

Memorandum



CITY OF DALLAS

DATE June 8, 2021

TO 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. With the Committee meeting so early in June, this update only includes data up to May 20, rather than a full month of activities. The updated presentation is attached, and details are included below:

Development

In the two weeks since the last measures were reported, the production numbers have not changed significantly. Staff received a new Low-Income Housing Tax Credit (LIHTC) proposal for 280 total units that will be reviewed soon. One single-family unit also reached completion.

The first projects from the Fiscal Year 2019-20 single-family NOFA are beginning to move forward. The first phase of Dallas Area Habitat for Humanity's work in Ideal is ongoing, with permits pulled for 12 homes. They have also begun to submit income verification requests for homebuyers, meaning that some of those homes will reach completion soon. Confia Homes was in the news this month as they broke ground on their NOFA project in southern Dallas. Notre Dame Place has been pulling permits in the Five Mile neighborhood as they await the close of their financing, and Builders of Hope recently closed with the City, as well. As developers continue and begin new work on these projects, the metrics will be reflected in the Land Transfer section for those that only purchased lots, or the Multiple Programs section for those that received lots and funding.

Repair

Staff have continued to work 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. Since the Targeted Repair Program was approved and has begun moving forward, staff have prequalified and inspected nine homes, seven in West Dallas and two in the Tenth Street Historic District. Homes that qualify for inspection will move forward into construction with our contracted builder. Staff also received 13 new applications from West Dallas.

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Staff are continuing to work through the interested applicants for the Healthy Homes Lead Reduction (HHLR) program, cancelling or denying 16 applicants in May. Due to strict requirements of these specific federal funds, applicants must meet several more qualifications, and the property to be repaired must have lead-based paint deterioration.

Other programs are also moving forward. The Dallas Tomorrow Fund (DTF) received three new recommendations from code enforcement and completed one more repair. The Home Improvement and Preservation Program (HIPPP) cancelled one more application and performed one prequalification and inspection. The Emergency Home Repair Program (EHRP) is still moving forward with Volunteers of America, but due to the timing of this Committee meeting, updates are not available for this report.

There are currently 55 home repair or reconstruction projects under construction.

DHAP

The Dallas Homebuyer Assistance Program (DHAP) is continuing to see movement with two new applications, one household withdrawn, two applicants prequalified, and one loan closed.

The current housing market is incredibly difficult to navigate for homebuyers in this program's targeted income range. The most recent market study by MetroTex REALTORS has shown that as of April this year, the median sales price in Dallas County is \$320,000, up 24% compared to April 2020. Active listings are down 47.4%. In general, a housing market is considered healthy if there are six months of inventory on the market. Dallas only has 1.3 months.

All of this means that Dallas is a seller's market. Prices have inflated due to competitive bidding well over asking prices, sellers are asking buyers to pay fees normally expected of the seller, and many prequalified homebuyers haven't been able to compete with a multitude of cash offers.

Currently DHAP staff are working to connect prequalified applicants to the single-family developers working with NOFA funds, land bank, or land transfer lots to help them find 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 two households. The final data on the program will be available at the end of June.

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Other

We are not aware of any additional units supported by other City of Dallas departments since the last report. Housing staff received a report on housing permits issued early in June, which will be included in the next performance measure memo to committee.

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:

c: Honorable Mayor and City Council
T.C. Broadnax, City Council
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae 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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David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Production Chart (data as of 5/20/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Apr 2021 YTD	May 2021 YTD	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	4 Employees	7,728	1,271	Units Approved	1,921	1,921	2,742
					Units Permitted	336	363	1,686
					Units Completed	48	49	405
Repair	\$2.9 m CDBG \$1.4 m Lead \$2 m EHRP	4 Employees	821	412	Households Approved	95	105	360
					Units Repaired	93	94	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	30	12	Loans Approved	18	20	25
					Loans Provided	3	4	10
MRAP	\$10.5 m HOU \$8.2 m OCC	N/A	N/A	N/A	Households Served	4,537	4,539	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	3,601	3,601	N/A

4 Admin, 5 Finance, 3 Strategy, 8 Inspection,
8 Compliance, 8 Floating Program Staff,
2 Assistant Directors, 1 Director



*All Units Permitted is updated with a report at the first of the month. The next memo provided will include May permits.

Development Chart (data as of 5/20/2021)



	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	3,90	0	2,334	0	7,728
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	54	51	250	0	0	8	363
Units Completed*	36	13	0	0	0	0	0	49



*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 5/20/2021)



	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	112	9	80	36	0	135	821
Units Cancelled	365	11	1	24	11	0	0	412
Households Approved	56	7	2	18	22	0	N/A	105
Units Repaired	8	0	0	0	3	0	83	94



Other Programs (data as of 5/20/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	30
Units Cancelled	12
Loans Approved	20
Loans Provided	4

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,539	20



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



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