

# Mixed Income Housing Development Bonus



**City of Dallas**

**Zoning Ordinance  
Advisory Committee (ZOAC)  
November 4, 2021**

Steven Doss, AICP, Senior Planner  
Planning & Urban Design  
City of Dallas

# Request



- Consideration of amending the Dallas Development Code Chapter 51A-4.1100 Mixed Income Housing, to support and align with the *One Dallas Options* Program within the City of Dallas Comprehensive Housing Policy.



# Background



- Proposed amendments to Chapter 51A are part of a larger initiative supported by the City Manager to create a program called *One Dallas Options*.
- Expands existing Mixed Income Housing Development Bonus (MIHDB) program.
- Includes additional flexibility



# Background – One Dallas Options



- Three forms of incentives: administrative, financial, and regulatory.
- Menu of options for compliance: on-site, land dedication, or a fee to be paid in lieu of providing reserved units.
- Fee in lieu to be set high enough so that on-site provision is financially more viable in all but the most expensive high-rise developments.
  - Fee in lieu to be paid into a new One Dallas Fund
  - One Dallas participants and others can apply for funding for mixed income housing from this new fund managed by the Housing Department



# Background – *One Dallas Options*



## Off-site Provision of Reserved Units

- After consideration, staff is no longer proposing off-site provision as an option. Reserved units must be provided on-site, fee-in-lieu paid, or land dedicated (with City Council approval)



# Background – One Dallas Options



## H-Team Process

- Currently, the City offers an alternate plan review process, called the Q-Team.
- Applicant pays for accelerated plan review, completed in a meeting setting with the development team and Q-Team present.
- Generally, the applicant leaves the meeting with a specific “punch-list” of deficiencies, and receives a permit after addressing these items.
- Staff is proposing a similar team (H-Team) that would prioritize mixed income projects.



# Background – One Dallas Options

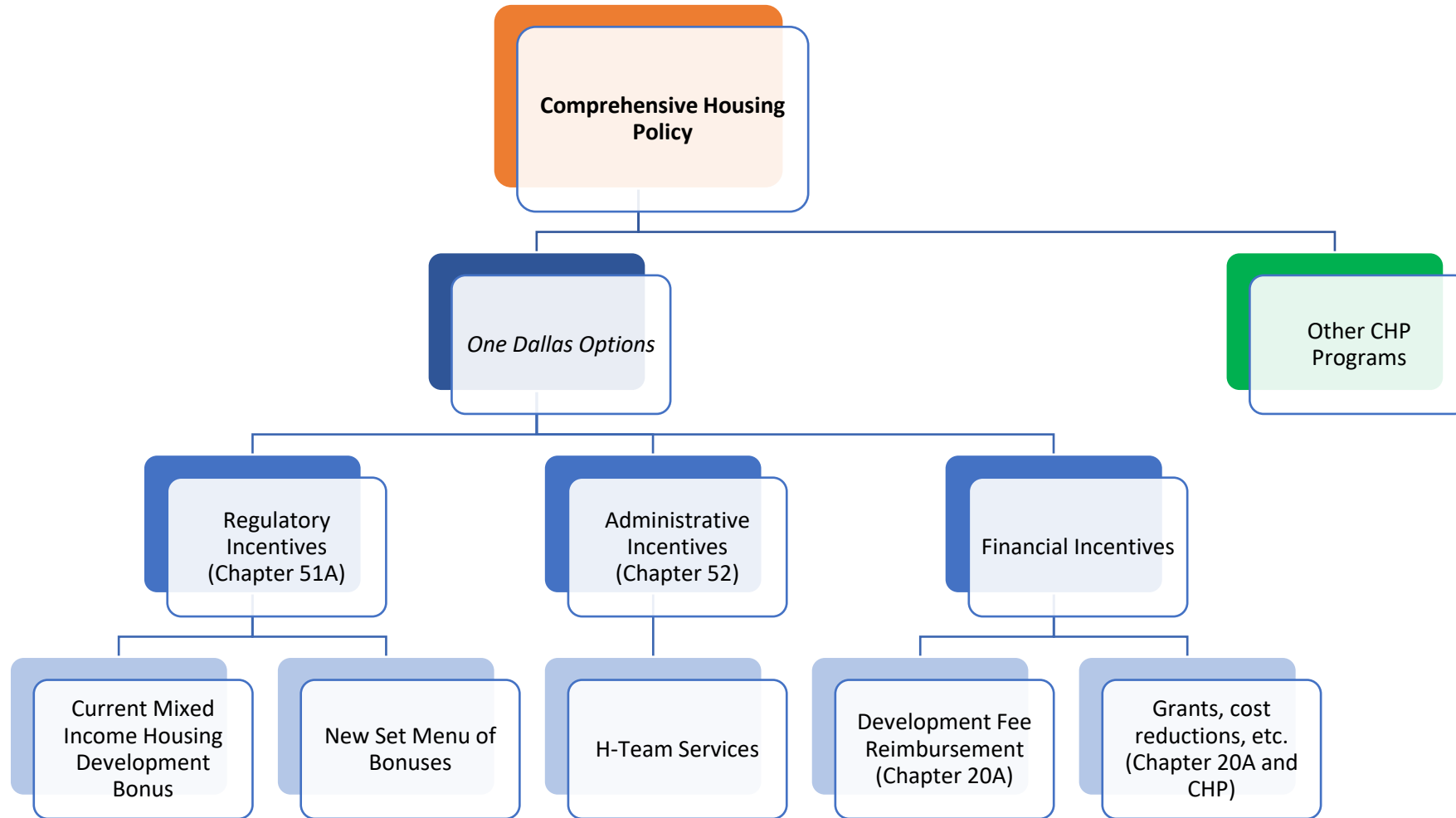


## Fee-In-Lieu Option

- Fee will be set at a level that preferences on-site provision of units for all but the most expensive developments
- This fee can also help inform future potential One Dallas updates that could allow non-residential projects to access a bonus in exchange for payment into the One Dallas Fund.
- All funds to be deposited into the proposed One Dallas Fund. Use of the One Dallas Fund would be guided by a policy statement in the Comprehensive Housing Policy.



# One Dallas Options within CHP





# Proposed Amendments - Minor



## Public Deed Restrictions

- Under the current MIHDB program, any public deed restriction that restricts anything other than allowed uses disqualifies the development from participating in the program. Some sites have base zoning and a stakeholder-driven deed restriction involving development standards and /or bonuses.
- Staff is proposing to remove this restriction from the eligibility criteria and make it clear that the most restrictive standards control, whether in the development code or public deed restrictions.



# Proposed Amendments



## Parking Reduction

- As proposed, Type 3 developments (new / amended PDs) the parking reduction is applicable to all uses except:
  - Alcoholic beverage establishments,
  - Commercial Amusement (inside),
  - Commercial Amusement (outside),
  - Restaurant without drive-in or drive-through, and
  - Restaurant with drive-in or drive-through.



# Proposed Amendments



## Regulatory Development Bonus Applicability

- Dwelling Unit Bonus: applies to residential uses
- FAR Bonus: applies only to residential Floor Area
  - Program designed to incentivize housing production
- Height Bonus: applies to all uses
- Parking Reduction: applies to all uses, except those listed.



# Proposed Amendments



## One Dallas Bonuses (Type 3)

- New menu of options for mixed income bonuses are only available to new or amended PDs that reference compliance with the proposed **One Dallas Options** bonus.
- Since the new bonuses are only available in PDs, which require City Council approval, staff and CPC can recommend conditions that address specific needs of the site.
- This includes limits on the applicability of **One Dallas Options** regulatory bonuses.



# Next Steps / Action



- Forward the proposed amendments to Chapter 51A-4.1100 Mixed Income Housing to City Plan Commission for consideration.
- *One Dallas Options* (Ch. 51A, Ch. 20A, Ch. 52, and CHP amendments) scheduled to be briefed to Housing and Homelessness Solutions Committee in December for potential future action.



# One Dallas Options



Contact us:

Steven Doss, AICP  
[steven.doss@dallascityhall.com](mailto:steven.doss@dallascityhall.com)

Pam Thompson  
[pam.thompson@dallascityhall.com](mailto:pam.thompson@dallascityhall.com)

