

*2026 One Year
Plan of Action
for
Carrollton, TX*

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document represents PY26 Action Plan for the third year of the 2024-2028 Five-Year Consolidated Plan for the City of Carrollton, Texas, and will cover the 2026 Program Year. The City of Carrollton is expected to receive \$756,616 in Community Development Block Grant Funding (CDBG) from the U.S. Department of Housing and Urban Development (HUD) for the 2026 Program Year (PY26). The PY26 Action Plan builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, and community responses to the needs for Carrollton residents, who are of low- to moderate- income.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives found in the PY26 Action Plan follow the objectives outlined in the 2024-2028 Consolidated Plan submitted to HUD for the use of CDBG funds.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Carrollton's CDBG investments have been used in the past to make long lasting improvements to many low- to moderate- income neighborhoods. These investments have allowed housing stock to remain in good condition for property owners, retain affordability for low- to moderate- income renters who want to become homeowners; it has also allowed elderly residents to age in place.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation process included a public hearing before the Neighborhood Advisory Commission and a second public hearing before the Carrollton City Council, both of which were announced with legal notices placed in the Dallas Morning News, on the city website and in email notifications to social service providers which service Carrollton.

Housing and community development needs identified by participants, validated needs shown in the market and housing analyses as well as the professional experience of city staff and service providers. This in turn helped shape the goal process to address the identified needs.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All public comments are accepted and reported, and none are denied inclusion into the initial submitted Action Plan. Any public comments can be found in the Citizen Participation Section of the initial and amended PY26 Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments are denied or not accepted as part of the initial or amended PY26 Action Plan Citizen Participation Process.

7. Summary

The initial PY26 Action Plan had (2) public hearings. The first public hearing was on June 18, 2026, before the Neighborhood Advisory Commission. The first item was to determine the allocation of Public Service Funding which resulted in the following:

- Metrocrest Services was the only social service who applied for Public Services funding. The Neighborhood Advisory Commission accessed the applications and based upon presentations by Metrocrest Services allotted Metrocrest Services \$113,000 for their homeless program.

The following comments and questions were received directly in relation to the PY26 Action Plan:

- Commissioner inquired to confirm the number of apartment units Enhanced Code Enforcement would address at 1,200. Staff confirmed 1,200 multi-family units would be inspected over the year.
- Inquiry from a commissioner regarding prior year projects if they should be mentioned in the PY26 Action Plan. Staff informed them prior year projects are funded from previous allocation years and the PY26 Action Plan is new funding for a new year, so a prior project would not necessarily be included in this Action Plan.
- A commissioner inquired on how the proposed infrastructure project for the Brake/Kirby/Cox neighborhood was determined. Staff informed the commissioner Public Works and Engineering rank the status of the infrastructure in all neighborhoods in Carrollton. Those areas in most need are placed at the top of the list to be addressed. The Brake/Kirby/Cox neighborhood is one of the neighborhoods in the LMI area which is ranked at a higher level and identified to need substandard infrastructure replaced.

- There were no comments from the public regarding the proposed PY26 Action Plan.
- The Neighborhood Advisory Commission voted 6 to 0 to accept the proposed PY26 Action Plan and forward it on to the Tuesday, July 7, 2026 City Council meeting for a second public hearing.

The July 7, 2026, public hearing occurred before the Carrollton City Council and resulted in the following comments being taken:

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CARROLLTON	Environmental Services/Community Services

Table 1 – Responsible Agencies

Narrative (optional)

CDBG programs and funding are monitored within the Community Development Program, which resides within the Community Services Division of the Environmental Services Department for the City of Carrollton.

Consolidated Plan Public Contact Information

The 2024-2028 Consolidated Plan can be reviewed on the City of Carrollton's website at <https://www.cityofcarrollton.com/departments/departments-a-f/community-development/community-development-block-grant-cdbg>

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the 2024-2028 Consolidated Plan process the City of Carrollton consulted with residents and stakeholders (e.g., social service providers, local school districts, City departments and other community partners). Consultation included a stakeholder focus group, interviews, and a public meeting during a Neighborhood Advisory Commission meeting to obtain citizen participation in the Consolidated Plan process. The five-year Consolidated Plan serves as the guiding process for the Action Plans developed during the 2024-2028 timeline.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

As needed, the Community Services Division provides technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Carrollton. The PY26 Action Plan for the City will continue to promote and emphasize the need for greater coordination between all agencies active in Carrollton to minimize the duplication of efforts. Cooperative efforts in applying for available funds will be initiated between public and private housing providers to maximize the potential for being awarded funds by the State and Federal Government. Efforts to enhance coordination between the public and private sector will ensure that needs are being properly addressed and that resources are being maximized.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Carrollton is represented by Dallas County and Denton County in the two Continuums of Care that overlap the city's boundaries—the Dallas Area Consortium on Homelessness and the Denton County Consortium on Homelessness. Carrollton staff has participated with local social service agencies in the Point in Time Count to identify homelessness in the community. As shown by the count results, chronic homelessness is an emerging issue in the city. While a supportive partner to the Consortia's efforts to strategically address homelessness in the region, Carrollton's most direct efforts to address the needs of homeless residents result from a strong partnership with Metrocrest Services, the area provider of all manner of services to assist vulnerable households.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Carrollton is not currently part of the area Continuum of Care networks and is represented by Dallas and Denton counties in the Dallas Area Consortium on Homelessness as well as the Denton County Consortium on Homelessness. Carrollton has a supporting role, aiding agencies that are working to mitigate homelessness in the region.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Metrocrest Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Metrocrest Services is the primary provider of non-profit social services in the City of Carrollton. Metrocrest Services hosted a focus group for the Consolidated Plan and staff from Metrocrest Services were also notified of the proposed PY26 Action Plan and invited to discuss their needs and priorities through written comments or by attending either or both public hearings.
2	Agency/Group/Organization	Neighborhood Advisory Commission
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Neighborhood Advisory Commission (NAC) hosted a public forum attended by city staff, residents, and leaders of neighborhood organizations. The forum consisted of a presentation about the Consolidated Plan and a discussion of housing and community development needs in Carrollton's LMI neighborhoods. These are incorporated throughout the Consolidated Plan. Upon completion of the public hearing before the NAC, the NAC referred the proposed action plan for a second public hearing before the Carrollton City Council.
3	Agency/Group/Organization	Woven Health Clinic
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Woven Health was provided a copy of the proposed plans for the PY26 Action Plan and were informed of the date of the Public Hearings for discussion of needs and priorities. Woven Health was also informed they could provide written comments or could attend either of the public hearing forums.
4	Agency/Group/Organization	Children's Advocacy Center for Denton County
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Children's Advocacy For Denton County was provided a copy of the proposed plans for the PY26 Action Plan and were informed of the date of the Public Hearings for discussion of needs and priorities. Children's Advocacy was informed they could provide written comments or attend either of the scheduled public hearings.
5	Agency/Group/Organization	Make It Count (formerly Bea's Kids)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Make It Count (formerly Bea's Kids) were provided proposed plans for the PY26 Action Plan and were informed of the date of the Public Hearings for discussion of needs and priorities. Make It Count were encouraged to submit written comments or attend either of the public hearings.
6	Agency/Group/Organization	CASA of Denton County
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CASA of Denton County was provided a copy of the proposed plans for the PY26 Action Plan and were informed of the date of the Public Hearings for discussion of needs and priorities. CASA of Denton County was encouraged to provide any written comments or to attend either scheduled public hearings.
7	Agency/Group/Organization	United Way of Denton County, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of Denton County, Inc was provided a copy of the proposed plans for the PY26 Action Plan and were informed of the date of the Public Hearings for discussion of needs and priorities. United Way of Denton County, Inc was encouraged to provide any written comments or to attend either scheduled public hearings.

Narrative (optional)

Carrollton participates in joint funding of the nonprofit organizations providing services to low- and moderate- income residents in many municipalities in the region. This cooperative funding promotes

efficient delivery of services to residents in need and recognizes that needs do not end at jurisdictional boundaries but require regional solutions.

For the first time in PY22, General Funds and additional CDBG funding through Public Services activities were allocated to Metrocrest Services to address homelessness issues within the community. In PY26 the city will continue using the 15% Public Services allowance to allocate funding to Metrocrest Services.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process included notification of social service focus groups, posting of legal notices in the Dallas Morning News, draft plan posted on the city web site, a public hearing before the Neighborhood Advisory Commission, and a public hearing before the Carrollton City Council. Housing and community development needs identified by participants validated needs shown in the market and housing analyses as outlined in the city's five year Consolidated Plan as well as the professional experience of city staff and service providers. This in turn helped shape the goal setting process to address the identified needs.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/ broad community	Pending	Pending	All comments would be accepted, none are declined.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities Persons with disabilities Non-targeted/ broad community	Pending	Pending	All comments would be accepted, none are declined	https://www.cityofcarrollton.com/departments/departments-aff/community-development/community-development-block-grant-cdbg
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/ broad community	Pending NAC meeting results	Pending NAC meeting results	All comments would be accepted, none are declined	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/ broad community	Pending results of public hearing before city council	Pending results of public hearing before city council	All comments would be accepted, none are declined.	

Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Carrollton was allocated \$756,616 in PY26 funding from the U.S. Department of Housing and Urban Development (HUD). This funding will be used and allocated to the city's Minor Home Repair Program, Emergency Repair Program, funding for a Code Enforcement Officer to work in the low- to moderate- income target area, and to continue public service funding addressing homelessness in the community. The city will also allocate funding for infrastructure projects within the city in the low- to moderate- income target area.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	756,616.00	0.00	321,384.00	1,078,000.00	0.00	CDBG funding for PY26 from the Department of Housing and Urban Development annual allocation along with funds remaining from prior CDBG funding will be used for the projects and activities outlined in the PY26 Action Plan.

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Community Services Division for the City of Carrollton is the lead agency for the implementation of the community development plan related to CDBG funding. Internally, the Community Services Division works in collaboration with all city departments to deliver projects, services, and other benefits to eligible neighborhoods and clients. Externally, the Division works with several social service agencies/organizations, so long as the need is documented and eligible under HUD regulations.

To effectively implement the Community Development Plan, funding comes from CDBG funds as well as General Funds allocated by the City Council. The City Council will make available an estimated \$750,000 in General Fund resources to fund agencies and organizations that are actively engaged in the provision of social services in Carrollton.

In exchange for the funding, the agencies and organizations work closely with the city in the provision of social services to all Carrollton citizens in need. The close partnership the city has with each agency grows with each year of collaboration. A total of four (4) staff in the Community Services Division are employed in the administration of CDBG grant funds and planning activity, to provide technical knowledge, referral and capacity building assistance for the agencies on an ongoing basis.

The list below identifies principle social service providers for the City's funding:

- Make It Count (formerly Bea's Kids)
- CASA of Denton County
- Children's Advocacy Center for Denton County
- Metrocrest Services
- WOVEN Medical Clinic

The City meets with all its partners on an as-needed basis to develop organization capacity and programming offerings. Staff also regularly provides technical assistance and professional expertise to further develop institutional structure for all agencies and organizations serving the low- to moderate-income citizens of Carrollton.

The city will also be using local General Funds to leverage CDBG funding for the Brake/Kirby/Cox infrastructure project in PY26.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be

used to address the needs identified in the plan

The City would continue to use city parks, city facilities, city streets, city water and sewer lines located in the low- to moderate- income target area to fulfill the goals of the 2024-2028 Five Year Consolidated Plan

Discussion

Please see above

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AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Enhanced Code Enforcement	2026	2027	Sustainable Housing	CDBG LMI Target Area	Housing & Neighborhood Improvement	CDBG: \$90,000.00	Housing Code Enforcement/Foreclosed Property Care: 1200 Household Housing Unit
2	Assist Service Providers	2026	2027	Homeless	City limits of Carrollton Texas CDBG LMI Target Area	Public Services/Social Support	CDBG: \$113,000.00	Homelessness Prevention: 150 Persons Assisted
3	Neighborhood Infrastructure Improvements	2026	2028	Non-Housing Community Development	CDBG LMI Target Area	Neighborhood Infrastructure Improvements	CDBG: \$700,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1310 Persons Assisted
4	Preserve Existing Housing Stock	2026	2027	Affordable Housing	City limits of Carrollton Texas CDBG LMI Target Area	Housing & Neighborhood Improvement	CDBG: \$125,000.00	Homeowner Housing Rehabilitated: 18 Household Housing Unit

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Enhanced Code Enforcement
	Goal Description	Continue code enforcement activities in multi-family apartment communities specifically located in the LMI Target Area of the city.
2	Goal Name	Assist Service Providers
	Goal Description	Provide funding to Metrocrest Services for the PY26 Action Plan to address homelessness issues in Carrollton
3	Goal Name	Neighborhood Infrastructure Improvements
	Goal Description	In the PY26 Action Plan an infrastructure project for the Brake/Kirby/Cox neighborhood.

4	Goal Name	Preserve Existing Housing Stock
	Goal Description	In the PY26 Action Plan is the continued funding of the Minor Home Repair and Emergency Repair Program to assist low- to moderate- income homeowners with housing repairs.

Table 6 – Goals Descriptions

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Projects

AP-35 Projects – 91.220(d)

Introduction

This section details the projects proposed for the PY26 Action Plan for the City of Carrollton, Texas.

Projects

#	Project Name
1	Improve Neighborhood Infrastructure
2	Preserve Existing Housing Stock
3	Assist Service Providers
4	Enhanced Code Enforcement
5	Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priorities of the PY26 Action Plan are based on the needs in Carrollton, as described in the MA and NA sections of the city's 2024-2028 Consolidated Plan. Carrollton will allocate a total of \$1,078,000 in CDBG funding to meet these objectives.

1. \$700,000 Infrastructure Project in the LMI Area - Brake/Kirby/Cox neighborhood.
2. \$125,000 Preserving Housing Stock - Minor Home Repair Program & Emergency Repair Program
3. \$113,000 Public Services
4. \$90,000 Enhanced Code Enforcement
5. \$50,000 Administration

Local obstacles for addressing underserved needs include the redevelopment and gentrification of areas in the city's LMI Target Area. These include the addition of new apartment communities with higher income thresholds for those to qualify to live on site, and individuals of higher income residing within those units, thereby lowering the LMI threshold below 50% in certain census blocks. On a national level, the greatest obstacle or concern for the future is with the current presidential administration. The current administration has repeatedly sought to abolish or curtail the CDBG program operating through the U.S. Department of Housing and Urban Development. CDBG along with other entitlement programs which are cut or severely entailed will penalize those of low- to moderate- income who are in need of assistance and will no longer have any kind of safety net for them to fall back on.

AP-38 Project Summary

Project Summary Information

1	Project Name	Improve Neighborhood Infrastructure
	Target Area	CDBG LMI Target Area
	Goals Supported	Neighborhood Infrastructure Improvements
	Needs Addressed	Neighborhood Infrastructure Improvements
	Funding	CDBG: \$700,000.00
	Description	CDBG funding to be used for infrastructure projects in the LMI area relating to neighborhood streets/alleys, water & sewer lines.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The infrastructure for the Brake/Kirby/Cox neighborhood is expected to assist 1310 individuals based on census block information. This neighborhood is within the low- to moderate- income target area the city has.
	Location Description	The Brake/Kirby/Cox project is comprised of the 1700 and 1800 blocks of Brake Drive, Kirby Road, Cox Street. The area is bounded on the north by E. Crosby Road, the west by School Road, the east by S. Perry Road, and Cox Street being the southern border.
2	Planned Activities	The infrastructure project will replace the streets, install new sidewalks, cover open culverts, and install a storm drain network in the neighborhood.
	Project Name	Preserve Existing Housing Stock
	Target Area	City limits of Carrollton Texas CDBG LMI Target Area
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing & Neighborhood Improvement
	Funding	CDBG: \$125,000.00
	Description	Preserve existing housing stock of low- to moderate- income individuals/families with the Minor Home Repair Program and Emergency Repair Program.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	There are two activities for housing rehabilitation. The Minor Home Repair Program will seek to assist fifteen (15) LMI single-family property owners, and the Emergency Repair Program which will seek to assist three (3) LMI single-family property owners.
	Location Description	The projects for the Minor Home Repair Program and the Emergency Repair program occur anywhere in the city as the program is determined by income and not be a specific area of the city.
	Planned Activities	Minor Home Repair projects are to be done on single-family homes for low- to moderate- income qualifying homeowners. This program does not include work on foundations, fences or retaining walls, or items off of the house. The Emergency Repair Grant is for low- to moderate- income qualifying homeowners to assist them in making emergency repairs for immediate health and safety issues.
3	Project Name	Assist Service Providers
	Target Area	City limits of Carrollton Texas CDBG LMI Target Area
	Goals Supported	Assist Service Providers
	Needs Addressed	Public Services/Social Support
	Funding	CDBG: \$113,000.00
	Description	CDBG funding as part of the allowed 15% Public Services cap will be used to assist social services agencies with addressing homelessness and other services to those of low- to moderate- income.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Services will provide funds to Metrocrest Services to provide assistance with homelessness in Carrollton. The Neighborhood Advisory Commission had a public hearing related to allocation of public service funding which was approved as part of the PY26 Action Plan. It is estimated a total of 300 individuals/families are expected to benefit from these activities.
	Location Description	Assistance provided by Metrocrest Services is available throughout the city limits of Carrollton, which also includes the LMI Target Area.
	Planned Activities	Metrocrest Services is using public service funding to assist 300 individuals/families from being affected by homelessness issues.
	Project Name	Enhanced Code Enforcement

4	Target Area	CDBG LMI Target Area
	Goals Supported	Enhanced Code Enforcement
	Needs Addressed	Housing & Neighborhood Improvement
	Funding	CDBG: \$90,000.00
	Description	CDBG funding to be used to provide salary and benefits for one code enforcement officer to work in the LMI area performing rental inspections in multi-family apartment communities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The enhanced code enforcement officer will address 1200 multi-family rental units in the LMI Target Area.
	Location Description	The multi-family apartment units inspected by the enhanced code enforcement officer are all located within the city's designated LMI Target Area.
5	Planned Activities	The enhanced code enforcement officer will perform annual exterior and interior inspections of the multi-family apartment complexes in the CDBG LMI Target Area. The interior inspections may comprise usually of between 10%-15% of units in the complex. However, on occasions 100% inspection of an apartment complex may occur due to an excessive history of code violations. The inspector will also respond to complaints within these apartments to address code violations and to ensure a healthy and safe environment for residents to live in.
	Project Name	Administration
	Target Area	City limits of Carrollton Texas CDBG LMI Target Area
	Goals Supported	Neighborhood Infrastructure Improvements Enhanced Code Enforcement Preserve Existing Housing Stock Assist Service Providers
	Needs Addressed	Neighborhood Infrastructure Improvements Housing & Neighborhood Improvement Public Services/Social Support
	Funding	CDBG: \$50,000.00

Description	Administration includes legal notices, publication of informational material, and on-going training of city staff.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An unknown number of individuals and families will be affected by the work performed within the Administration Activity based upon the activities performed by the Community Development staff.
Location Description	Training, distribution of informational material, legal postings of CDBG plans and training will occur in various locations throughout the city, including the CDBG LMI target area.
Planned Activities	Administration activities would involve ongoing training of the Community Development staff to expand their knowledge based on CDBG requirements, types of programs projects and activities, which are beneficial to the residents of Carrollton and ensuring the city remains compliant with HUD guidelines. Posting of required legal notices for the yearly Annual Action Plan, the year-end Consolidated Annual Performance and Evaluation Report (CAPER) and any amendments made to those reports. Costs also cover development and distribution of informational material relating to projects and services available to the public.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For the PY26 Action Plan, CDBG funding for the NOTICE program will be allocated to CDBG-eligible priority neighborhoods. Neighborhoods receiving improvements are ranked according to infrastructure needs.

For the 2024-2028 Consolidated Plan, low- and moderate- income (LMI) areas were identified using the HUD provided Low- and Moderate- Income Summary Data (LMISD). The underlying data in the LMSID are from the 2016-2020 ACS.

The calculation used to identify LMI areas was:

- 1. Determine average household size by Census Tract using 2016-2020 ACS;
- 2. Determine the LMI ceiling by tract, which is 80% of the median family income limit closest to the tract-level average family size;
- 3. Using household income distribution data from the ACS, determine the number of households in the tract that earn less than the LMI ceiling;
- 4. Calculate the proportion of the tract's households that the LMI households represent.

During the PY26 Action Plan year, the City of Carrollton will allocate funding geographically toward Enhanced Code Enforcement of apartment communities within the NOTICE Priority Target Area of the city. Infrastructure projects were identified for city facilities, historical rehabilitation, and neighborhoods also located within the target area.

Geographic Distribution

Target Area	Percentage of Funds
City limits of Carrollton Texas	27
CDBG LMI Target Area	73

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Apartment communities located within the LMI Target Area are comprised of approximately 6,300 units. These multi-family communities tend to be older communities built during a period in which construction codes were weaker than they are currently. Also, some of the property owners of those multi-family communities in the LMI area at times fail to take prompt action to maintain their properties on a regular basis, forcing the city to act to gain compliance so the residents may reside and live in a manner which is safe for their families. The neighborhood of Brake, Kirby, Cox will have the streets,

sidewalks, and storm drains replaced.

Discussion

Please see above.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	20
Special-Needs	0
Total	320

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	300
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	320

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The city, through CDBG funding to Metrocrest Services, will be addressing the needs of preventing homelessness in Carrollton for 300 individuals/families. The Minor Home Repair Program and Emergency Repair Program funded through CDBG will be aiming to address 18 households with health, safety concerns, and/or code violations.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable as the City of Carrollton does not have a public housing authority.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the activities planned during the PY26 Program Year to address the needs of persons who are homeless and other non-homeless special needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to persons experiencing homelessness is done through the City's partners, primarily Metrocrest Services. If City staff, such as members of law enforcement, code enforcement or other city departments, encounter persons experiencing homelessness, referrals to Metrocrest Services are made. The City of Carrollton allocates a portion of General Funds each year to support Metrocrest Services and other social service providers and their efforts to prevent homelessness and provide needed services to the homeless population. Further CDBG funding is provided directly to Metrocrest Services specifically aimed at and used to address homelessness in the community. The needs of persons who are homeless are assessed routinely as part of program provisions. In 2026, Carrollton continued to participate in the Point In Time Count, recognizing chronic homelessness is an emerging issue in Carrollton. Families meeting the McKinney-Vento definition of homelessness are identified by the school district and receive referrals to Metrocrest Services or other appropriate providers. Carrollton's philosophy is to put resources into the hands of local experts who are best positioned to assess and serve those experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Area homeless service providers would like a more sophisticated and coordinated effort to address the needs of the homeless and at-risk population in Carrollton; this includes some type of transitional shelter or housing. Funding constraints have been the primary barrier to the creation of a more comprehensive approach to homelessness in Carrollton.

The chronically homeless require wraparound services that are not always cost effective to provide in a smaller community like Carrollton; as such, Carrollton service providers and the city staff sometimes must refer individuals with more intensive supportive service needs, such as permanently supportive housing, back to urban centers to access needed services.

The City of Carrollton will continue to support strengthening the capacity of local service providers to assist persons who are homeless or at-risk of homelessness through general fund contributions. The City also plans to make an estimated \$750,000 available General Funds to further fund social service

activities. The City will also be allocating \$113,000 in CDBG funding to Metrocrest Services to specifically fund programs addressing homeless in Carrollton.

This includes funding organizations to provide counseling services, childcare, transitional housing, health care, drug and alcohol detoxification, classes on parenting skills, access to medical facilities and community-based family support centers, job training, rental and utility payment assistance.

Services funded by Carrollton and delivered by Metrocrest Services to families who are experiencing housing instability, including the homeless population and those on the verge of homelessness, include:

- Case Management: Comprehensive evaluation and assessment of individual needs
- Housing instability prevention strategies
- Rent/Mortgage assistance
- Utility assistance
- Financial literacy education, including budgeting and financial management
- Wraparound services such as GED prep, employment services, education and certification at local colleges
- Medical/Dental/Vision assistance
- Emergency food assistance
- Emergency clothing assistance
- Emergency housing assistance
- Transportation assistance (DART passes, gas cards)
- Minor home repair assistance (seniors only)
- Seasonal programs: Holiday food and gifts, summer food, back to school supplies
- Tax preparation assistance
- Information and referral support

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Please see above

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from

public or private agencies that address housing, health, social services, employment, education, or youth needs.

Please see above

Discussion

Please see above

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Carrollton was in process in PY25 of completing its Analysis of Impediments (AI). During that time the Federal government remove the requirement for performing and updating the AI by entitlement groups. The city chose to complete the AI being processed to review and determine what impediments the city could be facing.

The AI found:

1. Lack of affordable housing, both rental and for purchase was a major issue.
2. Lack of affordable housing impacted minority groups at a higher percentage.
3. Concern over sustainability of homes and maintenance of homes due to property owners being financially overextended.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address the concerns raised in the AI the city will continue with the following actions and programs:

6. City established Neighborhood Empowerment Zones (NEZ) which are older areas of the city, which includes the city's LMI Target Area. The areas can be reviewed by city council for enlargement to possibly include other neighborhoods.
7. Demolition/Rebuild Grant offered to property owners in a NEZ area. The program pays for the cost of demolition and provides property tax relief for a period of time after the property has a rebuilt house placed on the property.
8. Home Repair grants for owners in the NEZ areas. Any property owner, LMI or not, can apply for funding to make repairs on their homes.
9. Building permits within the NEZ areas are waived.
10. Continuing CDBG funded home repair programs for those of low- to moderate- income.
11. Continued reinvestment by the city in the CDBG Target Areas.

Discussion:

Please see above

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional efforts the city will undertake during the PY26 Action Plan to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Limited funding and resources to address the most complicated situations (e.g., chronically homeless) are the primary obstacles to meeting underserved needs in Carrollton. CDBG funding in the amount of \$113,000 was allocated to Metrocrest Services to address homeless needs in Carrollton. The City will also allocate approximately \$750,000 in General Funds to various social service partners to help meet the basic unmet needs of residents, including food, medical care, clothing, and emergency housing assistance.

Actions planned to foster and maintain affordable housing

Housing actions will be accomplished through existing efforts to preserve affordable housing through neighborhood and housing unit improvement through the Minor Home Repair Program and by Enhanced Code Enforcement for inspections of multi-family apartment communities which serve those of low- to moderate- income.

Actions planned to reduce lead-based paint hazards

Mitigating lead-based paint hazards will mostly be accomplished through lead-paint testing and, if lead is found, abatement through the Minor Home Repair Program.

The City will also provide information regarding the hazards of lead-based paint and display and distribute materials on lead-based paint hazards during annual community events.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty efforts undertaken during the 2024-2028 Consolidated Plan period are detailed in SP-70. During the Action Plan year, the following activities will be continued:

- Continue to plan for how to better coordinate local resources to increase educational opportunities for low-income persons to improve their ability to earn better wages.
- Examine the linkage between job training programs and local job creation efforts. Ensure job

training matches expected and growing employment opportunities.

- Promote financial counseling and classes on budgeting and money management.
- Examine and identify opportunities for improvements in linkages between housing, employment and educational systems and/or facilities.
- Promote programs and training that help families-in-need to become more self-sufficient.

In addition, the Community Development staff will provide technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Carrollton.

Actions planned to develop institutional structure

The City will continue to promote and emphasize the need for greater coordination between all agencies active in Carrollton to minimize the duplication of efforts. Cooperative efforts in applying for available funds will be initiated between public and private housing providers to maximize the potential for being awarded funds by the state and federal government. Efforts to enhance coordination between the public and private sector will ensure needs are being properly addressed and resources are being maximized. One of Carrollton's strengths is the strong partnerships developed between city departments and local agencies, with the objective of most efficiently and effectively meeting local needs.

Actions planned to enhance coordination between public and private housing and social service agencies

Please see above.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City of Carrollton does not have any activities which generate program income on a regular basis. Generated program income comes for liens filed for Minor Home Repair or Emergency Repair grants which are forgivable grants. If the property owner sales the property prior to fulfilling the grant requirements they are required to repay a pro-rated share of the grant amount used to make repairs on their homes.

The City of Carrollton uses all CDBG funding to benefit the needs of the low- to moderate- income residents in Carrollton.

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