



**City of Dallas**

# **One Dallas Options: Expansion of Mixed Income Housing Development Bonus**

**Zoning Ordinance  
Advisory Committee (ZOAC)  
December 16, 2021**

Steven Doss, AICP, Senior Planner  
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# 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.



# Presentation Overview



- Background
- HHS Committee Meeting
- ZOAC Concerns
- Next Steps



# 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
- Council will review proposed changes to Ch. 51A, Ch. 20A, Ch. 52, and the Comprehensive Housing Policy (CHP) tentatively in February



# HHS Concerns – Fee in Lieu



- Concern
  - Concerns related to amount of fee and the uses of the proposed One Dallas Fund.
- Response
  - Objective is to set the fee at a level that preferences on-site reservation.
  - Current amount under discussion is a sliding scale centered around \$10 / gross square foot of residential development
  - Fee amount and uses of One Dallas Fund are still under discussion.



# HHS Concerns – Voucher Use



- Concern
  - City should help to support voucher use by creating a master sublease program where City would lease units directly from property and sublease those units to voucher holders.
- Response
  - Staff recommends adding this proposal to Housing's 2022 work plan.
  - Note: A voucher sublease program would be completely separate from the proposed One Dallas Options program



# HHS Concerns – Parking Reduction



- Concerns
  - The parking reduction bonus should only apply to properties with proximity to transit.
  - Large parking reductions will lead to on-street parking.
- Response
  - Bonus should apply to all properties in One Dallas Options.
  - Reduction in required spaces allows developers to make nuanced decisions about parking in response to market conditions and specific project details.
  - Funding saved with parking reductions can be used to provide housing.



# ZOAC Concerns – Parking Reduction



- Concern
  - Parking required for bars, restaurants, and commercial amusement (excluded from parking reduction) might be used by residents, leading to customers parking in adjacent neighborhoods
- Response
  - Parking for excluded uses must be properly signed to ensure it is available for those uses.





# ZOAC Concerns – Five Unit Minimum



- Concern
  - Five unit minimum discourages or eliminates participation by smaller projects.
- Response
  - This would be counter to the intent of One Dallas Options.
  - Staff recommends maintaining the 5% requirement and returning to a minimum of one unit.



# ZOAC Concerns – Design Standards



- Concern
  - Additional design standards, such as urban form setbacks and lot coverage maximums, should be required for Type 3 developments.
- Response
  - Since Type 3 developments are PDs by definition, it is more appropriate for those specific design decisions to be made through the PD review process.



# ZOAC Concerns – Historic Properties



- Concern
  - Program should incentivize preservation of historic properties.
- Response
  - Existing and proposed parking reductions incentivize redevelopment.
  - If approved, all projects, including those in historic buildings, will be able to apply for funding from the One Dallas Fund.
  - Staff recognizes that the design standards in Section 51A-4.1107 may hinder the redevelopment of historic properties and recommends the creation of an administrative exemption for these properties.



# Next Steps – Tentative Schedule



- December 16 – ZOAC today (potential recommendation to CPC)
- January 6 – CPC (briefing)
- January 20 – CPC (potential recommendation to Council)
- January 24 – HHS briefing with action
- February 23, 2022 – potential Council consideration and action





- Chapter 51 A – Multifamily districts:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-29133](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-29133)
- Chapter 51 A – Mixed Use districts:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-31477](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-31477)
- Chapter 51 A – Mixed Income Housing:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-60833](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-60833)
- Chapter 20A-II:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-59791](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-59791)
- Comprehensive Housing Policy:
  - <https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Comprehensive-housing-policy-2.aspx>



# One Dallas Options



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