

Memorandum



CITY OF DALLAS

DATE May 24, 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 April, Dallas City Council supported a Land Transfer Program project with Hedgestone Investments for the construction of 50 new homes on vacant properties in South Dallas. Council also approved Notice of Funding Availability (NOFA) funding for Midpark Towers, a multifamily project with 202 units. This project was previously added to the pipeline when it was approved by council for the Low Income Housing Tax Credit (LIHTC) program and will not be reflected as an addition in the performance measures, but it was a key accomplishment by staff to keep the project moving forward. This change will be reflected in the attached presentation by these 202 units moving out of the LIHTC/DHFC measure and into the Multiple Programs measure.

Single-family projects currently under construction are nearing completion, so housing completions will remain slow until newer projects such as Singleton Estates in West Dallas and all projects approved in the 2020 Single-Family NOFA begin construction. This month there were two Land Bank projects permitted and three homes completed. There is continued interest in Housing development programs moving forward. Staff received applications for funding for 87 additional multifamily units through the NOFA and for the sale of 40 lots for new home construction for the Land Transfer program.

Repair

Staff have been working diligently for the five repair programs currently being managed by Housing to improve the city's housing stock, revitalize neighborhoods, and improve quality of life for Dallas residents. In April contractors completed repairs on two homes receiving funding through the Dallas Tomorrow Fund (DTF), fixing code issues that the homeowners were unable to repair on their own. Volunteers of America also completed repairs on an additional 38 homes impacted by this year's winter storms, totaling 83 households served.

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Interest in the Healthy Homes Lead Reduction (HHLR) Program is continuing as well. Staff received 12 new applications in April and completed prequalification for four with a total of eight that have gone to have the home tested for lead. This program has very specific pre-testing requirements before repairs can be completed, and staff is currently working through that process.

The Targeted Repair Program (TRP) was approved by Council in April and staff are working to complete contractors for the companies that will be performing the repairs. Residents have submitted 99 applications from West Dallas and nine from Tenth Street Historic District.

Progress is also moving forward on repairs and reconstruction projects for the Home Improvement and Preservation Program (HIPP). While the numbers did not move much this month, there are currently 54 home repair/reconstruction projects under construction.

DHAP

The Dallas Homebuyer Assistance Program (DHAP) is continuing to see movement with five new applications, one household prequalified, and one loan closed. There were also five cancellations. Two of these were application denials, but the other three were approved applicants who dropped out of the program.

The current housing market has made it incredibly difficult to purchase an affordable home. Homebuyers are being outbid with cash offers higher than asking price, or asked to pay typical seller expenses up to and including realtor's commissions. Due to the legal requirements of the City and the terms of our federal grants, DHAP's time to close is around 45 days. Homebuyers searching the open market are afraid that they may not be able to purchase a home using DHAP funds and are choosing to drop out of the program.

Staff has since compiled a list of all developers for the 2019 single-family NOFA to assist applicants in finding a home.

MRAP

The Mortgage and Rental Assistance Program (MRAP) will be coming to an end at the end of May. April saw an increase of only seven households as data from the nonprofits accompanies their monthly invoice which is due this week. The final data on the program will be available at the end of June.

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 511 units in April.

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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

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

Attachment: Department of Housing Performance Measure Update

c: Honorable Mayor and City Council
T.C. Broadnax, City Council
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer 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



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Department of Housing Performance Measure Update

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Homelessness Solutions
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David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Production Chart (data as of 5/6/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Mar 2021 YTD	Apr 2021 YTD	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	4 Employees	7,448	1,271	Units Approved	1,871	1,921	2,742
					Units Permitted	334	336	1,686
					Units Completed	45	48	405
Repair	\$2.9 m CDBG \$1.4 m Lead \$2 m EHRP	4 Employees	803	395	Households Approved	89	95	360
					Units Repaired	53	93	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	28	11	Loans Approved	17	18	25
					Loans Provided	2	3	10
MRAP	\$10.5 m HOU \$8.2 m OCC	N/A	N/A	N/A	Households Served	4,530	4,537	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	3,090	3,601	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 5/6/2021)



	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	992	198	300	3,624	0	2,334	0	7,448
Units Cancelled	232	0	0	1,039	0	0	0	1,271
Units Approved	478	124	N/A	1,117	0	0	202	1,921
Units Permitted*	0	35	51	250	0	0	0	336
Units Completed*	35	13	0	0	0	0	0	48



*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 5/6/2021)



	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	99	9	78	33	0	135	803
Units Cancelled	364	11	1	8	11	0	0	395
Households Approved	55	0	0	18	22	0	N/A	95
Units Repaired	8	0	0	0	2	0	83	93



Other Programs (data as of 5/6/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	28
Units Cancelled	11
Loans Approved	18
Loans Provided	3

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,537	20



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



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