

# Memorandum



CITY OF DALLAS

DATE April 22, 2021

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas II (Chair), Cara Mendelsohn (Vice Chair), Carolyn King Arnold, Paula Blackmon, Lee Kleinman, Jaime Resendez, Chad West

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing and Neighborhood Revitalization reports project pipelines and accomplishments to the Housing & Homelessness Solutions Committee on a monthly basis. The updated presentation is attached, and details are included below:

## **Development**

In March, Dallas City Council supported one new development project, approving the sale of 15 vacant lots to Beharry Homes for the construction of new housing.

One project taking advantage of the by-right Mixed Income Housing Development Bonus, a Fields Brothers property on Maple Ave, was permitted in March. This property will contain 51 units, 3 of which will be set aside for low-income households. Four land bank properties also received permits this month.

Single-family projects currently under construction are nearing completion, so housing completions will remain slow until newer projects begin construction including Singleton Estates in West Dallas and all projects approved in the 2020 Single-Family NOFA. This month 1 home was completed and sold in Prairie Creek, and 1 land bank home completed construction.

The 1,000 Unit Affordable Housing Challenge is underway. The Request for Proposals concluded in March and staff received proposals for a total of 2,334 units. More information will be presented to the Housing & Homelessness Solutions Committee in May.

## **Repair**

Staff has been working diligently to migrate its repair programs and processes into the online Neighborly system and to develop tools that use Neighborly to automatically calculate and report on the status and performance of cases in the program. Using this system ensures that there is only one source of truth for all applications and reduces errors from relying on various staff members to track pieces of data individually. In March, staff moved to using this system to report performance, so there may be some changes and corrections to the data this month.

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The Targeted Rehab Programs (TRP) did not see much change in March, with no increase in applications received for West Dallas and only one additional application for Tenth Street. Staff are working through these applications. The Lead/Healthy Homes program has seen substantial interest, receiving 20 new applications in March and preapproving 4 additional households.

Most changes seen in the Home Improvement and Preservation Program (HIPP) are due to the transition to the new system, though 3 projects did reach completion in March. Our partner contractors are currently at capacity and cannot accept any new projects. As they finish these repairs, they will be able to contract with households preapproved during this application cycle.

On February 24, 2021, Council approved the creation of the Emergency Home Repair Program (EHRP). This program set aside \$2 million to help residents repair home damage caused by the 2021 winter storm. Volunteers of America was selected to provide immediate home repairs, and so far has received 135 applications and completed 43 repairs. City staff is managing a rebate program to reimburse residents for repairs already made. Staff have received 7 applications so far and reimbursed 2 households. The chart in the attached presentation shows applications and denials only for the city-managed program but shows completed repairs for both combined.

## **DHAP**

The Dallas Homebuyer Assistance Program (DHAP) is continuing to see movement with 4 new applications and 2 clients prequalified and 1 loan closed in March. There are 11 prequalified applicants currently looking for homes and 3 loans on track to close in April. The program has been drawing more interest due to radio and television ads published through Estrella Media. Marketing inserts are also now being mailed with DWU water bills, and staff will be participating in a virtual homebuyer fair in April with Business & Community Leaders (BCL) of Texas.

## **MRAP**

The Mortgage and Rental Assistance Program (MRAP) will be coming to an end soon as the funding provided for the program runs out. Partners have until June to complete their contracts. March saw a reported increase of 175 households served.

## **Other**

We are not aware of any additional units supported by other City of Dallas departments since the last report. The market continues to move forward, however, with the City approving 506 units in March. The Title and Property Assistance program (TAPA)

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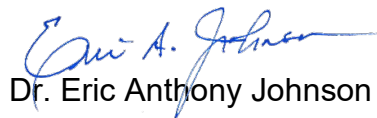
completed the clearing of 3 titles the last quarter with several other residents' legal discussions and proceedings underway.

### **Lumber Prices**

The cost of lumber has been increasing for developers and contractors throughout the country. A March 11 report showed that the price of lumber per thousand board feet was \$1,044, an all-time high and up 188% since the beginning of the pandemic. The National Association of Home Builders calculated that these lumber prices are adding at least \$24,000 to the price tag of a typical new single-family home. This will impact Housing's ability to serve residents.

In the short-term, we may begin to see change orders from repair contractors who have been impacted by price fluctuations between bid and closing. Developers may need to request to change their contracted sales price or ask for additional funding as their affordable projects may begin to pencil at a loss. If the cost of lumber remains high long-term, Housing may need to pursue other changes, such as providing additional funding to developers to incentivize affordability or increasing the amount of funding provided to repair a home

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](mailto:David.Noguera@DallasCityHall.com) or 214-670-3619



Dr. Eric Anthony Johnson  
Chief of Economic Development & Neighborhood Services

### **Attachment: Department of Housing and Performance Measure Update Presentation**

c: Honorable Mayor and City Council  
T.C. Broadnax, City Council  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors



**City of Dallas**

# Department of Housing Performance Measure Update

**Housing and  
Homelessness Solutions  
April 26, 2021**

David Noguera, Director  
Housing & Neighborhood Revitalization  
City of Dallas

# Production Chart (data as of 4/8/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Jan 2020 YTD	Feb 2021 YTD	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	4 Employees	7,321	1,266	Units Approved	1,856	1,871	2,742
					Units Permitted	279	334	1,686
					Units Completed	43	45	405
Repair	\$2.9 m CDBG \$1.4 m Lead \$2 m EHRP	4 Employees	653	393	Households Approved	76	89	360
					Units Repaired	5	53	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	23	6	Loans Approved	15	17	25
					Loans Provided	1	2	10
MRAP	\$10.5 m HOU \$8.2 m OCC	N/A	N/A	N/A	Households Served	4,355	4,530	2,555
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	1,092	1,092	N/A
					All Units Permitted	2,584	3,090	N/A

4 Admin, 5 Finance, 2 Strategy, 8 Inspection,  
8 Compliance, 8 Floating Program Staff,  
2 Assistant Director, 1 Director



# Development Chart (data as of 4/8/2021)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	NEZ	1000 Unit Challenge	Multiple Programs	Total
Program Budget	\$6.7 m	N/A	N/A	N/A	N/A	N/A	N/A	\$6.7 m
Units Applied	905	158	300	3,624	0	2,334	0	7,321
Units Cancelled	227	0	0	1,039	0	0	0	1,266
Units Approved	478	74	N/A	1,319	0	0	0	1,871
Units Permitted*	0	33	51	250	0	0	0	334
Units Completed*	35	10	0	0	0	0	0	45



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

# Repair Chart (data as of 4/8/2021)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	NEZ	EHRP	Total
Program Budget	\$2.9 m	\$2 m	\$750k	\$1.4 m	\$500k	N/A	\$2 m	\$9.05 m
Units Applied	449	94	8	66	29	0	7	653
Units Cancelled	356	11	0	7	11	0	0	393
Households Approved	53	0	0	14	4	0	N/A	89
Units Repaired	8	0	0	0	0	0	45	53



# Other Programs (data as of 4/8/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	23
Units Cancelled	6
Loans Approved	17
Loans Provided	2

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,530	20



\*TAPA will report data on a quarterly basis, next update anticipated to appear April 2021





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