

Memorandum



CITY OF DALLAS

DATE February 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 accomplishments occurring in January. The updated presentation is attached, and details are included below:

Development

January was an eventful month for development, seeing progress in all phases of development projects participating in many of Housing's programs.

- The Notice of Funding Availability (NOFA) received one application for a 300-unit mixed-income development with 50% of units set aside as affordable and 50% available at market rate. Staff will review this project in the coming months.
- Five of the 9% Low-Income Housing Tax Credit (LIHTC) projects and one NOFA project were denied or withdrawn by the developer. These projects will be briefed to Council in February.
- The Dallas Public Facility Corporation (DPFC) board approved two projects totaling 515 units. Between these two projects, 266 units will be set aside for households earning 80% and below, and 249 will be market rate.
- Three projects using the Mixed Income Housing Development Bonus (MIHDB) received a permit to start construction. The three projects contain 946 units with 92 set aside for affordable housing. One of these developments is Meadowbrook, which has already been counted in the "Total" column of the presentation for its participation in LIHTC.
- The first project using only MIHDB has received its Certificate of Occupancy. Broadstone Knox District, located at 4444 Cole Ave, is complete and leasing its 333 units, 34 of which are set aside as affordable.
- Palladium Redbird, a 300-unit development taking advantage of NOFA, LIHTC, and MIHDB, has been completed and reached 100% occupancy. This is the first of the 2018 NOFA projects to reach completion.
- Council approved the sale of 11 Land Transfer lots to KH Solutions and another two Land Transfer lots received a build permit. Ten new homes were completed on Land Transfer lots and two on Land Bank lots.

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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. In January, many staff and contractors contracted COVID, causing some delays in work. Construction crews that were able to continue their work did so, and Housing staff checked in with every contractor about current workload and forecasted construction timelines over the next three months.

The Home Improvement and Preservation Program (HIPP) saw noticeable progress this month, with final payment being released for seven homes. Housing closed on seven additional new addresses and submitted 18 for loan closing to the City Attorney. Staff anticipates more than 10 homes to close construction in February. The bulk of remaining funding for this program is committed to reconstructions, with a total of 24 houses underway. Two of these homes were completed in January and six are 50% complete. Of the remaining builds, five are under construction and seven are awaiting building permits.

The Targeted Repair Program (TRP) is also moving forward. Nine of 17 homes under construction in West Dallas have been completed with staff awaiting invoicing and payment to include them in the performance measures. An additional ten homes have been prequalified and agreements have been submitted to the City Attorney for approval. For Historic Tenth Street, staff continues to work with Historic Preservation to receive Certificates of Appropriateness before construction can begin.

The Dallas Tomorrow Fund (DTF) is also continuing. Three new applications were received in January, six application under review were denied or withdrawn, and one household was prequalified and inspected. The Healthy Homes/Lead Reduction is also proceeding with serving multifamily residences. Housing has updated the system to be able to track and income-qualify multiple tenants and will continue to work on these partnerships moving forward.

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 five new applications, prequalified four households, and closed on three more loans.

Other

In January, Dallas issued new construction permits on 726 new housing units for a total of 2,567 new units. A total of 1,367 units supported by the Housing department have

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received a permit, meaning that more than half of all 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
Assistant City Manager

Attachment: Department of Housing Performance Measure Update Presentation

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae 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



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David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Production Chart (data as of 2/8/2022)



	Program Budget	Full Time Employees	Applied	Denied/ Cancelled	Benchmark	Dec 2021 YTD	Jan 2022 YTD	FY 2022 Projections
Development	\$2.89m CDBG \$4.36m HOME \$1.05m CHDO	5 Employees	4,873	890	Units Approved	650	1,175	2,412
					Units Started	602	1,367	2,474
					Units Completed	24	670	1,983
Repair	\$3m CDBG \$1.95m Equity \$800k Bond \$1.4 m Lead \$500k DTF	2 Employees	535	406	Households Qualified	15	37	166
					Agreements Signed	2	11	183
					Units Repaired	2	9	255
DHAP	\$400k CDBG \$400k HOME \$220k General	2 Employees	18	9	Loans Approved	6	10	25
					Loans Provided	6	9	10
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	375	375	N/A
					All Units Permitted	1,841	1,841	N/A

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



Development Chart (data as of 2/8/2022)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	DPFC	1000 Unit Challenge	Total Pipeline
Program Budget	\$8.3 m	N/A	N/A	N/A	N/A	N/A	\$8.3 m
Units Applied	342	26	0	1,114	3,391	0	4,873
Units Approved	15	21	N/A	300	839	0	1,175
Units Started*	13	17	1,342	180	0	0	1,367
Units Completed*	317	36	633	300	0	0	670
Units Cancelled	71	0	0	819	0	0	890

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 Chart (data as of 2/8/2022)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	Total
Program Budget	\$3m	\$2m	\$750k	\$1.4m	\$500k	\$7.65m
Units Applied	466	4	0	30	35	535
Households Qualified	23	12	0	2	2	37
Agreements Signed	11	0	0	0	0	4
Units Repaired	9	0	0	0	0	9
Units Cancelled	355	3	0	36	12	406



DHAP Chart (data as of 2/8/2022)



	DHAP
Program Budget	\$1.02m
Units Applied	18
Loans Prequalified	10
Loans Provided	9
Units Cancelled	9





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