



Homelessness Development Opportunities

Housing and Homelessness Solutions Committee

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Purpose

The City continues to face significant challenges, including limited facilities for unhoused residents, insufficient affordable units, rising rental costs and declining pathways to homeownership.

This presentation will present information on homelessness projects and resources to help inform as *Dallas Is Home* is developed.

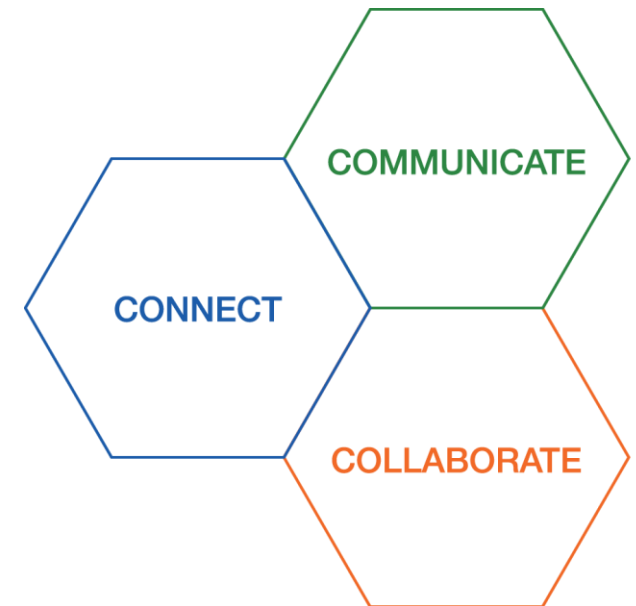


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Background: *Office of Housing and Community Empowerment*

The Office of Housing and Community Empowerment delivers operational efficiency by aligning housing, homelessness response and community services under the Drivers of Opportunity and developing *Dallas is Home* policy framework.

Ensures ongoing program alignment and maximizes funding to its highest and best use.

Core Homelessness Investments:

- Housing Forward (Continuum of Care) and Service Providers
- Shelters – The Bridge, Family Gateway, Austin Street Center and Salvation Army
- Permanent Supportive Housing (PSH)
- Housing for Residents Experiencing Homelessness or Housing Instability



Homelessness

Current Programs & Projects

Current Homelessness Programs and Projects

Purpose	Contract	Year Approved	Type of Funding	Term	Amount	Balance
Homeless Management Information System (HMIS)	HMIS – Housing Forward	2024	GF	1/24/2024- 9/30/2026	\$904,352.88	\$220,000.00
Youth Homelessness	Youth Homelessness Housing Services – Contract Award 5/27/26	2026	TDHCA	6/1/2026-9/30/2028	\$211,013.00	N/A
Emergency Shelter	Emergency Shelter – Salvation Army	2025	ESG	10/1/2025- 9/30/2026 one renewal remaining	\$323,541.37	\$182,429.44
	Emergency Shelter – The Bridge	2025	ESG	10/1/2025- 9/30/2026 one renewal remaining	\$214,073.66	\$100,425.66
	Emergency Shelter – Austin Street Center	2025	ESG	10/1/2025- 9/30/2026 one renewal remaining	\$149,124.98	\$86,358.49

Current Homelessness Programs & Projects, Cont.

Purpose	Contract	Year Approved	Type of Funding	Term	Amount	Balance Remaining
Emergency Shelter and Services	Operation and Management of The Bridge	2025	GF	10/1/2025- 9/30/2026 one renewal remaining	\$4,600,000.00	\$2,239,178.00
Pay-to-Stay Shelter Beds / Supportive Services	Pay-to-Stay- The Bridge	2025	GF	10/1/2025- 9/30/2026 one renewal remaining		\$263,970.00
Emergency Shelter and Services	Homeless Housing and Service Program (HHSP) Reallocation Fund- The Bridge	2025	Texas Department of Housing and Community Affairs (TDHCA)	6/1/2025- 5/31/2026	\$93,131.00	\$0.00
	HHSP- The Bridge	2025	TDHCA	9/1/2025- 8/31/2026 one renewal option	\$676,280.00	\$319,286.00

Current Homelessness Programs & Projects, Cont.

Purpose	Contract	Year Approved	Type of Funding	Term	Amount	Remaining Balance
Rehousing	Real Time Rehousing (RTR) Outreach – Housing Forward	2024	GF	2/1/24-5/31/26	\$2,574,314.00	\$92,278.35
	Street to Home TBRA – Housing Forward	2025	HOME American Rescue Plan Act (HOME-ARP) Multi-Year	4/23/2025- 4/22/2027	\$1,900,000.00	\$1,719,561.19
	Street to Home ARPA Redevelopment – Housing Forward	2025	American Rescue Plan Act (ARPA) Redevelopment	10/10/2025- 10/9/2026	\$10,000,000.00	\$10,000,000.00
	Rapid Rehousing- The Bridge	2025	ESG	10/1/2025- 9/30/2026 one renewal remaining	\$125,899.00	\$39,703.00

Current Homelessness Programs & Projects, Cont.

Purpose	Contract	Year Approved	Type of Funding	Term	Amount	Remaining Balance
Supportive Services	Supportive Services for Seniors – Catholic Charities	2025	General Fund (GF)	10/1/25 to 9/30/26 with one renewal remaining	\$250,000.00	\$148,561.73
	Street to Home Supportive Services – Housing Forward	2025	HOME-ARP Multi-Year	4/23/25 to 4/22/2026	\$1,096,898.95	\$71,279.36
	Emergency Shelter and Services – Austin Street Center	2025	GF	10/1/25 to 9/30/26	\$575,000.00	\$343,749.57
Homeless Diversion	Homeless Diversion – Catholic Charities	2024	GF	10/1/25 to 9/30/26 with one renewal remaining	\$120,000.00	\$65,669.01
	Homeless Diversion - Stewpot	2025	GF	10/1/25 to 9/30/26 with one renewal remaining	\$70,000.00	\$49,218.54
	Homeless Diversion – Harmony CDC	2025	GF	10/1/25 to 9/30/26 with one renewal remaining	\$65,000.00	\$51,154.16



Funding, Key Sites, Opportunity and Strategy

Funding Sources

American Rescue Plan Act (ARPA Redevelopment)*

Total Awarded: \$30,578,090

Balance Remaining: \$1,569,110

Primary Uses: Acquisition and redevelopment of underutilized or distressed properties.

Conversion of hotels/motels or vacant buildings into housing (PSH, bridge housing); Gap financing for affordable housing projects; Infrastructure improvements tied to housing development.

- \$10M fully committed to Housing Forward for Real Time Rehousing & Street-to-Home programs
- Remaining ARPA funding dedicated to Fort Worth Avenue
- Other expenditures were used for housing division activities, such as new development

Emergency Solutions Grant (ESG)

Total Awarded: \$977,552

Balance Remaining: \$131,762

Primary Uses: Emergency shelter operations (staffing, maintenance, supportive services).

- Supports street outreach, shelter operations, and rapid rehousing
- Funds operations at The Bridge, Salvation Army, Austin Street Center

Texas Department of Housing and Community Affairs (TDHCA – State Grant)

Total Awarded: \$980,424

Balance Remaining: \$68,213

Primary Uses: Homeless Housing and Services Program (HHSP).
Emergency shelter and services.

- \$211K – Youth Homeless Housing & Services (ages 18–24)
- Procurement underway; subrecipient to administer
- Remaining funding for operation and management of The Bridge

*One time allocation, ARPA will end at the end of 2026

Funding Sources, Cont.

HOME Program*

Total Awarded: \$12,709,661

Balance Remaining: \$9,351,994

Primary Uses: Development of affordable housing (gap financing). Homebuyer assistance (down payment/closing costs). Tenant-based rental assistance (TBRA). Rehabilitation of owner-occupied housing.

- Existing commitments are for Housing division
- Overlap in development opportunities

HOME Community Housing Development Organizations (CHDO)

Total Awarded: \$4,325,857

Balance Remaining: \$3,418,413

Primary Uses: Support CHDO activities such as new development and CHDO operations

- Existing commitments are for Housing division

Mixed Income Housing Development Bonus (MIHDB) Fee in Lieu

Total Awarded: \$11,584,166

Balance Remaining: \$1,000,000

Primary Uses: Funding affordable housing development projects citywide. Gap financing for mixed-income or income-restricted housing. Supporting housing in high-opportunity or priority areas.

- Existing commitments are for Housing division

Community Development Block Grant (CDBG)**

Total Awarded: \$26,115,795

Balance Remaining: \$4,500,446

Primary Uses: Supports infrastructure, housing rehabilitation, public services, and economic development.

- Existing commitments are for Housing division
- Overlap in development opportunities

Tax Increment Financing (TIF) Funds

Total Awarded: \$6,334,888

Balance Remaining: \$5,962,062

Primary Uses: Funding for home repair and homebuyer assistance programs

- Existing commitments are for Housing division

*HOME funding from 2019 to present

**CDBG funding from 2019 to present

Funding Sources, Cont.

2024 Bond Program (Prop I and Prop H)

Primary Uses: Construction of new affordable housing units. PSH development. Shelter expansion and facility development. Land acquisition for housing purposes. Restricted to capital projects.

Homelessness (Prop I)

Total Awarded: \$19,000,000

Balance Remaining: \$18,200,000

- \$2.2M – The Bridge (electrical + generator)
- \$6.3M – Supportive housing
- \$10.5M – Council discretionary

Housing (Prop H)

Total Awarded: \$26,400,000

Balance Remaining: \$0 (moved to Economic Development)

- Prioritized for homeownership development
- Distributed through Real Estate Incentive Application (Economic Development)

General Fund

Primary Uses: Contracts with service providers, program administration and staffing. Flexible gap funding where other sources are restricted.

Homelessness

Total Awarded: \$10,067,052

Balance Remaining: \$1,257,302

- The Bridge operations
- Funds homeless diversion, senior housing services, and emergency shelter, supportive services for individuals with behavioral health needs

Housing

Total Awarded: \$2,200,000

Balance Remaining: \$2,146,266

- Existing commitments are for Housing division

Funding Applicability and Needs

Bond Funds = Capital Only

General Funds/MIHDB Fee in Lieu =
Council Identifies Projects Before
Funding Committed

HOME/CDBG = Federal Compliance
Required

TIF Funds = Board Identified Priorities

Emergency Solutions Grant (ESG) =
Limited Use

General Fund = Operations Heavy

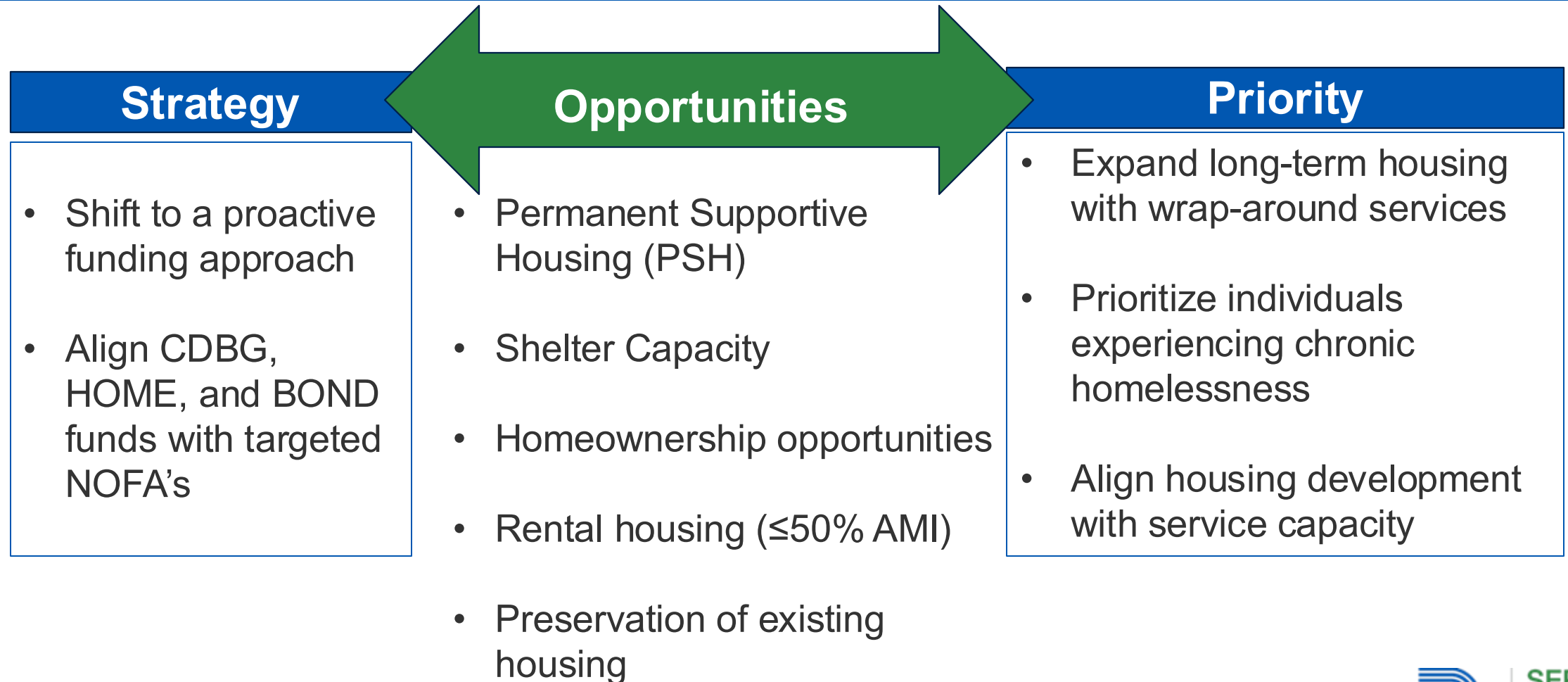


- Limited flexibility for federal funds
- Reliance on federal timelines and appropriations
- Limited flexible funding for operations
- Capital vs. services mismatch
- Balancing appropriate amounts of funding per unit, and what a project needs to be financially feasible

Investment Priorities

- Permanent supportive housing availability
- Increasing shelter capacity
- Develop non-congregate options

Unobligated Balances Strategy



Current Assets

1950 Fort Worth Ave

- Partner pursuing project-based vouchers
- Development agreement will follow voucher allocation

4150 Independence Dr

- Exploring new development partners
- Engaging experienced supportive housing developers

2929 S. Hampton Rd

- Under evaluation for divestiture per Council direction
- Facilities and Real Estate Management (FRM) – Lead Department

*Family Gateway

- Fully operational
- Serving 400+ families annually (1,400 individuals)

The Bridge Homeless Recovery Center

- City's only low-barrier shelter
- ~650 day shelter / ~340 overnight
- Operated via BridgeSteps contract

Future Opportunities – *Developing Existing Assets*

Reposition City-Owned Assets

- Evaluate existing OHCE and City-owned sites for housing development
- Prioritize permanent supportive housing and workforce housing ($\leq 80\%$ AMI)

Potential Funding

- HOME
- Bond

Accelerate Delivery

- Utilize sites already in City control to reduce development timelines
- Layer funding sources to close financing gaps

Strategic Coordination

- Ongoing projects on existing lots
- OHCE coordinating with Facilities and Real Estate Management to identify new opportunities
- Citywide inventory of OHCE and City-owned assets underway

Forward Outlook

- Awaiting final HUD funding allocation for FY27
- Align sites with “Dallas is Home” priorities

Outcome

- Accelerates housing production
- Reduces development costs
- Expands supportive and affordable housing opportunities

Future Opportunities – *Leveraging Public Land to Advance Projects*

Develop City-Owned Land & Land Bank Programs

Leverage City-Owned Land

- Utilize existing inventory and Land Bank sites
- Support infill and targeted development

Potential Funding

- HOME
- CDBG
- Bond

Enable Feasible Projects

- Reduce land cost barriers
- Support deeper affordability ($\leq 50\%$ AMI)

Strategic Coordination

- Work with Facilities & Real Estate
- Align with priority areas and transit corridors
- Advance ongoing projects on existing lots

Forward Outlook

- Identify priority sites for near-term development
- Advance site-specific NOFAs
- Align land use with housing and affordability goals

Outcome

- Activates underutilized land and enables deeper affordability
- Aligns development with highest housing needs

Future Opportunities – *Increasing Access to Shelter*

Expand Shelter Capacity

Increase Capacity at Existing Site

- Expand shelter beds
- Assess infrastructure and operational needs to support additional beds

Potential Funding

- Bond

Enable Feasible Projects

- Identify and advance new shelter site(s) to address system gaps
- Align capital and operational funding to support delivery

Strategic Coordination

- Engage service providers to inform operations and service models
- Coordinate with Facilities & Real Estate on site identification and readiness
- Incorporate community input into site selection and implementation

Forward Outlook

- Advance expansion of existing shelter capacity
- Identify and evaluate new shelter locations
- Issue RFP for site operations once locations are confirmed

Outcome

Increases shelter capacity citywide reduces unsheltered homelessness and strengthens system access and response

Next Steps:



Strategic Direction

- Finalize priority focus areas aligned with Drivers of Opportunity
- Align funding sources to support targeted housing and shelter initiatives
- Advance policy framework through “Dallas is Home”



District-Level Approach

- Conduct meetings and site tours across all Council Districts
- Identify housing and shelter opportunities
- Develop tailored strategies based on local needs and conditions



Outcome

- Deliver targeted housing and shelter investments citywide
- Increase access to housing across income levels and align resources with areas of highest need
- Use insights to refine “Dallas is Home” and guide future investments



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