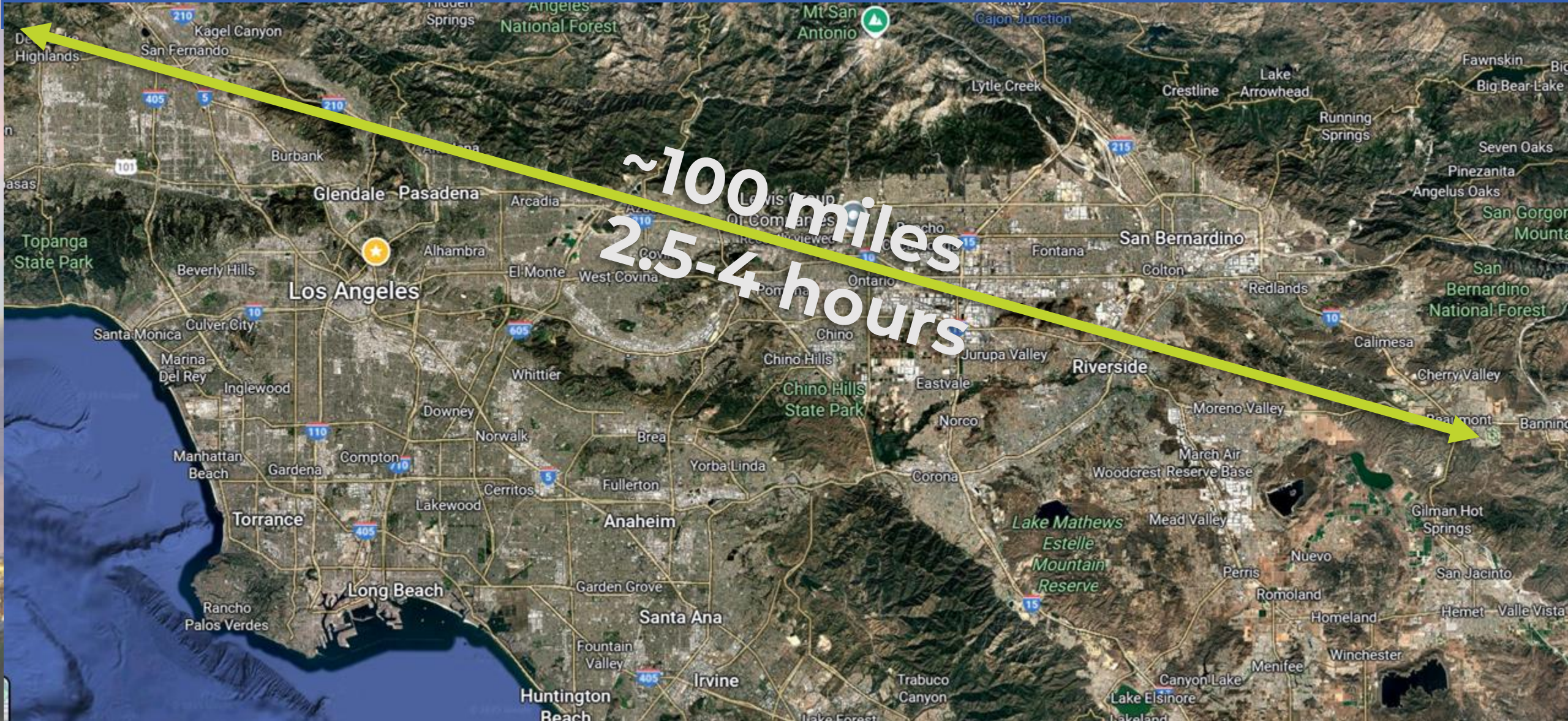
← All Articles

Dallas City Leaders Approve Landmark Ordinance to Support Missing Middle Housing

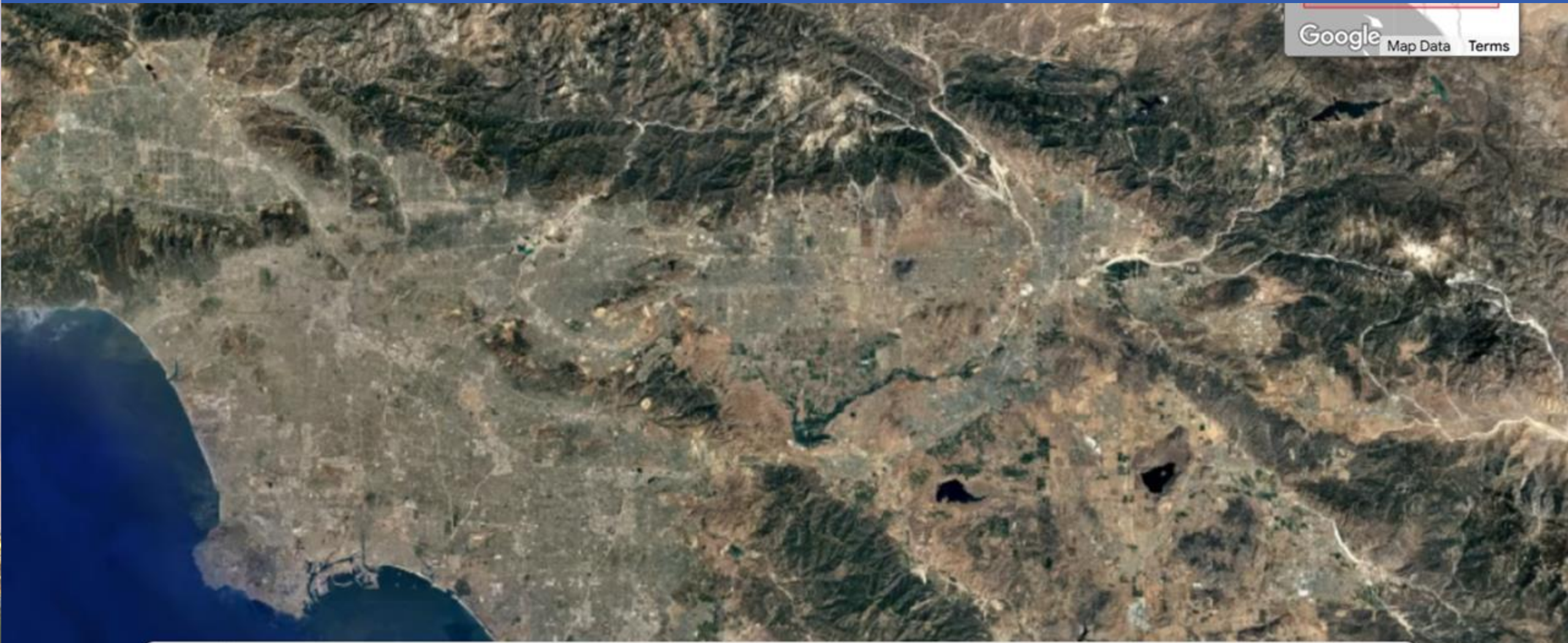
Los Angeles is a cautionary tale



Los Angeles is out of room to sprawl



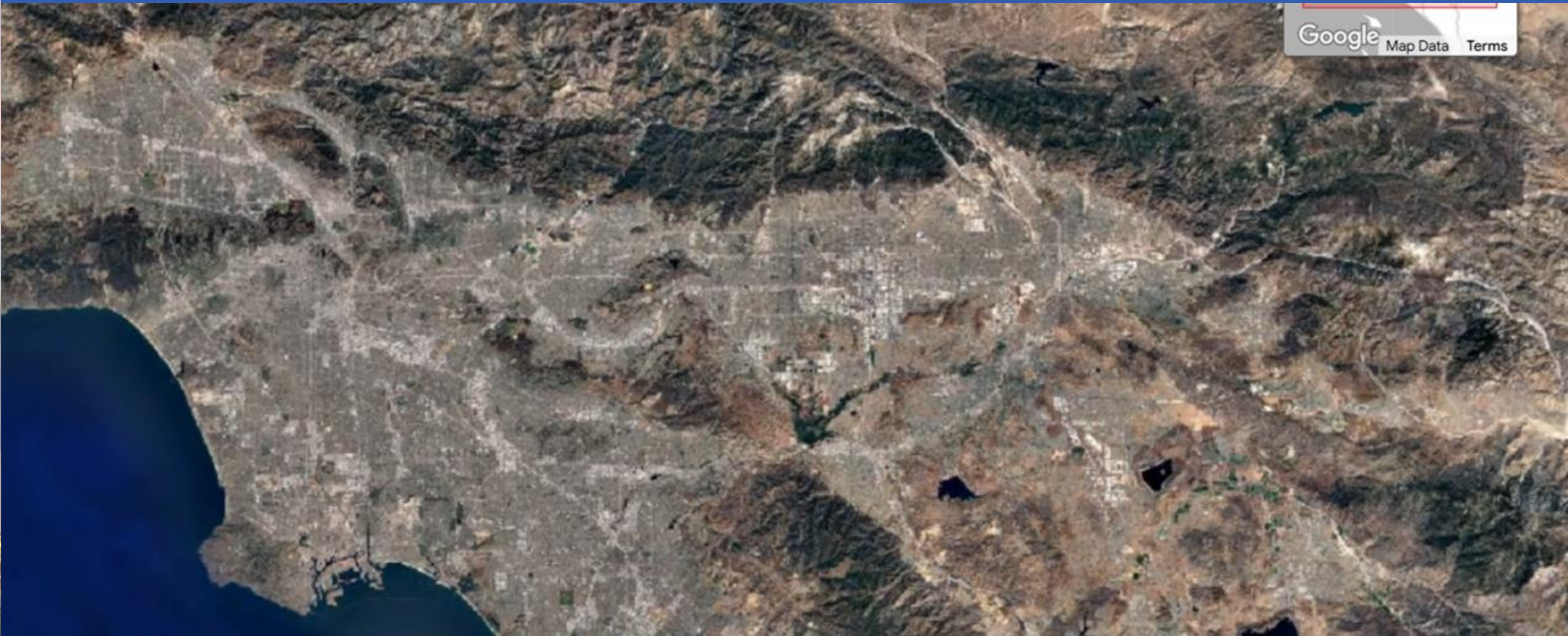
Los Angeles (1984)



Google Map Data Terms

▶ < 2019 2020 2021 2022 • 1984 1985 1986 1987 1988 1989 > 0.5x

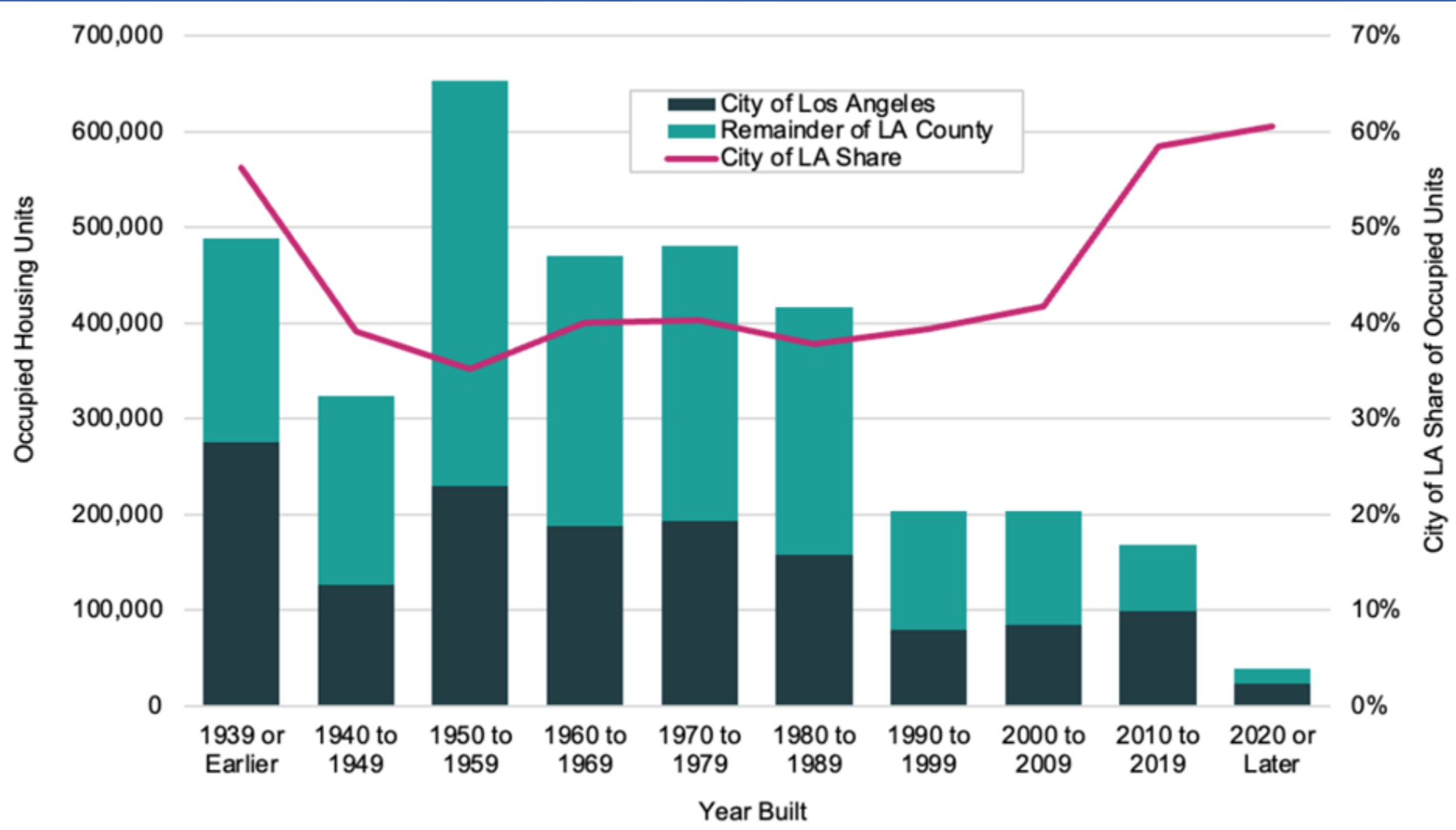
Los Angeles (2022)



Google Map Data Terms

▶ < 2017 2018 2019 2020 2021 2022 • 1984 1985 1986 1987 > 0.5x

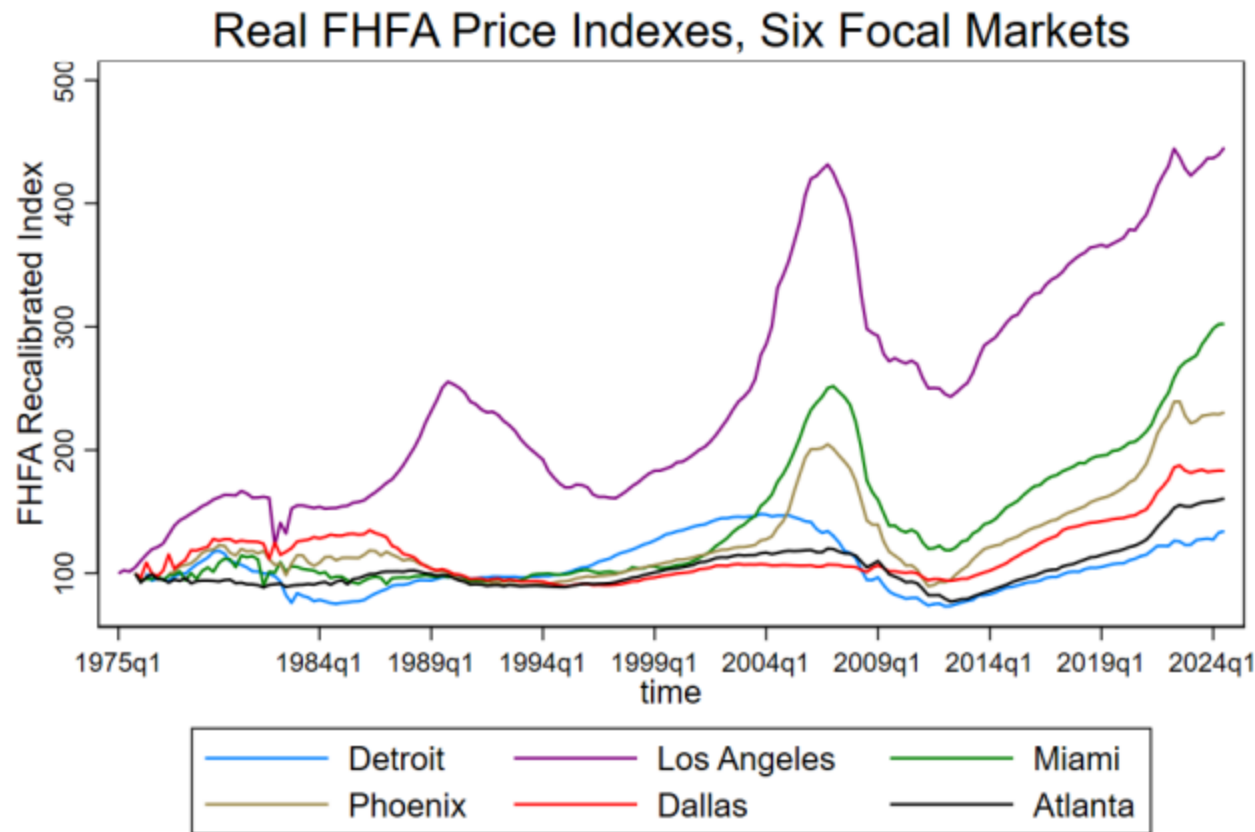
As LA ran out of land, homebuilding slowed



Source: 2023 American Community Survey 1-year estimates.

Slowed homebuilding led to higher prices in LA much earlier than other markets

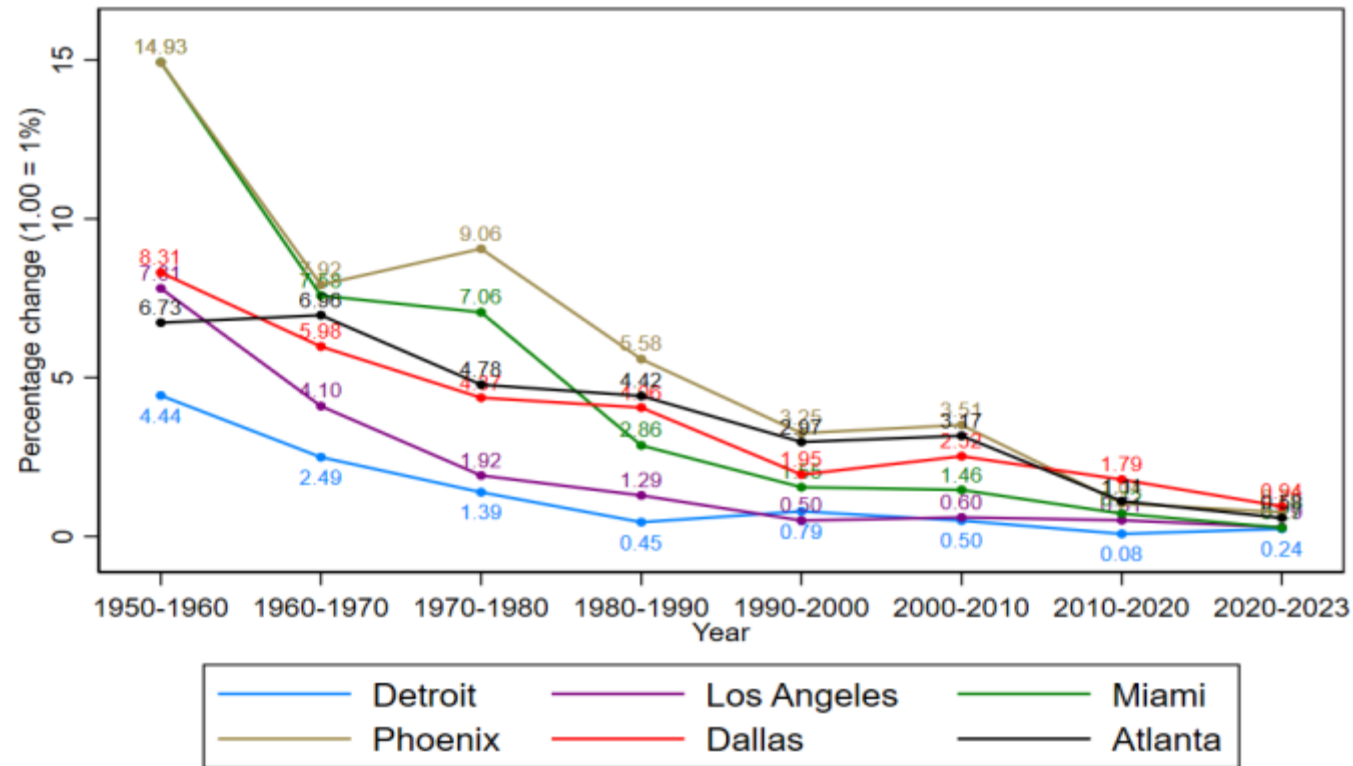
Figure 4: FHFA Repeat Sales Price Indices, Select Markets 1975-2024(3)



Through 2024q3. 1975q1 = 100.

Homebuilding has consistently declined in Dallas, and across the US

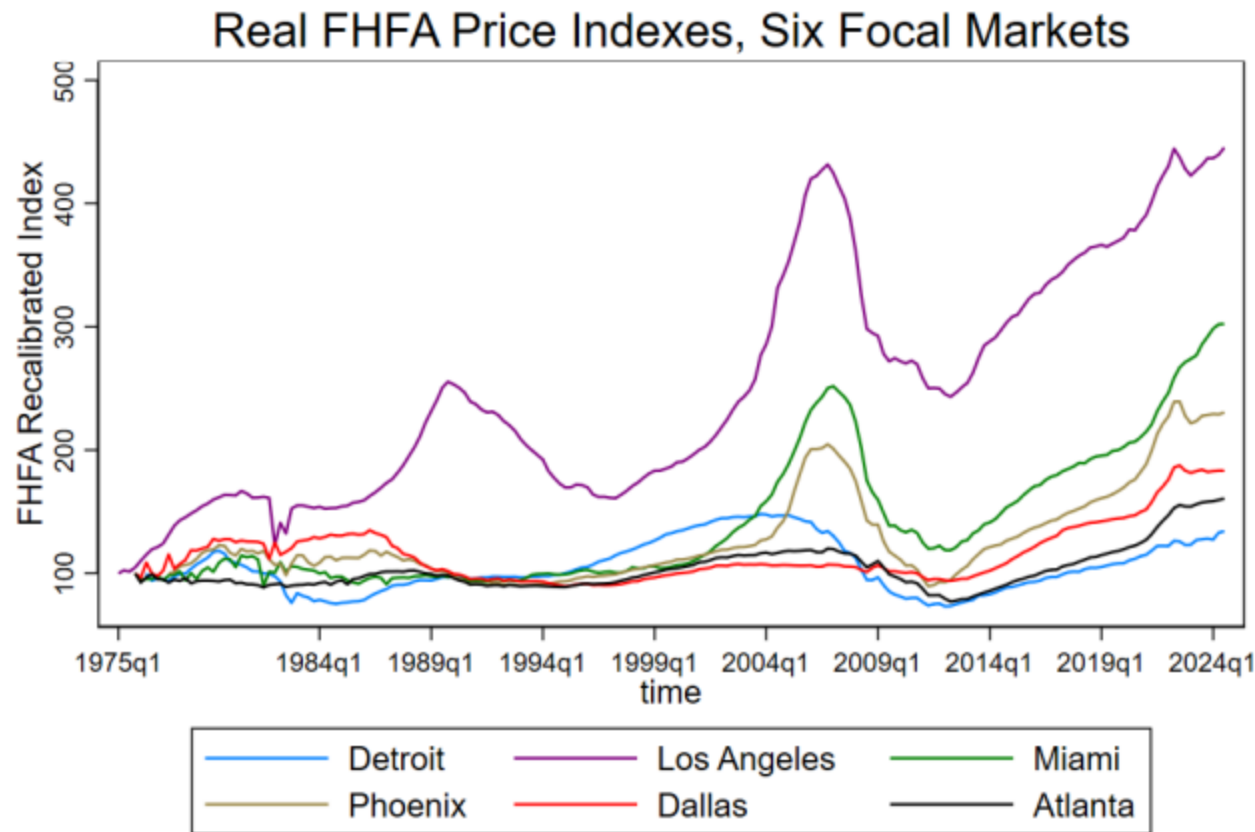
Figure 2: Growth of Housing Units in Six Metropolitan Areas, 1950-2023



Note: The value for 2020-2023 is the average percentage change over three years. For the years 1950 and 1960, we construct CBSA-level aggregates from 1970's county-level census data on the number of homes built before 1950 and 1960. For each decade in 1970-2000, we construct CBSA-level aggregates from county-level census data from that year. In 2010, 2020 and 2023 we use 2006-2010, 2016-2020 and 2019-2023 5-year ACS county-level estimates to aggregate up to CBSA-level.

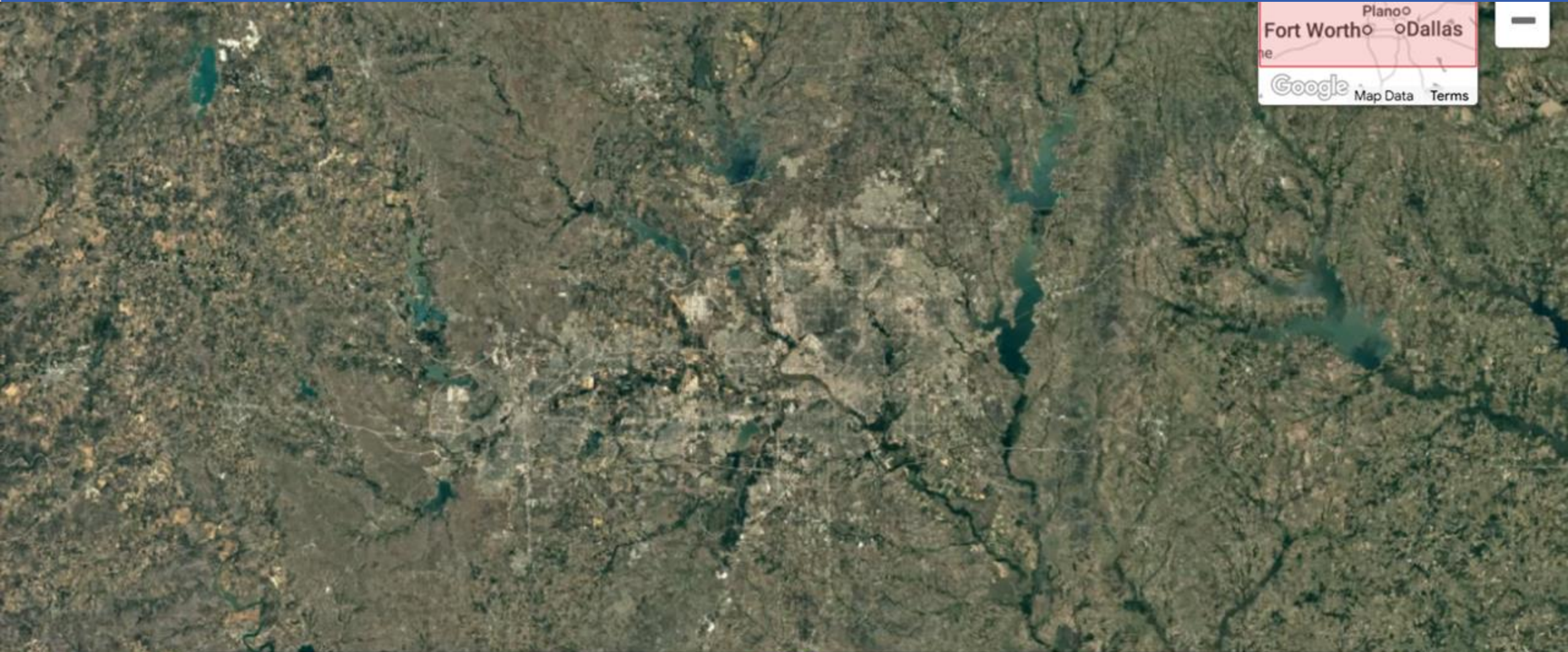
Dallas (and Atlanta) built enough to meet demand in the 2000s

Figure 4: FHFA Repeat Sales Price Indices, Select Markets 1975-2024(3)



Through 2024q3. 1975q1 = 100.

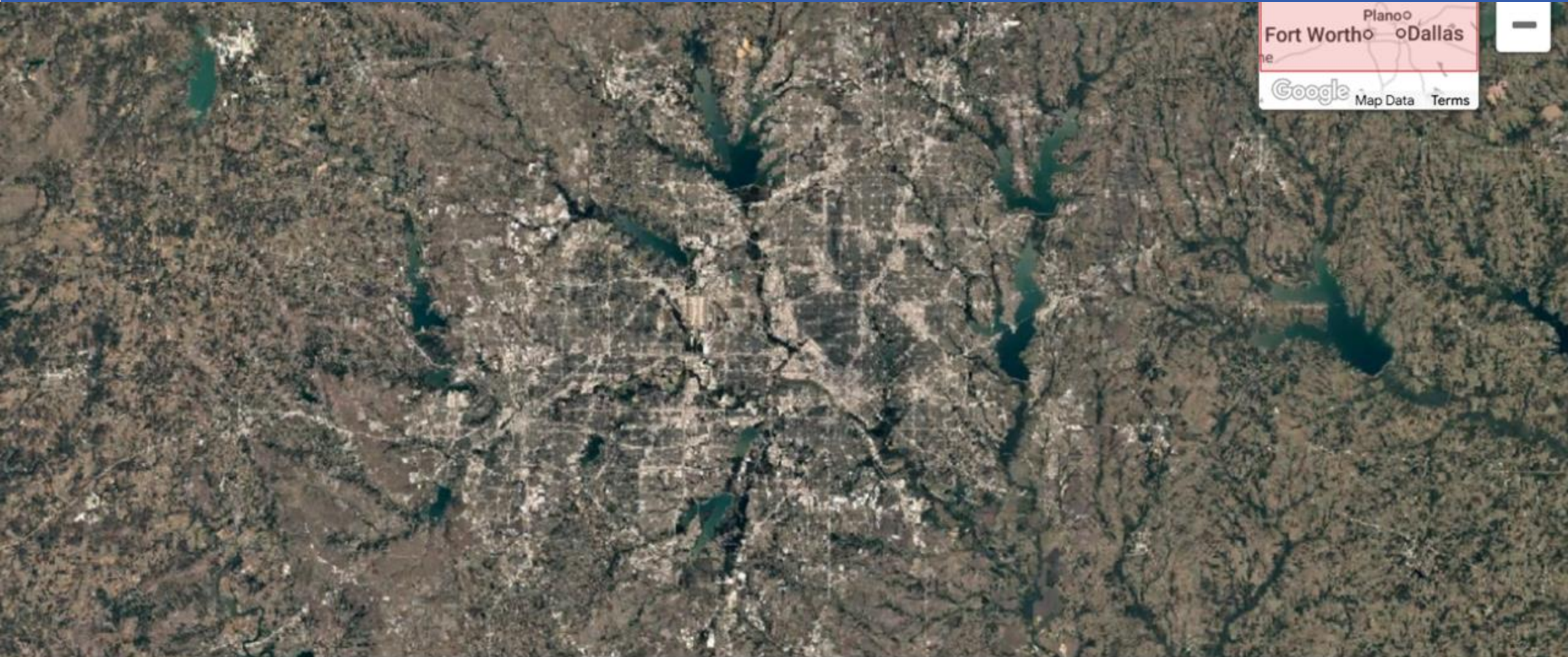
Dallas-Fort Worth (1984)



Plano
Fort Worth Dallas
Google Map Data Terms

2019 2020 2021 2022 • 1984 1985 1986 1987 1988 1989 > 0.5x

Dallas-Fort Worth (2022)

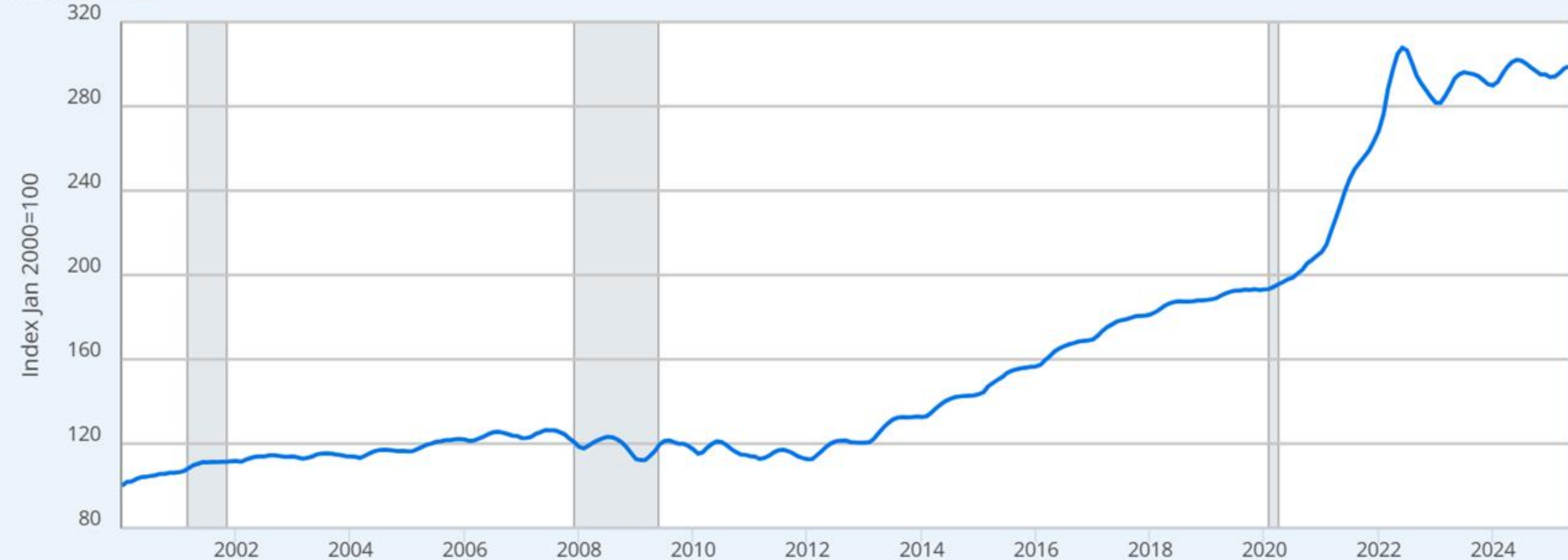


Plano
Fort Worth Dallas
Google Map Data Terms

▶ < 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 > 0.5x

Dallas residents are ready to do something about this

FRED  — S&P CoreLogic Case-Shiller TX-Dallas Home Price Index



Source: S&P Dow Jones Indices LLC via FRED®

Shaded areas indicate U.S. recessions.

fred.stlouisfed.org

Fullscreen 



Dallas Zoning Reform

Simple. Clear. Future Ready.

www.DallasZoningReform.com

June 2025



Dallas Zoning Reform

Simple. Clear. Future Ready.

Simple.

Streamlined regulations that reduce unnecessary complexity.

Clear.

Rules that are understandable by everyone, not just specialists.

Future Ready.

Designed for the Dallas we're becoming, not the Dallas of yesterday.

The Dallas Zoning Reform efforts seek to update the City's Development Code in a manner that will:

- **Encourage a wider range of housing options** that can meet the diverse needs of our community.
- **Promote sustainable growth patterns** that strengthen our neighborhoods.
- **Make the development process more accessible, predictable, and transparent.**
- **Modernize outdated zoning rules and old approaches** that no longer serve our community.
- **Strike a thoughtful balance** between preservation and progress.

Advocating for Housing in your Local Communities

- Show up and speak at community and neighborhood association meetings, zoning hearings, Planning Commission meetings, City Council
- Write op-eds, e-mail and call your elected officials
- Support community organizers and service providers (time, talent, treasure)
- Share research, news articles, and best practices on social media, with your neighbors, etc.

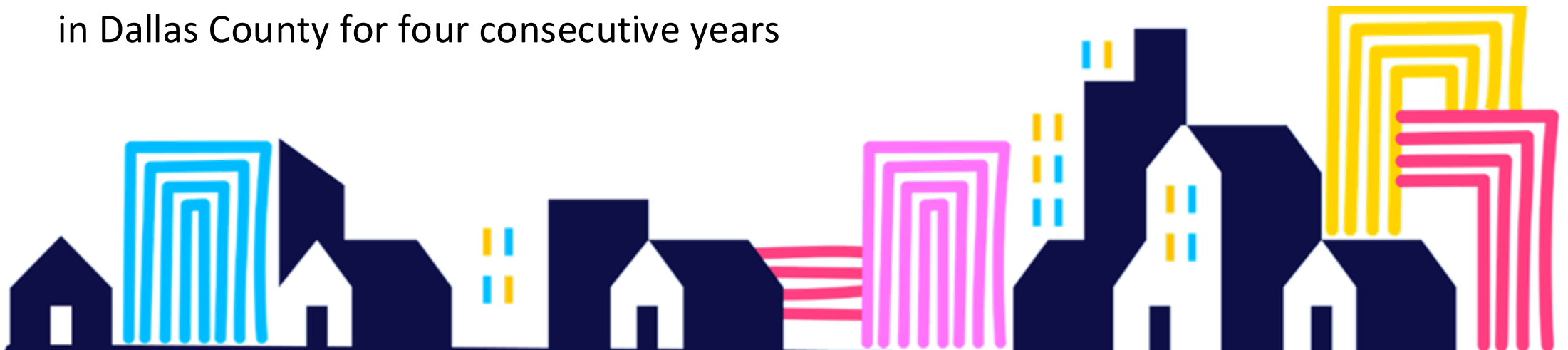


Opportunities for Mixed-Income Housing and Mixed-Use Development

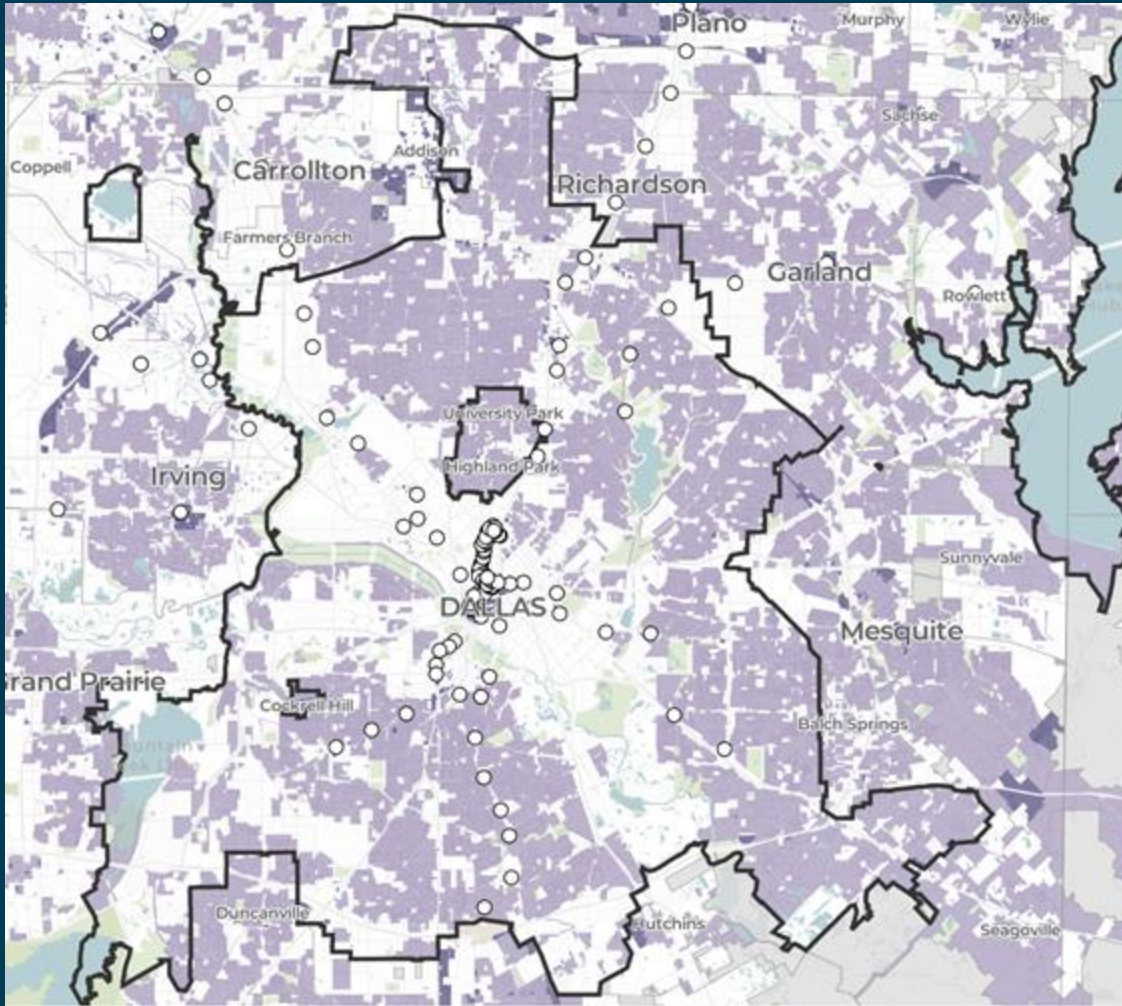
- Zoning Reform
 - Smaller lot sizes, more homes per lot, accessory dwelling units, duplexes, townhomes/condos, , smaller multifamily, mixed-uses, small-scale commercial, transit-oriented development, lowering construction costs and complexity
- New Construction and Rehabilitation
 - Bond \$, public and housing finance corporations, mixed-income housing and floor area bonus programs for more homes)
- Community Land Trusts and Shared Equity

Homelessness Prevention - Homelessness is an Affordable Housing Problem

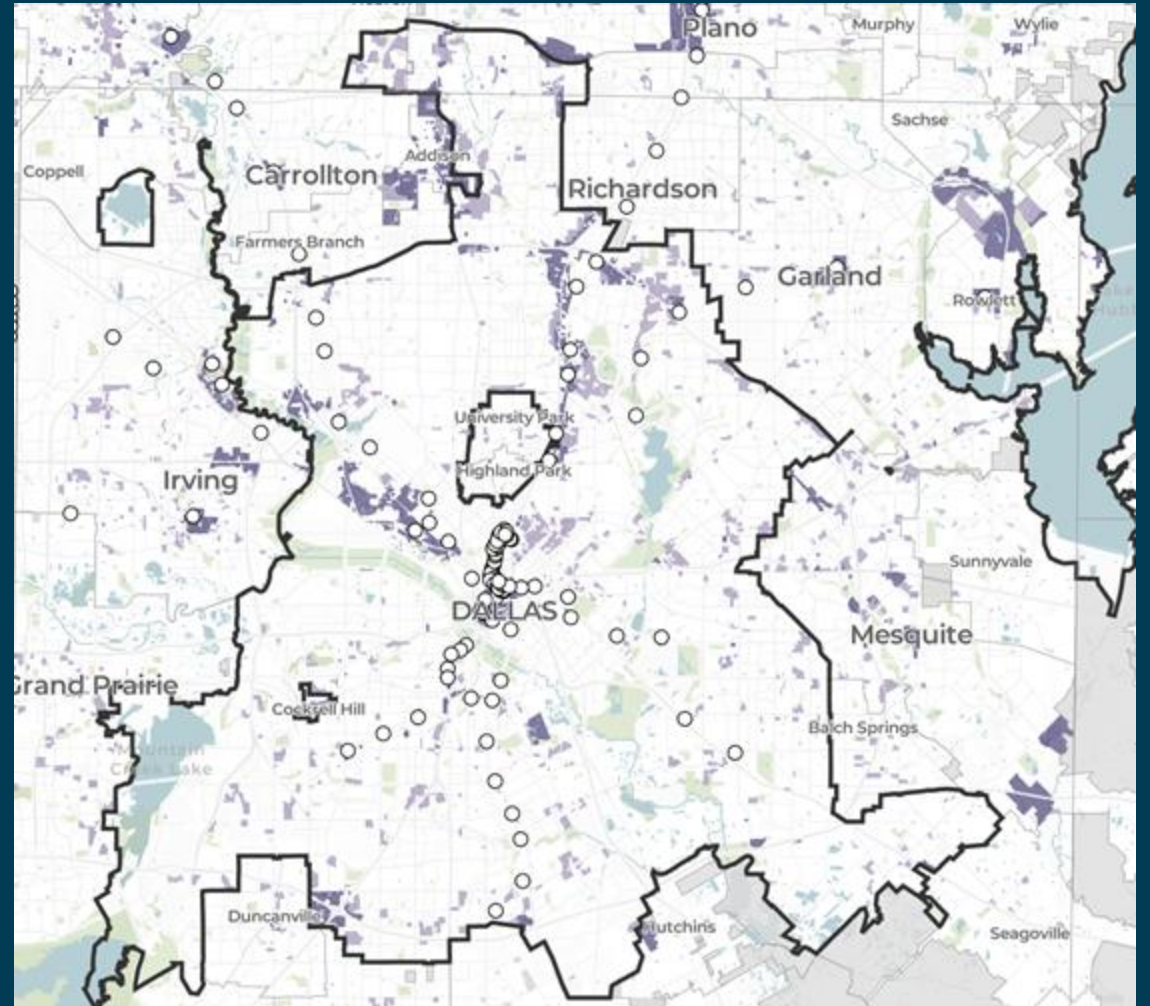
- “Housing First” - Housing Forward has reduced homelessness in Dallas County for four consecutive years



Restrictive Zoning and Land Use Regulations

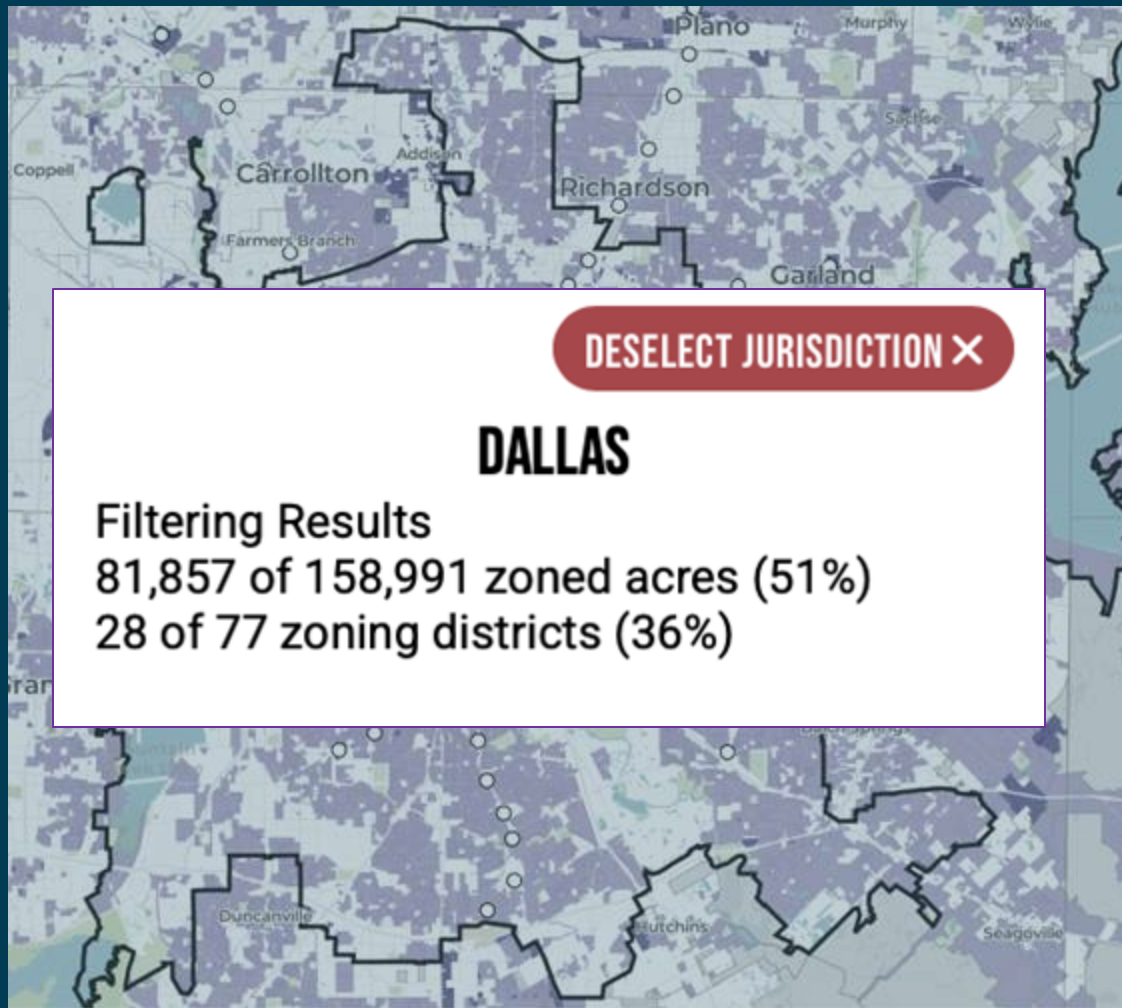


1-unit allowed by-right

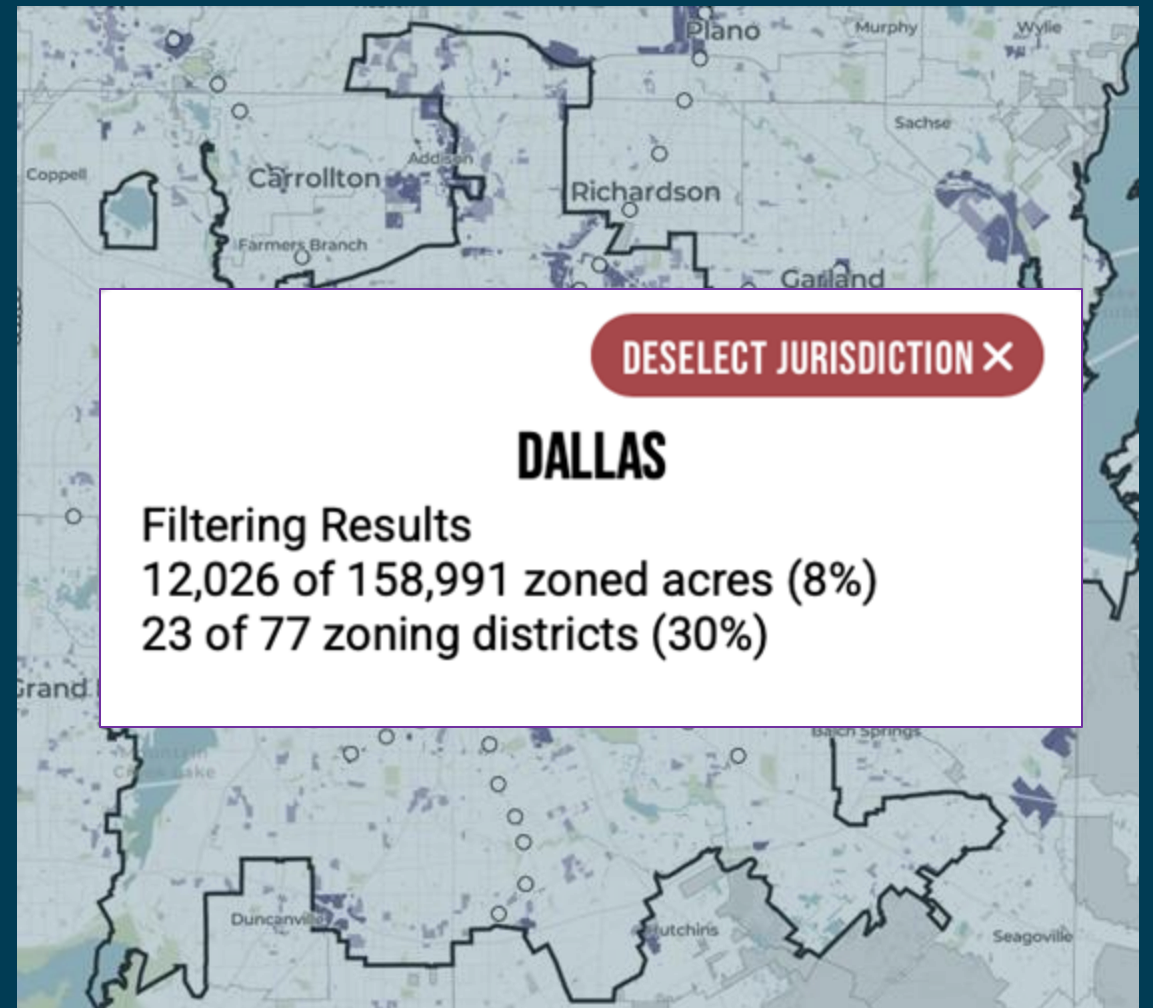


4+ unit allowed by-right

Restrictive Zoning and Land Use Regulations

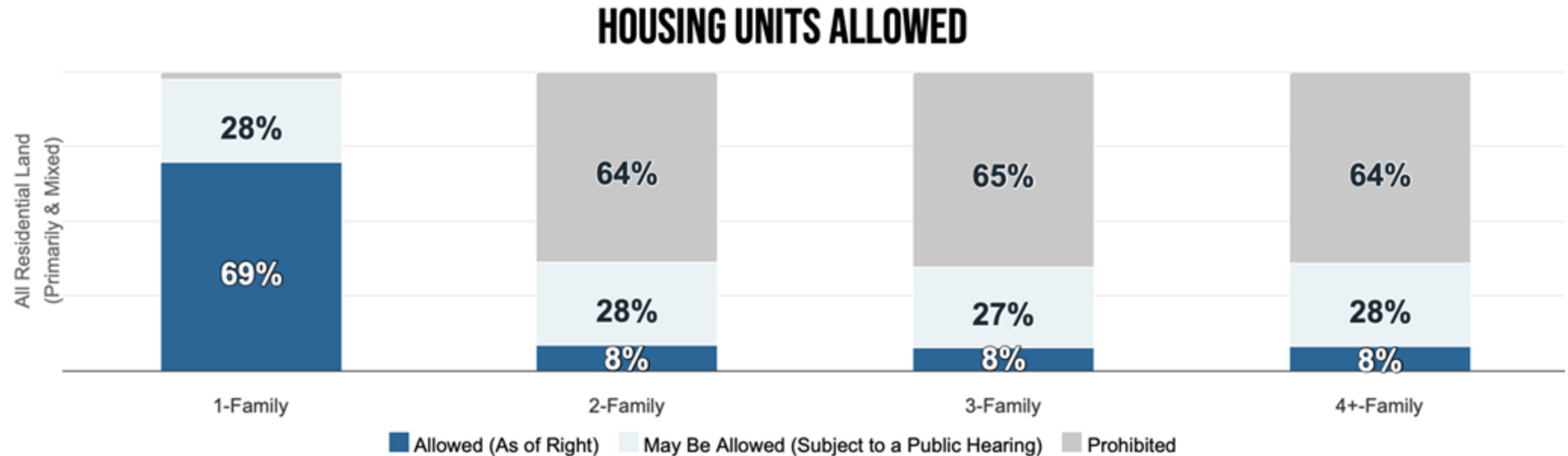


1-unit allowed by-right



4+ unit allowed by-right

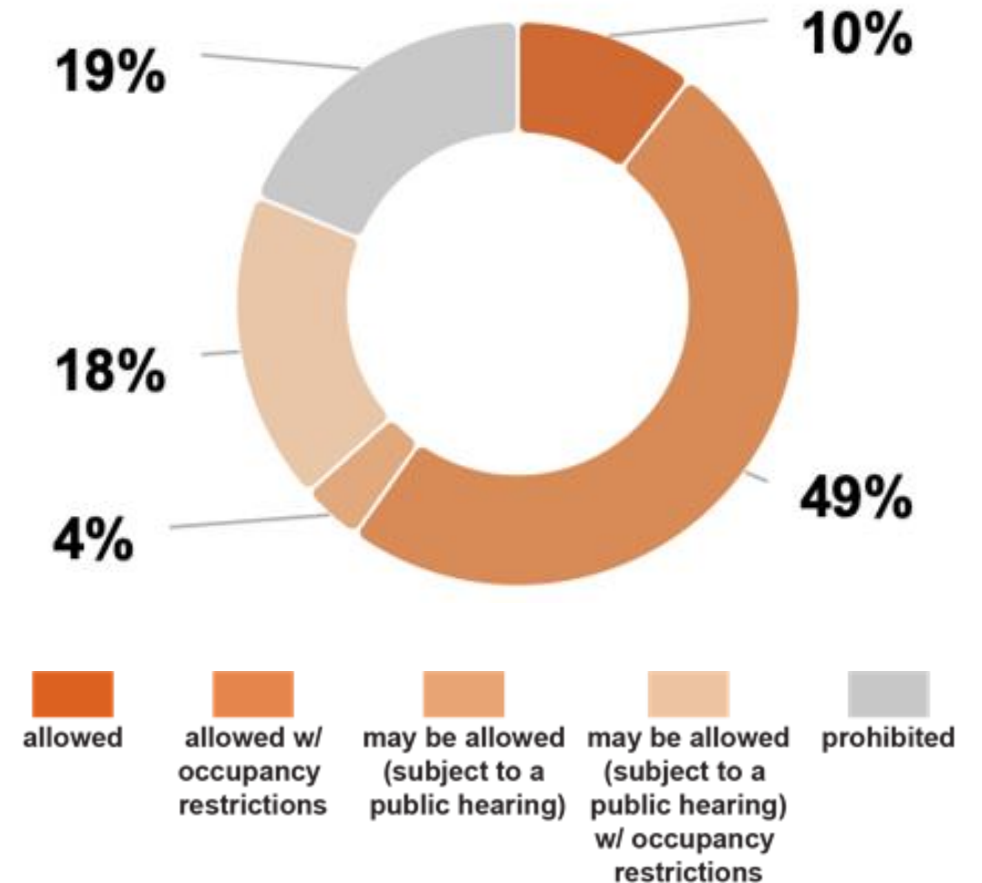
Housing Unit Allowances

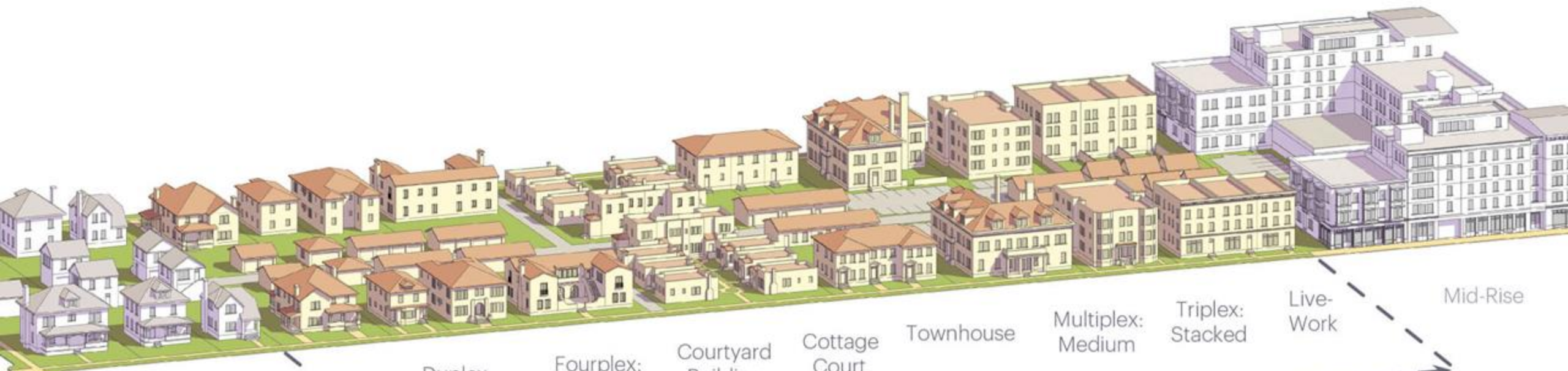


- 69% single-family v. 8% multi-family “as of right”
- Land subject to a public hearing may be PUDs

Accessory Dwellings

- Only 10% of single-family land allows ADUs
- 19% of single-family land bans ADUs
- ADUs are hard to build. Why?





Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triplex: Stacked

Live-Work

Mid-Rise

Missing Middle Housing

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DALLAS ZONING REFORM

PROJECT TIMELINE

Code Diagnostic & Public Outreach

Shared findings from an initial analysis. Conducted public workshops, surveys, and meetings to gather input.

Presentation & Public Review of Draft Code

Sharing the draft zoning code for public review and feedback.

Presentation & Review of Revised Draft Code

Sharing the revised zoning code for public review and feedback.

Phase 1

Completed
2024

Phase 2

Completed
Summer 2025

Phase 3

Anticipated
Nov '25 - July '26

Phase 4

Anticipated
July '26 - Nov '26

Phase 5

Anticipated
Nov '26 - May '27

Phase 6

Anticipated
May '27 - July '27

Phase 7

Anticipated
2027/2028

Project Kickoff & Initial Analysis

Project launched with an initial review of current zoning code, and development patterns.

Preparation of Initial Draft Code

Preparing an initial draft of the zoning code for future public review and revisions.

Preparation of Revised Draft Code

Preparing a revised draft of the zoning code for further public review.

Code Adoption

Formal public hearings and City Council consideration of the updated zoning code.



Dallas Zoning Reform
Simple. Clear. Future Ready.

Dallas is Home

Housing Policy History



From Dallas Housing Policy 2033 and City of Dallas Housing Action Plan (2024) to Dallas is Home (2026)

Housing Action Plan

The Housing Action Plan focuses heavily on Pillar 1: Equity Strategy Target Areas, Pillar 2: Production, and Pillar 3: Preservation, with supporting recommendations in the Infrastructure, Collaboration, Community Engagement, and Education Pillars. The focus areas within these pillars are responsive to housing market data, community input, and stakeholder interviews demonstrating the following key priorities for Housing and Community Development in order to meet the community's most pressing needs:

Housing Action Plan Priorities



- 1 Create more rental housing for those making 50% AMI or below** to address the 39,900-unit supply gap at this income level.



- 2 Expand homeownership opportunities** to make homeownership more accessible for households making under \$100,000.



- 3 Support preservation of existing affordable homes,** including single-family homes, subsidized rental housing, and naturally-occurring affordable rental housing.



- 4 Prevent involuntary displacement of residents** due to increased housing cost burden and market pressures.



- 5 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.

Community Engagement and Equity Strategy Target Areas

Equity Strategy Target Area Selection

Through nearly 4,000 contacts made, clear themes of housing needs and geographic areas of concern emerged. Below are some of the highlights of the trends heard through community engagement:

- The most needed housing investments were new for-sale units and homebuyer assistance.** Residents in more built-out communities sought support for rental assistance and housing preservation.
- Southern and Southeast sections of Dallas were areas of concern and opportunity** for investment in affordable housing.
- Neighborhoods such as West Dallas needing coordinated anti-displacement strategies.**
- Housing should align investments with infrastructure improvements, utility access and upgrades, and transportation.**



Inclusive Housing Task Force (IHTF)

The Inclusive Housing Task Force (IHTF) acts as an advisory body that helps inform Housing staff about community concerns, and support for affordable housing projects. They provide input as staff work on policies and programs offered by the department.

The Inclusive Housing Task Force is designed to ensure that the City and community partners effectively implement the Dallas Housing Policy 2033. Members include representatives from the faith-based community, attorneys, policy making professionals, resident advocates, and community leaders. Housing's goal is for the IHTF to function as a resident-involved, resident-led, task force that helps guide the direction of decision making. Maintaining a high level of community engagement is a critical piece of implementing DHP33, and the IHTF helps to bridge communication gaps and identify blind spots, thus promoting greater accountability and transparency.

Citywide Production

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
1, 2, 3, 5	2.1 Create a database of City-funded or subsidized developments to manage project timelines and expenditures.	HCD DHFC, DPFC	In Progress /2025	Staff time Consultants
1	2.2 Focus gap financing to prioritize projects that include a sizeable share of homes (e.g. a quarter or more) affordable to households earning below 50% AMI. These could include mixed-income or fully affordable developments. Utilize PFC reserves, HFC reserves, in-lieu fees for this purpose.	HCD DHFC, DPFC	2025-2029	PFC reserves, HFC reserves, in-lieu fees
1	2.3 Continue Dallas Housing Opportunity Fund and explore with partners prioritizing 50% AMI and under.	ECO LISC, local banks	2025-2029	Philanthropic resources, partner staff time
1, 2, 5	2.4 Establish a strategy and policy to leverage City-owned land including disposition and ground leases; create a database to track available parcels and assess current portfolio to identify properties with the most potential for housing. Develop formal interdepartmental collaboration process to prioritize development on city-owned sites, including who approves prioritization, and immediate actions taken by various departments once a priority is established.	HCD PUD DHADC FRM	2026	Staff time Database tools/subscriptions
1, 2, 5	2.5 Incentivize affordable housing development on publicly owned land and increase feasibility with entitlements, financial incentives, and expediting elements of the predevelopment process where possible.	HCD PUD TRN DISD PBW	2026-2029	Staff time, Legal contractual services

Next Steps

April-June

- Set up meetings with Councilmembers to deep dive into their Districts and review district data
- Host community conversations
- Monthly City Manager memo updates

May 27 City Council Consideration

- Dallas Housing Finance Corporation and Dallas Public Facility Corporations proposed Program Statements

June

- Briefing Presentation

August/September

- City Council consideration

Housing and Disability Access

- Fair Housing Ordinance (Chapter 20A)
 - Prohibits discrimination and defines accessibility requirements
- Federal Laws (FHA, ADA, Section 504)
 - Require reasonable accommodations and accessible design
- Planning and Building Codes
 - Enforce physical accessibility in new development
- ADA Transition Plan
 - Address broader infrastructure and systemic barriers

Together, these create a **legal right to accessible housing and equal treatment**, but not necessarily a **guarantee of adequate accessible supply**.

GET INVOLVED

Get Involved

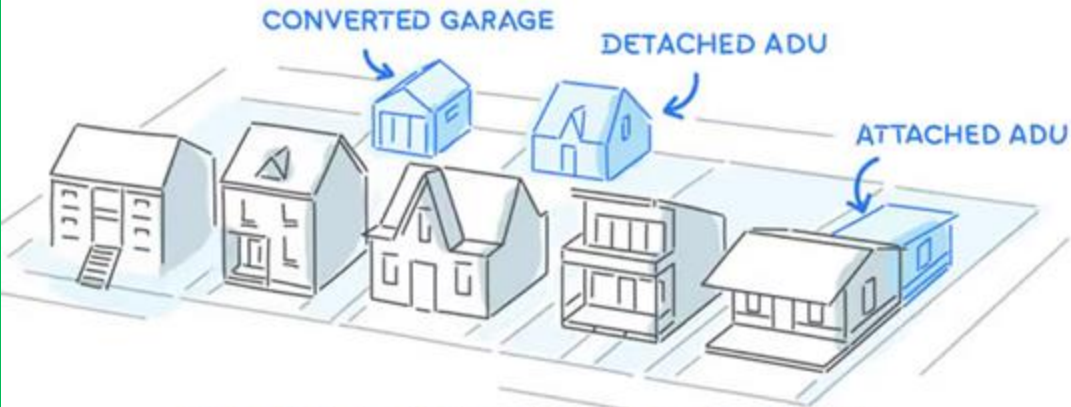
- **Become a Member of Dallas Housing Coalition**
 - Join our 475+ member organizations and individuals
 - Review our membership benefits and responsibilities online
 - Membership dues are voluntary (optional)
- **As a member or partner, participate in our Zoning Reform Working Group and regularly occurring Member Meetings**
- **Connect us with your neighborhood and civic groups**

Other Ways to Support

- **Show Up & Speak** at Upcoming City of Dallas Meetings
 - July 2026: Public Draft Code 1.0
 - Fall 2026: Open houses, engagement, information material
 - Spring 2027: Public Draft 2.0 (Redline), workshops
 - 2027 - 2028: Begin public hearings + adoption process
- **Get to know your City Councilmember and City Plan Commissioner**
 - bit.ly/DHC-contact
 - Zoning Ordinance and Advisory Committee (ZOAC) and City Plan Commission (CPC) members available on Planning and Development Department [website](#)
- **Attend Events**
 - Future “Pack City Halls” and advocacy opportunities TBA

Zoning Reform Resources

- [United States Zoning Reform Case Studies](#)
- [Messaging Guide](#)
- [Policy Recommendations](#)
- [Dallas Zoning 101 One-Pager](#)
- Dallas Zoning Reform Comments Requested Fliers
 - [English](#) and [Spanish](#)
- All available at dallashousingcoalition.com/zoning-reform



ADU POLICY PANEL & WORKING GROUP

Exploring ADU Policy & Opportunity

Join us for Texans For Housing's first ADU Policy Panel & Working Group session in Lewisville. Hear from policy experts, learn from local ADU efforts, and help shape policy ideas for the 90th legislative session.



7th May, 2026
8:00 AM - 12:00 PM



LEWISVILLE GRAND THEATER
100 N Charles St,
Lewisville, TX 75057

REGISTER IN BIO



Have a speaker or working group topic in mind? Email alexis@texansforhousing.org

Join Texans For Housing for a breakfast ADU policy panel, followed by working group sessions, getting into the niche pieces that shape ADUs. Itinerary:

- Check-In & Breakfast
- Policy Panel followed by Q&A
- Short Break
- Working Groups (Choose between 1 of 3 sessions)

This event is in collaboration with the City of Lewisville & Dallas Housing Coalition.

Register: bit.ly/4c6iURj





UNDERSTANDING DALLAS' HOUSING HISTORY & ZONING LEGACY PROJECT

Save the Date

5 PM - 9 PM
Thursday

11

June
2026

LIFE IN DEEP ELLUM
2803 TAYLOR ST, DALLAS, TX 75226

Project Lead: Jerry L. Hawkins, M.Ed., the hawkins archives & works
RSVP and Questions: bryan@dallashousingcoalition.com
Register via Eventbrite

Understanding Dallas' Housing History and Zoning Legacy

Featuring:

- **5 PM - 6:30 PM: Networking Happy Hour & Live Music**
- **6:30 PM - 8 PM: Program**
 - Presentation & Slides: "Lines That Divide: The History of Dallas Housing and Zoning"
 - Guest Speakers & Panel Discussions
 - Community handouts, including "A People's Guide to Dallas Housing History," that will include a summary, key terms glossary, and suggested readings/resources
 - Calls to Action for Zoning Reform
- **8 PM - 9 PM: More Networking and Live Music**
 - Time to explore Interactive Maps, Visual Timelines, and Exhibits





Dallas Housing Coalition
presents

2026 HOUSING SUMMIT

 19-20
NOV



JPMorganChase

#DALLASHOUSINGSUMMIT26



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Dallas is

BIG ENOUGH

for everyone.

THANK YOU

Bryan Tony & Veronica Alvarez

bryan@dallashousingcoalition.com | veronica@dallashousingcoalition.com

Follow us: [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [X](#)
dallashousingcoalition.com

The Dallas Housing Coalition (DHC) is comprised of over 450 non- and for-profit organizations and individuals advocating for the creation and preservation of attainable housing across the Dallas region for all.

Question & Answer

Open Discussion



**SERVICE
FIRST,
NOW!**

Overview of Housing Division Programs offered by the Office of Housing and Community Empowerment (OHCE)

Commission on Disabilities

April 20, 2026

Jasmine Bazley

General Manager

Office of Housing and Community Empowerment

Dr. Marci Jackson

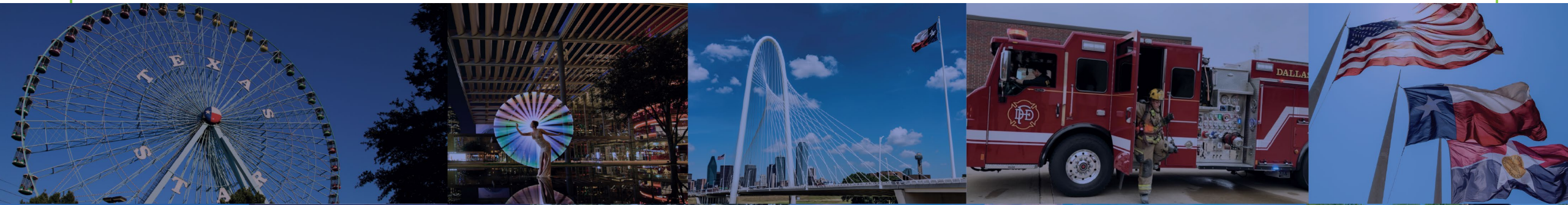
Homeless Solutions Liaison

Office of Housing and Community Empowerment

Dawn McNulty

Development Project Coordinator

Office of Housing and Community Empowerment



Overview

- Office of Housing and Community Empowerment
- Housing and Homelessness Division
- Housing Resources Available to Senior Residents
- Capacity
- Next Steps

Office of Housing and Community Empowerment

- Consolidated Office of Community Care and Empowerment, Office of Homeless Solutions, Department of Housing and Community Development and Office of Equity and Inclusion
- Centralization created operation efficiencies and unified administration of housing, homelessness and community service programs and funding
- Positioned the City to coordinate programs, resources, and polices under one office

Where Does Action Happen?

Gainful Employment



High-Quality Education



Opportunity-Rich Neighborhoods



Healthy Environment & Access to Health Care



Public Safety & Well-Being



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 Community Assets & Cultural Hubs



Maternal & Child Health



Safety from Crime



Opportunities for Wealth-building



College Readiness



Welcoming Public Spaces & Vibrant



Trauma-Free Communities



Trust-Based Community Policing



Strong Workforce Development



Digital Access



Accessible Transportation



Healthy Food Access



Youth Resilience & Safety



Age-Friendly Communities



Infrastructure Investments



City Role Matrix

 **Lead**  **Collaborate**  **Support**

Framework informed by Urban Institute Upward Mobility Index, Dallas Drivers of Poverty and resident/stakeholder input

Dallas is Home - Proposed Organizational Framework



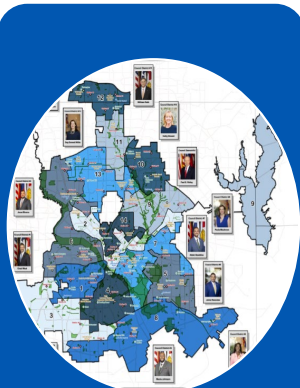
Citywide Production

Includes Shelters to Attainable Housing



Citywide Preservation

Preserve existing stock includes Naturally Occurring Affordable Housing



Area Priorities

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



Housing Services & Programs

Programs for unhoused neighbors, home repair, and downpayment assistance



Fair Housing Systems

Housing system that addresses access, fairness, outreach, homelessness, expands stable housing options



Infrastructure

Align capital improvements and infrastructure to support housing development



Collaboration & Coordination

Includes Internal departments, Continuum of Care and Philanthropy



Engagement & Education

Ensure resident voices contribute to policy and program design



Affordable Housing: *Housing Resources*



Create 50% AMI Rental Housing

Dallas Public Facility Corporation (DPFC)

Dallas Housing Finance Corporation (DHFC)

Developer Funding

Housing Tax Credits Program



Expand Homeownership

Dallas Homebuyer Assistance Program (DHAP)

Developer Funding



Preserve Affordable Housing

Developer Funding

Dallas Public Facility Corporation (DPFC)

Dallas Housing Finance Corporation (DHFC)

Housing Tax Credits Program

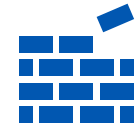
Home Repair Programs



Prevent Displacement

Home Repair Programs

Education



Increase Overall Housing Access

Housing Services

Housing and ReHousing Programs

Homelessness Services and Programs

Fair Housing

Developer Programs

- **Developer Funding (Formerly Developer Notice of Funds Available “NOFA”)**
 - Now intake of all applications will be through Office of Economic Development
 - The applications can be found here: [Applications | City of Dallas Office of Economic Development](#)
 - The Housing team does coordinate pre application calls with Economic Development, but does not receive their own applications anymore
- **Dallas Public Facility Corporation**
 - Developer applications are vetted by the Corporation (outside of the city) [Transforming Communities | DPFC](#)
 - The Housing team coordinates getting the projects through the city council process and assists with overseeing lease up
- **Dallas Housing Finance Corporation**
 - Developer applications are vetted by the Corporation (outside of the city) [Home - Dallas Housing Finance Corporation](#)
 - The Housing team coordinates getting the projects through the city council process and assists with overseeing lease up
- **Housing Tax Credits Program**
 - This program is run by the state
 - Housing staff at the city review the projects and prepare council items to allow the developers to continue their application process with the Texas Department of Housing and Community Affairs
 - HousingLIHTC@dallas.gov is a general inbox for questions/inquiries

Things You Should Know



- OHCE does not manage the following programs anymore:
 - Land Bank Program (DHADC) Now in Facilities and Real Estate Management
 - Land Transfer Program
 - Mixed Income Housing Development Program (MIHDB) Now in Planning and Development
- OHCE does oversee pricing/household income limits
 - Qualifying homebuyers for ownership housing we develop/invest in
 - Overseeing *lease-up* for apartment complexes we develop/invest in
- Our team has been discussing how to keep track of and display our portfolio of projects across all our programs
 - Useful for those seeking housing
 - Visibility of the many properties that have OHCE involvement

Home Improvement & Preservation Programs

- **Emergency Rehabilitation (TBD on launching program)**
 - Grant assistance to low- and moderate-income homeowners
 - Must be used for qualifying repairs in response to emergencies that occurred within the last 4 days
 - Necessary repairs can include mechanical, electrical, plumbing, and structural repairs
 - Assistance up to \$10,000
- **Dallas Tomorrow Fund (TBD on resuming program)**
 - Grant assistance to low- and moderate-income homeowners
 - Eligible improvements include exterior code violations listed on a notice of violation or code citation
 - Assistance up to \$20,000
- **Major Systems Home Rehabilitation (Main program)**
 - Forgivable loan to low- and moderate-income homeowners
 - Necessary repairs can include **mechanical, electrical, plumbing, roof replacement, making bathroom accessible** and structural repairs
 - Assistance up to \$24,000

Eligibility

- Household income must be at or below 80% Area Median Income (AMI)
- Owner occupied housing; applicant must show proof of ownership
- Apply during open application period – usually once a year

		Household Size							
		1	2	3	4	5	6	7	8
50% AMI	1	\$41,100	\$46,950	\$52,800	\$58,650	\$63,350	\$68,050	\$72,750	\$77,450
	2								
80% AMI	1	\$65,700	\$75,100	\$84,500	\$93,850	\$101,400	\$108,900	\$116,400	\$123,900
	2								
120% AMI	1	\$98,532	\$112,608	\$126,684	\$140,760	\$152,021	\$163,282	\$174,542	\$185,803
	2								

Things You Should Know - VOA



- Volunteers of America Texas (VOA Texas) was selected to administer the home repair programs on behalf of the City of Dallas and is being onboarded now
- VOA Texas will be focused on serving the residents who are already in our pipeline first
- VOA Texas will hold an application period this year, more to come this spring
 - VOA Texas and OHCE will collaboratively market to residents
 - Marketing events/educational workshops will be held city-wide in all 14 council districts
 - Welcome input of the Commission
- Sometimes a homeowner's needs are beyond the scope of OHCE programs, other programs and resources can be found at findhelp.org
- All assistance comes with a required affordability period, where the beneficiary is expected to maintain their primary residence at the address that was repaired for a set period of time

Dallas Homebuyer Assistance Program

- There are 3 versions of “DHAP” or the homebuyer assistance program, offering up to \$50,000 in homebuying assistance (\$60,000 in high opportunity areas) [EDA-Census Poverty Status Viewer](#)
- **Dallas Homebuyer Assistance Program (Traditional)**
 - Applicants must qualify as low-to-moderate-income
- **Targeted Occupations Homebuyer Assistance Program**
 - Applicants must work in high-impact occupations such as education, librarian, healthcare, or protective services
- **Anti-Displacement Homebuyer Assistance Program**
 - Applicants must have lived in City of Dallas limits for at least 10 years

Eligibility

Dallas Homebuyer Assistance Program (Traditional):

- At or below 80% AMI

Targeted Occupations Homebuyer Assistance Program:

- Between 80-120% AMI

Anti-Displacement Homebuyer Assistance Program:

- Between 50-120% AMI

		Household Size							
		1	2	3	4	5	6	7	8
50% AMI	1	\$41,100	\$46,950	\$52,800	\$58,650	\$63,350	\$68,050	\$72,750	\$77,450
	8								
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	8								
120% AMI	1	\$98,532	\$112,608	\$126,684	\$140,760	\$152,021	\$163,282	\$174,542	\$185,803
	8								

Property Requirements

- Properties must be located within the City Limits of Dallas
This may be verified by entering the property address at <http://gis.dallascityhall.com>
- Properties must appraise for at least 100 percent of the sales price
- Properties can be single-family, detached structures; condominium units; town houses; or one-to-four-unit developments
- Properties must meet City of Dallas Minimum Housing Standards (MHS), including lead-based paint regulations at the time of closing

Things You Should Know BCL& DHAP

- BCL of Texas was selected to administer homebuyer programs on behalf of the City; will be onboard by May 2026
- BCL will not have cases that are handed off from our OHCE team to finish; they should be able to receive new applications this spring
- DHAP can better serve homebuyers who apply *after* identifying a lender and a property of interest
- DHAP can be layered with other programs
- All assistance comes with a required affordability period, where the beneficiary is expected to maintain ownership and primary residency in the property bought through the program for a set period of time

Homelessness Services and Programs a.

Housing Forward is the lead agency of the North Texas area Continuum of Care (CoC). The agency:

- Can help individuals to find housing options
- Can help individuals apply for programs and get assigned a caseworker
- Connect to services based on individual needs

Ways to connect to services:

- Call 211 (available 24/7) and ask for housing or homelessness assistance
- Call the Housing Forward Housing Crisis Helpline
 - 1-888-411-6802

Things You Should Know - Ombudsman



Dallas Ombudsman

Suzanna Sulfstede
3910 Harry Hines Blvd.
Dallas, TX 75219

214-823-5700, option 4
866-823-5700, option 4

How an Ombudsman Helps Seniors Find Housing Support

- Listens and identify needs and risks
- Connects to local resources
- Helps make the connection
- Advocacy
- Follow Up

Key Role of an Ombudsman

- Focus on senior's rights and well-being
- Helps navigate complex systems

Homelessness Services and Programs b.

The Senior Source – Provides comprehensive support services for older adults, including advocacy, caregiver support, and resource navigation

- Call 214-525-6114 or visit in person at 3910 Harry Hines Blvd for intake and resource navigation

St. Jude Center (Catholic Housing Initiative) – Offers permanent supportive housing for seniors (typically 55+) experiencing homelessness, with required referrals through Housing Forward and case management support

- Access by referral only through Housing Forward/Coordinated Entry (no direct walk-ins or applications)

Homelessness Services and Programs c.

Austin Street Center – Large emergency shelter serving men 45+, with priority given to seniors; offers shelter, case management, and housing placement support

- Walk-in access for shelter intake; individuals can present directly at the facility for assessment

Veterans Affairs (VA) – Provides geriatric and extended care services, housing support, and healthcare for eligible senior veterans

- Access through VA clinics or by contacting the VA directly; eligibility required for veteran services

Homelessness Services and Programs d.

Metrocare Services – Supports seniors with mental health services, nutrition access, safety resources, short-term rent and utility assistance, and mobility support

- Access by calling Metrocare or visiting a local clinic for assessment and service connection

Dallas County Adult Services – Offers supportive programs for seniors, including access to free nutritious meals for individuals age 60 and older

- Access through Dallas County programs or designated senior centers; some services available via walk-in or referral

Things You Should Know - FH



Fair Housing Concerns can be reported in the following ways:

- Online via the Fair Housing webpage: [Fair Housing Division How To File A Complaint](#)
- Telephone: by calling 311 or (214) 670 - FAIR
- In-person: City Hall located at 1500 Marilla St. Dallas TX. 75203 room 1BN

Capacity

Program	Program Goals (annual)
Development Programs	Develop up to 3,500 ownership and 7,000 rental units annually
Home Repair	Serve 250 residents annually
Homebuyer Assistance	Serve between 40-50 homebuyers annually
Housing Services and Programs	Support partners and service providers to assist over 5,000 people annually
Fair Housing Resources	Serve over 600 residents annually

Next Steps

April-June

- Set up meetings with Councilmembers to deep dive into their Districts and review district data to inform "Dallas is Home"
- Host community conversations
- Monthly City Manager memo updates as a policy develops

June

- Briefing Presentation on "Dallas is Home"

August/September

- City Council consideration of "Dallas is Home"
- Update Dallas Housing Resource Catalog which contains programs to incorporate homelessness and fair housing programs



**SERVICE
FIRST,
NOW!**

Overview of Housing Division Programs offered by the Office of Housing and Community Empowerment (OHCE)

Commission on Disabilities

April 20, 2026

Jasmine Bazley

General Manager

Office of Housing and Community Empowerment

Dr. Marci Jackson

Homeless Solutions Liaison

Office of Housing and Community Empowerment

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Development Project Coordinator

Office of Housing and Community Empowerment

