

Memorandum



CITY OF DALLAS

DATE March 28, 2022

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing and Neighborhood Revitalization (Housing) reports project pipelines and accomplishments to the Housing & Homelessness Solutions Committee on a monthly basis. This memo will summarize accomplishment that occurred in February. Some changes have been made to the presentation per discussion at the February Housing and Homelessness Solutions Committee meeting including the addition of a page displaying accomplishments by fiscal year and the inclusion of fiscal year projections on pages for each program type. The updated presentation is attached, and details are included below:

Development

Many developments using Housing's funding and incentive programs made noticeable progress in February.

- Dallas City Council completed review of this year's applications for 9% Low-Income Housing Tax Credits (LIHTC). Council approved five of these developments totaling 604 to move forward to competitive state review. The other developments that initially applied, totaling 510 units, were either withdrawn by the developer or denied in Fair Housing review.
- Two LIHTC developers applied to the Notice of Funding Availability (NOFA) for additional financial support and two others provided notices of intent to apply.
- The Land Transfer program received three applications for the purchase of lots throughout Dallas, which will total 23 new units. Staff will be evaluating these applications and moving them through the process in the coming months.
- Construction continued on land sold to developers from Housing's land programs. Two Land Bank homes and six Land Transfer homes received build permits and three Land Bank homes completed construction.
- One new development receiving the Mixed Income Housing Development Bonus (MIHDB) was approved for a build permit. Modera Trinity, located at 2350 N Beckley will begin construction soon.
- Standard at Royal, a 300-unit development previously approved for LIHTC, received approval as a project for the Dallas Public Facilities Corporation (DPFC).

It is important to note that the performance measures reported here are not the optimal representation of all ongoing projects in Housing. These metrics were created to capture

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accomplishments within a given fiscal year, and specific points in the development timeline were selected to reflect that. However, many development timelines are much longer than one year, and those units may not be reflected in these measures. Staff is preparing a comprehensive project pipeline report to be included with this memo beginning in April 2022. In an effort to improve transparency, one temporary attachment has been added to this memo listing the development projects included in the metrics, and multifamily projects currently under construction.

Repair

Housing staff manages a handful of repair programs suited to different needs and different funding sources. In general, the home repair programs continue to move forward with a significant number of home repairs in the progress pipeline.

The Home Improvement and Preservation Program (HIPP) saw progress in all three accomplishment stages. Thirteen inspections were completed and will move forward into bidding and then contracting stages. Two agreements were signed, signaling the start of construction, and one additional home repair reached completion. Currently there are 47 HIPP home repairs under construction, six homes closing on the loans soon, 12 home repair agreements with the City Attorney, and 11 in the bid process.

There has been some progress in the West Dallas Targeted Repair Program (TRP) as seven homes were inspected and will move forward to the contractor soon. There are currently 26 homes in West Dallas under construction, 18 agreements under review by the City Attorney, and seven being prepared for agreements. Homes in Tenth Street are currently undergoing a delay as staff will be able to use ARPA funding to complete additional repairs on approved homes.

The Dallas Tomorrow Fund (DTF) is also moving steadily forward. This month Housing received eight new applications and inspected 24 homes. Currently six homes using DTF are under construction, twelve agreements are with the City Attorney, and seven are being prepared for agreements.

Like development, the metrics regarding repair are meant to show *accomplishments* in a given fiscal year and under-report the full scope of work in the project pipeline. To improve transparency, a new page has been added to the presentation displaying home repairs in the pipeline. This presented pipeline begins after a homeowner has been preapproved and the home has been expected and recommended to move forward. The first category includes homes in the process between that inspection and agreement drafting and typically includes homes in the bid process. The second category covers the extended process of contract drafting, approval, and obtaining all signatures. The third category includes all projects that have closed and are currently with the contractor for construction. The final category includes all projects that have received their final payment or retainage if required.

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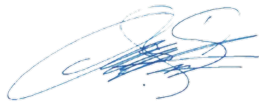
DHAP

The Dallas Homebuyer Assistance Program (DHAP) is progressing much faster this year due to recent changes in the Comprehensive Housing Policy (CHP) allowing for more competitive loan terms and requirements. So far this year, Housing staff has closed nine loans compared to only one at this same point last year. This month, staff received three new applications and prequalified three applicants.

Other

In February, Dallas issued new construction permits on 1,142 new housing units for a total of 3,709 new units. This fiscal year to date, 1,586 units supported by Housing have received a permit, meaning that more than 40% of housing units permitted in Dallas so far this year have received support from the City.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

Attachments: Department of Housing Performance Measure Update Presentation, Developments Included in FY 21-22 Performance Measures

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Interim Assistant City Manager
Carl Simpson, Interim Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



City of Dallas

Department of Housing Performance Measure Update

**Housing and
Homelessness Solutions
March 28, 2022**

David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Current Production (data as of 3/8/2022)



	Program Budget	Full Time Employees	Applied	Denied/ Cancelled	Benchmark	Jan 2021 YTD	Feb 2022 YTD	FY 21-22 Projections	
Development	\$2.89m CDBG \$4.36m HOME \$1.05m CHDO	5 Employees	2 Admin, 3 Finance, 2 Strategy, 8 Inspection, 4 Compliance, 6 Floating Program Staff, 2 Assistant Directors, 1 Director	4,871	1,205	Units Approved	1,175	2,204	2,412
						Units Started	1,367	1,586	2,474
						Units Completed	670	673	1,983
Repair	\$3m CDBG \$1.95m Equity \$800k Bond \$1.4 m Lead \$500k DTF	3 Employees	2 Admin, 3 Finance, 2 Strategy, 8 Inspection, 4 Compliance, 6 Floating Program Staff, 2 Assistant Directors, 1 Director	547	412	Households Qualified	37	81	166
						Agreements Signed	11	12	183
						Units Repaired	9	10	255
DHAP	\$400k CDBG \$400k HOME \$220k General	2 Employees	2 Admin, 3 Finance, 2 Strategy, 8 Inspection, 4 Compliance, 6 Floating Program Staff, 2 Assistant Directors, 1 Director	22	13	Loans Approved	10	13	25
						Loans Provided	9	9	10
Other	N/A	N/A	N/A	N/A	N/A	Units Supported by Other Depts	375	375	N/A
						All Units Permitted	2,567	3,709	N/A



Annual Production (data as of 3/8/2022)



	Benchmark	FY 19-20	FY 20-21	FY 21-22 YTD	FY 21-22 Projections
Development	Units Approved	1,094	3,802	2,204	2,412
	Units Started	1,522	1,609	1,586	2,474
	Units Completed	130	71	673	1,983
Repair	Households Qualified	49	143	81	166
	Agreements Signed	43	40	12	183
	Units Repaired	11	189	10	255
DHAP	Loans Approved	22	43	13	25
	Loans Provided	8	7	9	10
Other	Units Supported by Other Depts*	3,256	1,322	375	N/A
	All Units Permitted	7,654	8,352	3,709	N/A



*In FY19-20, LIHTC and DHFC were under Economic Development rather than Housing. In all years, this number includes duplicated units in cases where Housing partnered with other departments.

Development (data as of 3/8/2022)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	DPFC	1000 Unit Challenge	Total Pipeline	FY 21-22 Projections
Program Budget	\$8.3 m	N/A	N/A	N/A	N/A	N/A	\$8.3 m	N/A
Units Applied	590	49	0	1,114	3,391	0	4,871	N/A
Units Approved	140	21	N/A	904	1,139	0	2,204	2,412
Units Started*	17	32	1,546	180	0	0	1,586	2,474
Units Completed*	317	39	633	300	0	0	673	1,983
Units Cancelled	71	0	0	1,134	0	0	1,205	N/A

Note: Program accomplishments are duplicative. The total pipeline is a non-duplicative count of accomplishments rather than a sum of each line. E.g., if a development of 300 units uses both NOFA and LIHTC, it will be counted as 300 in both columns, but it will only count as 300 in the Total column, not 600.



*Due to the length of construction timelines, units starting construction often reflect work done a year prior, and units completed may reflect staff work completed up to 3 years prior depending on the project

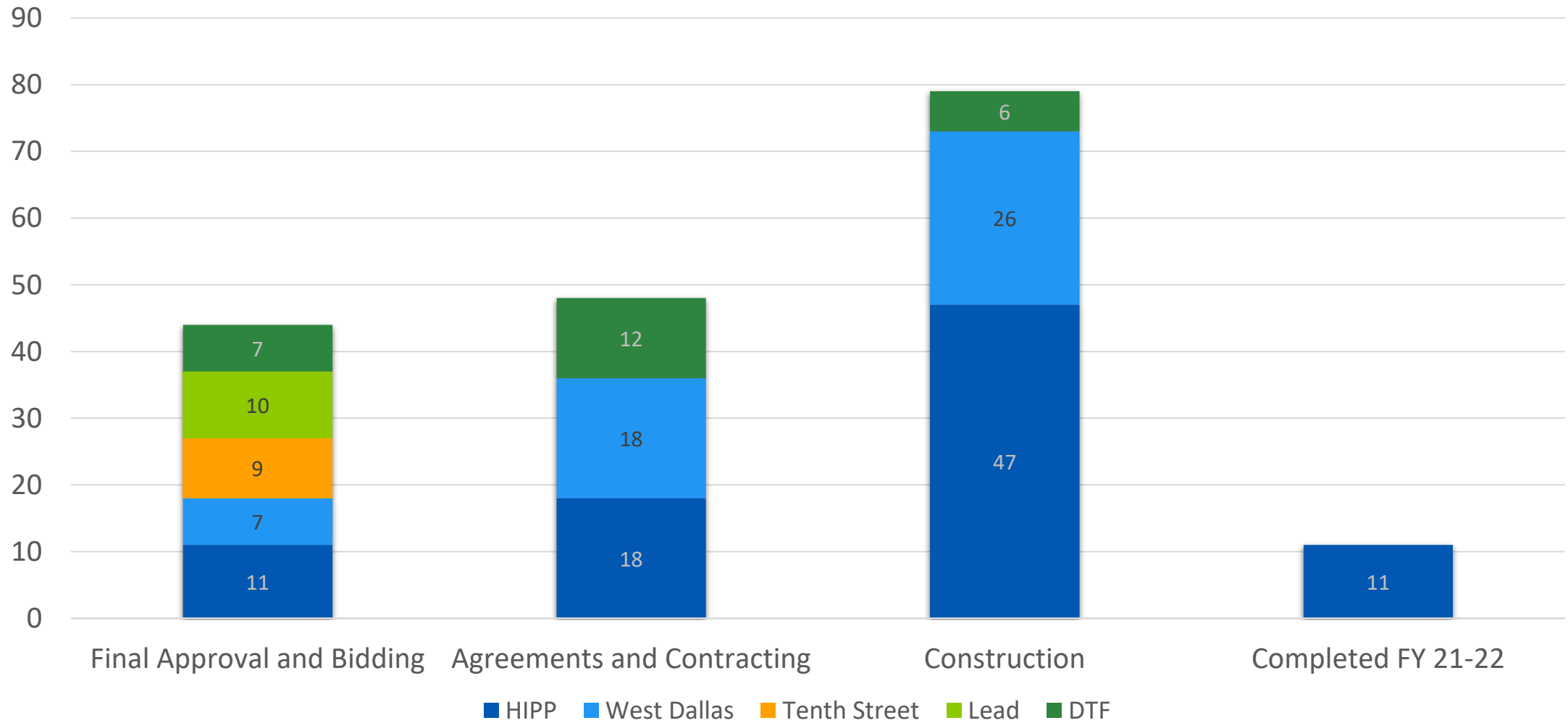
Repair (data as of 3/8/2022)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	Total	FY 21/22 Projections
Program Budget	\$3m	\$2m	\$750k	\$1.4m	\$500k	\$7.65m	N/A
Units Applied	466	4	1	33	43	547	N/A
Households Qualified	36	19	0	0	26	81	166
Agreements Signed	12	0	0	0	0	12	183
Units Repaired	10	0	0	0	0	10	255
Units Cancelled	358	4	0	36	14	412	N/A



Repair Pipeline (data as of 3/8/2022)



Homebuyer Assistance (data as of 3/8/2022)



	DHAP	FY 21-22 Projections
Program Budget	\$1.02m	N/A
Units Applied	22	N/A
Loans Prequalified	13	25
Loans Provided	9	10
Units Cancelled	13	N/A





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Department of Housing Performance Measure Update

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Housing & Neighborhood Revitalization
City of Dallas

Developments Included in FY 21-22 Performance Measures

Units Applied		
Development	Program	Units
Affluency Homes	Land Transfer	15
KH Solutions	Land Transfer	11
Masa Design Build	Land Transfer	10
SG Provision	Land Transfer	5
Texas Heavenly Homes	Land Transfer	8
52nd Street Flats	LIHTC	120
Blakely, The	LIHTC	92
Cypress Creek at Montfort	LIHTC	168
Cypress Creek at South Fleming	LIHTC	140
Jaipur Lofts	LIHTC	96
Malcom's Point Scholar House	LIHTC, NOFA	80
Patriot Pointe at Markville	LIHTC, NOFA	168
Residences at Maple Tree (55+)	LIHTC	80
Riverly, The	LIHTC	70
Tenison Lofts at Samuel Grand	LIHTC	100
Diamond Choice	NOFA	6
Terrace at Southern Oaks	NOFA	300
Trinity West	NOFA	36
4515 S. Lancaster	PFC, 1,000 Unit Challenge	332
Alpha Road Mixed Income	PFC	227
Ash Lane Flats	PFC	212
Flats at White Rock	PFC	263
Jefferson University Hills	PFC	454
Oakhouse at Colorado	PFC	215
Overton Estates	PFC	136
Reserve at Lancaster	PFC	260
Standard Shoreline	PFC	300
Standard West Commerce	PFC	300
The Thread (Phase 1)	PFC	352
Trove Reunion	PFC	315
Total		4,871
Units Approved		
Development	Program	Units
KH Solutions	Land Transfer	11
Titan and Associates	Land Transfer	10
Blakely, The	LIHTC	92
Cypress Creek at Montfort	LIHTC	168
Jaipur Lofts	LIHTC	96
Malcom's Point Scholar House	LIHTC	80
Patriot Pointe at Markville	LIHTC	168
Terrace at Southern Oaks	DHFC (non-LIHTC)	300
Armonia Apartments	NOFA	15
Lake June	NOFA	125

Mountain Creek	PFC	324
Standard at Royal	PFC	300
Oakhouse at Colorado	PFC	215
Standard West Commerce	PFC	300
Total		2,204
Units Started		
Development	Program	Units
Land Bank Scattered Site	Land Bank	9
Land Transfer Scattered Site	Land Transfer	11
Dallas Area Habitat for Humanity	Land Transfer	7
Meadowbrook (910 S Belt Line)	LIHTC, DHFC, MIHDB	180
Modera Trinity (2350 N Beckley)	MIHDB	204
Enclave Frankford (3301 PGBT)	MIHDB	380
AHS Dallas National (5050 Keeneland)	MIHDB	336
Capitol Flats (5215 Capitol)	MIHDB	60
Alexan Cathedral Arts (Ross/Henderson)	MIHDB	386
Greenleaf/Singleton	NOFA	8
Builders of Hope Single-Family	NOFA, Land Transfer	1
Texas Heavenly Homes	NOFA, Land Transfer	4
Total		1,586
Additional Multifamily Units Under Construction		
Development	Program	Units
Aster at Uptown (3611 Congress)	MIHDB	270
Lenox Oak Lawn (2929 Oak Lawn)	MIHDB	285
Provident McKinney (4700 McKinney)	MIHDB	198
9353 Garland Road	MIHDB	219
Ridge at Lancaster (2121 Crouch)	MIHDB, LIHTC, DHFC	300
Gateway Oak Cliff (400 S Beckley)	MIHDB, LIHTC, DHFC	230
Estates at Shiloh (2649 Centerville)	LIHTC, DHFC	264
Ridgecrest Terrace Apartments (526 S. Walton Walker)	LIHTC, DHFC	250
Midpark Towers (5995 Midpark)	LIHTC, DHFC, NOFA	202
Dallas Stemmons Apartments (11070 N. Stemmons)	LIHTC	87
Juliette Fowler Residences (1234 Abrams)	LIHTC	144
Villas @ Western Heights (1515 Fort Worth)	LIHTC	130
The Oaks (630 S. Llewellyn)	LIHTC	260
Westmoreland Station (2700 S. Westmoreland)	LIHTC, DHFC, NOFA	248
Total		3,087
Units Completed		
Development	Program	Units
Land Bank Scattered Site	Land Bank	14
Confia Homes	Land Transfer	2
Dallas Area Habitat for Humanity	Land Transfer	7
Darby Knox District (4444 Cole)	MIHDB	333
Prairie Creek Development	NOFA	1
Five Mile Development	NOFA, Land Transfer	15
Texas Heavenly Homes	NOFA, Land Transfer	1
Palladium Redbird	NOFA, MIHDB, LIHTC	300
Total		673